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DRAFT
Program Environmental Impact Report
City of Colton Housing Element Update Program 10/11 Rezone and General Plan Amendment
City of Colton, San Bernardino County, California

State Clearinghouse Number 2025010520

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ACRONYMS AND ABBREVIATIONS

°C	degrees Celsius (Centigrade)
°F	degrees Fahrenheit
µg/m^3	micrograms per cubic meter
AAQS	Ambient Air Quality Standards
AB	Assembly Bill
ACHP	Advisory Council on Historic Preservation
ACM	asbestos-containing material
ACP	Alternative Compliance Plan
ADA	Americans with Disabilities Act
ADL	Aerially Deposited Lead
ADT	Average Daily Traffic
ADU	accessory dwelling unit
AFY	acre-feet/year
AHI	Area of Historic Interest
AIA	Airport Influence Area
AIC	Archaeological Information Center
AICUZ	Air Installation Compatibility Use Zone
AIRFA	American Indian Religious Freedom Act
ALUC	Airport Land Use Commission
AMI	Area Median Income
APCD	Air Pollution Control District
APE	Area of Potential Effect
APN	Assessor's Parcel Number
AQMD	Air Quality Management District
AQMP	Air Quality Management Plan
AQP	Air Quality Plan
ARB	California Air Resources Board
ARMR	Archaeological Resource Management Reports
ARPA	Archaeological Resources Protection Act
AST	aboveground storage tank
ATCM	Airborne Toxic Control Measures
Basin	South Coast Air Basin
BAU	business-as-usual
BCF	billion cubic feet
BCF/year	billion cubic feet per year

BMP	Best Management Practice
BNSF	Burlington Northern Santa Fe
BRA	Biological Resources Assessment
BTAC	Basin Technical Advisory Committee
BVOC	biogenic volatile organic compound
C-2	General Commercial
C^2ES	Center for Climate and Energy Solution
CAA	federal Clean Air Act
CAAQS	California Ambient Air Quality Standards
CAFE	Corporate Average Fuel Economy
CalEEMod	California Emissions Estimator Model
Cal/EPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
Cal/OES	California Governor's Office of Emergency Services
Cal/OSHA	California Occupational Health and Safety Administration
CALGreen	California Green Building Standards Code
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CBC	California Building Standards Code
CCCC	California Climate Change Center
CCR	California Code of Regulations
CDF	California Department of Finance
CDFW	California Department of Fish and Wildlife
CE	Colton Electric
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980
CESA	California Endangered Species Act
CEU	Colton Electric Utility
CFC	chlorofluorocarbon
CFD	Colton Fire Department
CFR	Code of Federal Regulations
CHS	California Geological Survey
CH_4	methane
CHL	California Historical Landmarks
CHP	California Highway Patrol

CHRIS	California Historical Resources Information System
CJUSD	Colton Joint Unified School District
CMP	Congestion Management Plan
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CNRA	California Natural Resources Agency
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
COD	chemical oxygen demand
CPHI	California Points of Historical Interest
CPUC	California Public Utilities Code
CRA	Cultural Resources Assessment
CRHR	California Register of Historical Resources
CTR	California Toxics Rule
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibel
DBCP	1,2-Dibromo-3-chloropropane
dBA/DD	dBA per each doubling of the distance
DBH	diameter at breast height
DBCP	1,2-Dibromo-3-chloropropane
DIF	District Improvement Financing
DPM	diesel particulate matter
DPR	California Department of Parks and Recreation
DTSC	California Department of Toxic Substances Control
du	dwelling unit
du/ac	dwelling unit per acre
DWR	California Department of Water Resources
EDD	California Employment Development Department
EIA	United States Energy Information Administration
EIR	Environmental Impact Report
EISA	Energy Independence and Security Act of 2007
EOP	Emergency Operations Plan
EPA	United States Environmental Protection Agency
EV	electric vehicle

FAA	Federal Aviation Administration
FAR	floor area ratio
FCS	FirstCarbon Solutions
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
FIA	Federal Insurance Administration
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GHG	greenhouse gas
GHGRP	Greenhouse Gas Reduction Plan
GMZ	Groundwater Management Zone
GPA	General Plan Amendment
GPCD	gallons per capita per day
gpm	gallons per minute
GPS	Global Positioning System
GSA	Groundwater Sustainability Agency
GSP	Groundwater Sustainability Plan
GWDR	General Waste Discharge Requirements
GWh	gigawatt-hours
GWh/y	gigawatt-hours per year
GWP	global warming potential
HABS	Historic American Building Survey
HAP	Hazardous Air Pollutants
HCCSP	Hub City Centre Specific Plan
HCD	California Department of Housing and Community Development
HCM	Highway Capacity Manual
HCP	Habitat Conservation Plan
HFC	hydrofluorocarbon
HI	hazard index
HMBP	Hazardous Materials Business Plan
HNO_3	nitric acid
HOV/HOT	High Occupancy Vehicle/High Occupancy Toll
HRA	Health Risk Assessment
HRI	California Historic Resources Inventory
HSC	California Health and Safety Code
HVAC	heating, ventilation, and air conditioning

HWCL	Hazardous Waste Control Law
IC	internal combustion
IFC	International Fire Code
in/sec	inches per second
IOU	investor-owned utilities
IPaC	Information for Planning and Consultation
IPCC	United Nations Intergovernmental Panel on Climate Change
IRUWMP	Integrated Regional Urban Water Management Plan
ISTEA	Intermodal Surface Transportation Efficiency Act
ITP	Incidental Take Permit
kW	kilowatts
kWh	kilowatt-hours
LAFCo	Local Agency Formation Commission
LCFS	Low Carbon Fuel Standard
LCI	Office of Land Use and Climate Innovation
L_{dn}	day/night average sound level
LED	light-emitting diode
LEED®	Leadership in Energy and Environmental Design
L_{eq}	equivalent sound level
LEV	low-emission vehicle
LHMP	Local Hazard Mitigation Plan
LID	Low Impact Development
L_{max}	maximum noise level
LOS	Level of Service
LRA	Local Responsibility Area
LSE	load-serving entities
LST	Localized Significance Thresholds
LUST	leaking underground storage tank
MBTA	Migratory Bird Treaty Act
MCL	maximum containment level
MCV	Manual of California Vegetation
MERV	Minimum Efficiency Report Value
mgd	million gallons per day
MLD	Most Likely Descendant
MM	Mitigation Measure
MMI	Modified Mercalli Intensity
MMRP	Mitigation Monitoring and Reporting Program
MMT	million metric tons

mph	miles per hour
MPO	Metropolitan Planning Organization
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
MTS	Metropolitan Transportation System
M-U/D	Mixed Use-Downtown
MW	megawatt
M_w	Magnitude
MWD	Metropolitan Water District of Southern California
MXD	mixed-use development
N_2O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAGPRA	Native American Graves Protection and Repatriation Act
NAHC	Native American Heritage Commission
NCCP	Natural Community Conservation Plan
NEHRP	National Earthquake Hazards Reduction Program
NEPA	National Environmental Policy Act
NESHAP	National Emissions Standards for Hazardous Air Pollutants
NF_3	nitrogen trifloride
NFIP	National Flood Insurance Program
NFPA	National Fire Protection Association
NHM	Natural History Museum of Los Angeles County
NHPA	National Historic Preservation Act
NHTSA	National Highway Traffic Safety Administration
NO_2	nitrogen dioxide
NO_3-	nitrate
NOAA Fisheries	National Marine Fisheries Service
NOC	Notice of Completion
NOI	Notic of Intent
NOP	Notice of Preparation
NO_x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NRC	Noise Reduction Coefficient
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NTR	National Toxics Rule
NWIC	Northwest Information Center

O_3	ozone
OAL	Office of Administrative Law
OEHHA	California Office of Environmental Health Hazard Assessment
OHP	Office of Historic Preservation
OHWM	ordinary high water mark
ONAC	Federal Office of Noise Abatement and Control
OPH	California Office of Historic Preservation
OSHA	Occupational Safety and Health Administration
PCB	polychlorinated biphenyl
PCC	Portland cement concrete
PCE	perchloroethylene
pCi/L	picocuries per liter
PFC	perfluorocarbon
PG&E	Pacific Gas and Electric Company
PGA	Peak Ground Acceleration
Phase I ESA	Phase I Environmental Site Assessment
PHEV	plug-in hybrid electric vehicles
PM_x	particulate matter
$PM_{2.5}$	particulate matter less than 2.5 microns in diameter
PM_{10}	particulate matter less than 10 microns in diameter
ppb	parts per billion
ppm	parts per million
PPV	peak particle velocity
PRC	Public Resources Code
PS	Performance Standard
PVC	polyvinyl chloride
R-1	Low Density Residential
RCRA	Resource Conservation and Recovery Act or 1976
Recology	Integrated Resource Recovery Company
REL	Reference Exposure Level
RHNA	Regional Housing Needs Assessment
RIX	Rapid Infiltration Extraction
RMP	Risk Management Plan
rms	root mean square
ROG	reactive organic gases
RPLI	Regional Palaeontologic Locality Inventory
RPS	Renewables Portfolio Standard

RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SANBAG	San Bernardino Associated Governments
SARA	Superfund Amendments and Reauthorization Act
SAWPA	Santa Ana Watershed Project Authority
SB	Senate Bill
SBB	San Bernadino Basin
SBCFCD	San Bernardino County Flood Control District
SBCOG	San Bernardino Council of Governments
SBMWD	San Bernardino Municipal Water Department
SBRHT	San Bernardino Regional Housing Trust
SBVWCD	San Bernardino Valley Water Conservation District
SCAG	Southern California Association of Governments
SCCIC	South Central Coastal Information Center
SCS	Sustainable Communities Strategy
SDA	Special Development Area
SF_6	sulfur hexafluoride
SFHA	Special Flood Hazard Area
SFPUC	San Francisco Public Utilities Commission
SGMA	Sustainable Groundwater Management Act
SIP	State Implementation Plan
SLF	Sacred Lands File
SMARA	California Surface Mining and Reclamation Act
SO_2	sulfur dioxide
SO_4^{2-}	sulphate ion
SOI	Sphere of Influence
South Coast AQMD	South Coast Air Quality Management District
SPCC	Spill Prevention, Control, and Countermeasure
SR	State Route
SRA	State Responsibility Area
SSMP	Sewer System Management Plan
State Water Board	California State Water Resources Control Board
STC	Sound Transmission Class
SWP	California State Water Project
SWPPP	Storm Water Pollution Prevention Plan
TAC	toxic air contaminants
T-BACT	best available control technologies for toxics
TCE	trichloroethylene

TCM	Transportation Control Measures
TCR	Tribal Cultural Resources
TDM	Transportation Demand Management
TDS	total dissolved solids
TDV	Time Dependent Valuation
TEA-21	Transportation Equity Act for the 21st Century
Tg	teragram
therms/y	therms per year
TIA	Traffic Impact Analysis
TIN	total inorganic nitrogen
TIS	Traffic Impact Study
TMA	Transportation Management Association
TMDL	Total Maximum Daily Load
TOD	Transit Oriented Development
UAA	Use-Attainability Analysis
UBC	Uniform Building Code
UCERF3	Uniform California Earthquake Rupture Forecast
UCMP	University of California Museum of Paleontology
USACE	United States Army Corps of Engineers
USC	United States Code
USDA	United States Department of Agriculture
USDOT	United States Department of Transportation
USFS	United States Forest Service
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	underground storage tank
UWMP	Urban Water Management Plan
Valley Air District	San Joaquin Valley Air Pollution Control District
V/C	volume to capacity ratio
VDECS	Verified Diesel Emission Control Strategies
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled
VOC	volatile organic compounds
WDR	Waste Discharge Requirements
WQMP	Water Quality Management Plan
WSA	Water Supply Assessment
WWTP	Wastewater Treatment Plant
YSMN	Yuhaaviatam of San Manuel Nation
ZEV	Zero-Emission Vehicle

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EXECUTIVE SUMMARY

Purpose

This Draft Program Environmental Impact Report (Draft Program EIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Housing Element Update Program 10/11 Rezone and General Plan Amendment (Program 10/11 Rezone/GPA, or proposed project) (State Clearinghouse [SCH] No. 2025010520). This document is prepared in conformance with CEQA (Public Resources Code [PRC] § 21000, *et seq*.) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, § 15000, *et seq*.).

The purpose of this Draft Program EIR is to inform decision-makers, representatives of affected and responsible agencies, the public, and other interested parties of the potential environmental effects that may result from implementation of the proposed project. This Draft Program EIR describes potential impacts relating to a wide variety of environmental issues and methods by which these impacts can be mitigated or avoided.

Project Summary

Project Location

The City of Colton (City) is located in the western portion of San Bernardino County (County), approximately 60 miles to the east of Los Angeles. The City is directly served by two major freeways: Interstate 10 (I-10), which transverses the community, and Interstate 215 (I-215), which runs along the eastern boundary. Adjacent jurisdictions include the City of Rialto to the west, the City of San Bernardino to the east, and the City of Grand Terrace to the south. State Route (SR) 60 bisects the extreme southern portion of the City in a northwest-southeast direction. Exhibit 2-1 and Exhibit 2-2 depict the City's regional location and local vicinity.

Project Description

The City has identified six areas of the City constituting approximately 89.9 acres for potential rezoning and a General Plan amendment. These properties are described as part of the six areas in the City that relate to the Program 10/11 Rezone/GPA of the 2021–2029 General Plan Housing Element Update. Under Program 11, rezoned sites will comply with the requirements of Government Code Section 65583.2(h), which states that cities must have a program to facilitate by-right approval for projects that include at least 20 percent of the units for lower-income housing on rezoned low-income sites.

Pursuant to Housing Element law, a housing element must identify potential sites suitable for redesignation and/or rezoning to accommodate housing needs for all segments of the community. The potential sites for rezoning were developed consistent with provisions of Government Code Section 65583.1. Program 10 of the Housing Element Update provides that, to accommodate for a shortfall of sites and provide for adequate sites, the City will also up-zone its Mixed-Use Downtown

zoning designations to allow up to 40 dwelling units per acre (du/acre) and its R3/R4 zone to allow up to 30 du/acre.

The Regional Housing Needs Assessment (RHNA) is the process established in State law by which future housing needs are determined for each city and county. On March 4, 2021, the Southern California Association of Governments (SCAG) adopted the final RHNA Plan, which assigns Colton's housing needs. According to the RHNA, housing needs for the City of Colton include 1,318 very low income units, 668 low income units, 906 moderate income units, and 2,542 above moderate income units, which is a total of 5,434 housing units in order for the City to have enough housing at all price levels to fully accommodate its assigned share of the region's housing need. The Housing Element must provide an evaluation of potential capacity for additional housing based on land use designations, development regulations, other development constraints (such as infrastructure availability and environmental conditions), and real estate market trends. The analysis must be prepared at a parcel-specific level of detail and identify properties (or "sites") where additional housing could be built consistent with City regulations. This evaluation is referred to as the "sites analysis," and State law requires the analysis to demonstrate that the City has adequate sites with appropriate zoning to fully accommodate additional housing development commensurate with its RHNA allocation in each income category.

Project Objectives

The underlying purpose of the Program 10/11 Rezone/GPA is to accommodate the RHNA and increase the inventory of land available for the development of housing compliant with State law and consistent with the General Plan. The objectives of the proposed project are to:

- Rezone parcels with sufficient area and development standards to accommodate the City's RHNA allocation throughout the planning period.
- Promote infill development and encourage efficient development patterns.
- Meet housing needs by encouraging a variety of housing development affordable at all income levels, including construction of Accessory Dwelling Units (ADUs).
- Reduce, remove, and/or mitigate potential constraints to housing development and incorporate best practices related to land use.

Significant Unavoidable Adverse Impacts

The proposed project would result in the following significant unavoidable impacts:

Project Level Impact AIR-1–Conflict with the Implementation of Applicable Air Quality Plan:

The long-term operational emissions from the build-out of the proposed project would exceed the South Coast Air Quality Management District's (South Coast AQMD) daily emissions thresholds for reactive organic gases (ROG), nitrogen oxides (NO_X), carbon monoxide (CO), particulate matter less than 10 microns in diameter (PM_{10}) and particulate matter less than 2.5 microns in diameter ($PM_{2.5}$).

In order to reduce potential impacts, the proposed project would implement Mitigation Measure (MM) AQ-2a and MM AQ-2b, which would reduce construction-related and operation related criteria air pollutant emissions. However, the proposed project's emissions would increase concentration in a manner that could obstruct South Coast AQMD efforts to achieve attainment of ambient air quality standards for any criteria pollutant. Therefore, the zoning amendments under the proposed project would not be consistent with the 2022 Air Quality Management Plan (AQMP).

The proposed project has identified 89.9 acres to accommodate future residential and/or mixed-use development that would require zoning code changes to fulfill the City's RHNA requirements. None of the changes to the existing Housing Element and General Plan that would result in additional growth were considered in SCAG's growth assumptions in the 2020–2045 Connect SoCal, so the emissions inventory in the 2022 AQMP would also not have accounted for this additional growth. Therefore, future development under the proposed project would exceed SCAG's projections in the 2020–2045 Connect SoCal upon which the regional emissions inventory for the South Coast Air Basin (Basin) in the AQMP was based. As such, the proposed would not be consistent with the 2022 AQMP under this criterion.

Implementation of MM AQ-2a and MM AQ-2b, which seek to reduce future development projects criteria air pollutant emissions during construction and operation, would not be sufficient to reduce the emissions associated with build-out of the proposed project to below South Coast AQMD significance thresholds. Therefore, the additional growth facilitated by the proposed project would remain inconsistent with the current 2022 AQMP and the proposed project would result in a significant and unavoidable impact.

Cumulative Level–Conflict with the Implementation of Applicable Air Quality Plan:

The potential for the proposed project to result in significant criteria air pollutant emissions and, therefore, a cumulatively considerable contribution to potential impacts associated with consistency with the Air Quality Plan (AQP), is addressed under Impact AIR-1, Impact AIR-2, and Impact AIR-3. As discussed under Impact AIR-1, the proposed project is inconsistent with the current AQP, and impacts related to consistency with the AQP would be significant and unavoidable. Therefore, the proposed project's incremental contribution would also be cumulatively considerable with regard to consistency with the AQP.

Project Level Impact AIR-2–Cumulatively Considerable Net Increase of Any Criteria Pollutant for Which the Project Region Is Nonattainment Under an Applicable Federal or State Ambient Air Quality Standard:

Implementation of the proposed project would result in increases that exceed South Coast AQMD regional significance thresholds for ROG, NO_X, CO, PM_{10} and $PM_{2.5}$ as compared to existing conditions. MM AQ-2b contains several strategies for reducing emissions from operational sources; however, these measures have not been quantified, and it cannot be stated with certainty that emissions would be reduced below significance thresholds with implementation of this mitigation. Because cumulative development within the City would exceed the South Coast AQMD regional significance thresholds, the proposed project could contribute to an increase in health effects in the

Basin until the attainment standards are met. Accordingly, impacts related to regional criteria pollutants from project operation would be significant and unavoidable.

Cumulative-Level–Cumulatively Considerable Net Increase of Any Criteria Pollutant for Which the Project Region Is Nonattainment Under an Applicable Federal or State Ambient Air Quality Standard:

South Coast AQMD regional thresholds consider existing air quality concentrations and attainment or nonattainment designations under the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). The proposed project would contribute criteria pollutants to the area during temporary project construction and operation. When combined with the possible impacts of several individual projects in the area possibly under construction simultaneously, the generation of fugitive dust and pollutant emissions during construction could result in substantial short-term increases in air pollutants. However, each project would be required to comply with the South Coast AQMD's standard construction emissions control measures and MMs AIR-2a and AIR-2b.

However, as the proposed project would have significant and unavoidable impacts related to the considerable net increase of any criteria pollutant for which the region is in non-attainment under an applicable federal or State ambient air quality standard, even after implementation of MMs AIR-2a and AIR-2b, it would also contribute to a cumulative impact. Therefore, cumulative impacts would be significant and unavoidable.

Project Level Impact AIR-3–Expose Sensitive Receptors to Substantial Pollutant Concentration:

Construction and Operation

The proposed project includes the rezone of up to 89.66 acres that would facilitate an increase of new development compared to the existing conditions. Because potential development and redevelopment could occur close to existing sensitive receptors, future development projects have the potential to expose sensitive receptors to substantial pollutant concentrations during construction.

MMs AQ-2a and AQ-2b would reduce the regional construction emissions associated with build-out of the proposed project and reduce operational criteria air emissions. However, because existing sensitive receptors may be close to project-related construction activities, construction generated by individual development projects have the potential to exceed South Coast AQMD's Localized Significance Thresholds (LSTs) and a significant and unavoidable impact would occur.

Health Risk Assessment

Any development projects that propose uses subject to South Coast AQMD permitting for air toxics (e.g., industrial facilities, dry cleaners, and gasoline-dispensing facilities) would ensure that health risks are minimized. Additionally, MM AQ-3 would ensure mobile sources of toxic air contaminants (TACs) not covered under South Coast AQMD permits are considered during subsequent project-level environmental review by the City. The implementation of the proposed project would result in land uses that could generate TACs from both permitted and non-permitted (e.g., trucks) sources

that could contribute to elevated levels in the Basin. All construction would be required to comply with South Coast AQMD rules regulating construction activities, and implementation of MM AQ-1 would serve to substantially reduce diesel particulate matter (DPM) emissions from construction activities. While individual projects that are subject to the CEQA process or to South Coast AQMD permitting requirements would be required to comply with South Coast AQMD rules and regulations, the proposed project may introduce uses that could increase TAC emissions that would contribute to the higher levels of risk in the Basin. Therefore, the proposed project's contribution to health risk is significant and unavoidable.

Cumulative Level–Expose Sensitive Receptors to Substantial Pollutant Concentration:

Future development consistent with the proposed project would increase activities that may expose sensitive receptors to substantial pollutant concentrations. MM AQ-3 would ensure mobile and construction sources of TACs not covered under South Coast AQMD permits are considered during subsequent project-level environmental review by the City. Implementation of the proposed project would result in land uses that could generate TACs from both permitted and non-permitted (e.g., trucks) sources that could contribute to elevated levels in the Basin. All construction would be required to comply with South Coast AQMD rules regulating construction activities, and implementation of Mitigation Measure AQ-1 would serve to substantially reduce DPM emissions from construction activities. While individual projects that are subject to the CEQA process or to South Coast AQMD permitting requirements would be required to comply with South Coast AQMD rules and regulations, the proposed project may introduce uses that could increase TAC emissions that would contribute to the higher levels of risk in the Basin. Therefore, the proposed project's cumulative contribution to health risk is significant and unavoidable.

Project Level Impact CUL-1–Cause a substantial adverse change in the significance of a historical resource as pursuant to Section 15064.5:

Individual development projects consistent with Program 10/11 Rezone/GPA which propose to alter a building or structure greater than 45 years of age at the time an application is deemed complete would be required to undergo project-specific environmental review in compliance with CEQA Guidelines Section 15064.5 in order for the City to determine whether the building or structure may be a historic resource and take appropriate action, such as requiring additional site-specific or project-specific measures to reduce any potential impacts. However, in the event that an individual development project proposed to demolish a property determined to be a historic resource, this would result in a significant and unavoidable impact that could not be mitigated. Therefore, the City conservatively concludes that future development consistent with proposed project could have the potential to eliminate important examples of major periods of California history or prehistory or cause a substantial adverse change in the significance of a designated historical resource or otherwise result in significant adverse effects to historical resources. As such, even with implementation of MM CIL-1, impacts would not be reduced to less than significant levels and impacts would be significant and unavoidable.

Cumulative Level–Cause a substantial adverse change in the significance of a historical resource as pursuant to Section 15064.5:

As the City receives development applications for subsequent development consistent with the Program 10/11 Rezone/GPA, those applications would be reviewed by the City for compliance with the policies of the General Plan, the City's Historic Preservation Ordinance, and other relevant federal, State, and local regulations that protect historical resources, including Section 15064.5 of the CEQA Guidelines and Sections 5024.1 and 5097 of the Public Resources Code. However, in the event that an individual development project proposed to demolish a property determined to be a historic resource, this would result in a significant and unavoidable impact, even with implementation of MM CUL-1. For these reasons, the City has conservatively concluded that the proposed project's incremental contribution to the less than significant cumulative impacts would be considered cumulatively considerable.

Project Level Impact PUB-4–Park Services:

The City does not currently meet its parkland standard of 5 acres per 1,000 residents. The proposed project could result in an increased population of up to 3,260, corresponding to an increase in usage for City Park facilities, which could result in deterioration of existing parks or require the construction of new parks that would result in physical environmental impacts.

There are multiple planned upcoming park improvements and developments to help alleviate the shortage of parks in the City associated with Park Development (Facilities) Fees in Fund Number 248 Park Development. However, to date, the City has an ongoing shortage of parkland, and while the payment of development impact fees would address project specific impacts, it would not mitigate the overall shortage. Furthermore, the construction of new park facilities is not required by the payment of these fees; therefore, there is no assurance that the fees will be used to build new park facilities or to maintain or improve the existing parkland ratio. In order to maintain or improve the parkland ratio, the proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, or the need for new or physically altered park facilities, the construction of which could cause significant environmental impacts.

Future development projects that occur on the sites proposed for rezoning would be required to provide open space or recreational facilities or pay in lieu fees. However, because of the limited size of the parcels, the provision of open space and recreational facilities on these parcels would not be sufficient to alleviate the City's ongoing shortage of parkland. As such, no feasible mitigation is available, and the proposed project's impact on park facilities would be significant and unavoidable.

Cumulative-Level–Park Services:

The City has been operating with a parkland ratio deficiency for several years and further population growth could increase the deficit. Facilities fees would be collected from development projects in order to collect sufficient funds to construct adequate park facilities and to refurbish and expand existing facilities to maintain existing levels of service. However, given that the City has been operating at a parkland deficit for several years, increased population within the City could exacerbate the existing parks deficit.

Potential future impacts to Colton parks could be reduced through the contribution of the capital facilities fee to ensure facilities are adequately maintained and sufficient to accommodate growth associated with cumulative development. However, despite the payment of development impact fees, the Program 10/11 Rezone/GPA could increase the parks deficit, accelerate deterioration of existing parks and recreational facilities, and make a considerable contribution to cumulative impacts on parks. Therefore, the proposed project's cumulative impacts associated with development would be significant and unavoidable.

Summary of Project Alternatives

Below is a summary of the alternatives to the proposed project considered in Chapter 5, Alternatives to the Proposed Project.

No Project Alternative

Under the No Project Alternative (Alternative 1), the proposed project would not occur and no updates to the General Plan Land Use Map, Zoning Map, Land Use Element, or Zoning Ordinance would be proposed.

Reduced Density Alternative

Under the Reduced Density Alternative (Alternative 2), the same parcels identified for rezoning would be rezoned but at reduced densities as compared to the proposed project. Noting that the proposed project, in combination with other actions by the City, will result in the City meeting its RHNA allocation with a surplus of approximately 1,500 units, this alternative would allow the City to permit development on the identified parcels at a reasonable yield ratio of 30 percent residential per site. As such, this alternative would allow for reduced intensity of development while still exceeding the RHNA allocation by approximately 497 units. Updates to the General Plan Land Use Map, Zoning Map, Land Use Element, and Zoning Ordinance would still be required for the reduced density alternative.

Inclusionary Park Space Alternative

Under the Inclusionary Park Space Alternative (Alternative 3), all development sites greater than 1 acre in size would be required to include space such as a tot lot, playground, courtyard, or plaza. Recreational space shall be included at a minimum of 10 percent of gross square footage of the individual project. This alternative would require updates to the General Plan Land Use Map, Zoning Map, Land Use Element, and Zoning Ordinance, similar to the proposed project.

Increased Park Space Alternative

This alternative (Alternative 4) would rezone some of the vacant parcels identified for rezone under the proposed project to allow for parks or other recreational space instead of housing. This alternative would include sufficient housing unit potential calculated at a reasonable potential yield to meet the City's RHNA but would result in a reduction in the total number of dwelling units. This alternative would require updates to the General Plan Land Use Map, Zoning Map, Land Use Element, and Zoning Ordinance similar to the proposed project.

Increased Density Alternative

The proposed project has calculated build-out of 1,953 dwelling units utilizing a reasonable yield ratio of 60 percent residential per site, as described in Chapter 2, Project Description. This alternative (Alternative 5) would allow the City to permit development on the identified parcels to be rezoned at a reasonable yield ratio of 70 percent residential per site (2,079 dwelling units compared to 1,953 units for the proposed project) and would increase the surplus of dwelling units needed to meet the City's RHNA. This alternative would require updates to the General Plan Land Use Map, Zoning Map, Land Use Element, and Zoning Ordinance, similar to the proposed project.

Areas of Controversy

Pursuant to CEQA Guidelines Section 15123(b), a summary section must address areas of controversy known to the lead agency, including issues raised by agencies and the public, and it must also address issues to be resolved, including the choice among alternatives and whether or how to mitigate the significant effects.

A Notice of Preparation (NOP) for the proposed project was issued on January 17, 2025. The NOP describing the original concept for the proposed project and issues to be addressed in the EIR was distributed to the State Clearinghouse, responsible agencies, and other interested parties for a 33-day public review period extending from January 17, 2025, through February 19, 2025. The NOP identified the potential for significant impacts on the environment related to the following topical areas:

- Aesthetics, Lighting, and Glare
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Disagreement Among Experts

This Draft EIR contains substantial evidence to support all the conclusions presented herein. It is possible that there will be disagreement among various parties regarding these conclusions, although the City of Colton is not aware of any disputed conclusions at the time of this writing. Both the CEQA Guidelines and case law clearly provide the standards for treating disagreement among experts. Where evidence and opinions conflict on an issue concerning the environment, and the lead agency knows of these controversies in advance, the EIR must acknowledge the controversies, summarize the conflicting opinions of the experts, and include sufficient information to allow the public and decision makers to make an informed judgment about the environmental consequences of the proposed project.

Potentially Controversial Issues

Below is a list of potentially controversial issues that may be raised during the public review and hearing process of this Draft EIR:

- Biological Resources
- Cultural Resources
- Tribal Cultural Resources
- Hazardous Materials
- Land Use and Planning
- Transportation
- Utilities and Service Systems
- Air Quality
- Greenhouse Gas Emissions
- Park Services

It is also possible that evidence will be presented during the 45-day statutory Draft EIR public review period that may create disagreement. Decision-makers would consider this evidence during the public hearing process.

In rendering a decision on a project where there is disagreement among experts, the decision-makers are not obligated to select the most environmentally preferable viewpoint. Decision-makers are vested with the ability to choose whatever viewpoint is preferable and need not resolve a dispute among experts. In their proceedings, decision-makers must consider comments received concerning the adequacy of the Draft EIR and address any objections raised in these comments. However, decision-makers are not obligated to follow any directives, recommendations, or suggestions presented in comments on the Draft EIR and can certify the Final EIR without needing to resolve disagreements among experts.

The Draft Program EIR will identify, evaluate, and disclose the potential environmental impacts related to implementation of the proposed Program 10/11 Rezone/GPA and associated land use and zoning revisions. In accordance with State law, the City proposes to adopt a General Plan Amendment as part of the proposed Program 10/11 Rezone/GPA to update the General Plan's existing Land Use and Zoning Maps. The City proposes corresponding revisions to the General Plan Land Use Element to ensure consistency between it, the Housing Element, and the changes proposed under the Program 10/11 Rezone/GPA. The revisions include updating the General Plan land use plan to expand the inventory of land available for the development of new housing within the City and making text amendments to ensure density ranges for Mixed-Use designated projects are consistent with those described in the Land Use Element.

In addition to revision of the General Plan Land Use Map pursuant to the proposed project, the City's Zoning Ordinance (Chapter 18) would be amended to align the text with the General Plan map changes (see Appendix I). The City would also rezone the sites identified in Table ES-1 sufficient to meet the remaining unmet housing need.

The Draft Program EIR will consider the reasonably anticipated environmental effects related to the implementation of Program 10/11 Rezone/GPA and associated land use and planning revisions. Additional environmental review under CEQA may be required for subsequent projects based on

project-specific characteristics. Future analysis may tier from the certified Final Program EIR as provided by CEQA and would be generally based on the subsequent project's consistency with the Housing Element Update and the analysis in the certified Final Program EIR, as required under CEQA. Tiering refers to a multi-level approach to preparing environmental documents that is codified in Public Resources Code Section 21083.3 and CEQA Guidelines Section 15152. It may also be determined that some future projects or infrastructure improvements may be exempt from additional environmental review. If the project or activity would have no significant effects beyond those disclosed in the certified Final Program EIR, no further CEQA compliance would be required.

Public Review of the Draft EIR

Upon completion of the Draft EIR, the City of Colton filed a Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (PRC § 21161). Concurrent with the NOC, this Draft EIR has been distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy of the Draft EIR in accordance with Public Resources Code Section 21092(b)(3). During the public review period, the Draft EIR, including the technical appendices, is available for review at the City of Colton offices and the alternate location. The address for each location is provided below:

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

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

City Hall Information Booth
650 North La Cadena Drive
Colton, CA 92324

The Draft Program EIR is also available for review at the following website: https://www.coltonca.gov/779/Environmental-Documents.

Agencies, organizations, and interested parties have the opportunity to comment on the Draft EIR during the 45-day public review period. Written comments on this Draft EIR should be addressed to:

Mario Suarez, Planning Manager
City of Colton
659 North La Cadena Drive
Colton, CA 92324
Phone: 909.370.5523
Email: msuarez@coltonca.gov

Submittal of electronic comments in Microsoft Word or Adobe PDF format is encouraged. Upon completion of the public review period, written responses to all significant environmental issues raised will be prepared and made available for review by the commenting agencies at least 10 days prior to the public hearing before the City of Colton on the proposed project, at which the

certification of the Final EIR will be considered. Comments received and the responses to comments will be included as part of the record for consideration by decision-makers for the proposed project.

Executive Summary Matrix

Table ES-1 below summarizes the impacts, mitigation measures, and resulting level of significance after mitigation for the relevant environmental issue areas evaluated for the proposed project. The table is intended to provide an overview; narrative discussions for the issue areas are included in the corresponding section of this Draft Program EIR. Table ES-1 is included in the EIR as required by CEQA Guidelines § 15123(b)(1).

Table ES-1: Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
Section 3.1—Aesthetics, Light, and Glare		
Impact AES-1: The proposed project would not have a substantial adverse effect on a scenic vista.	No mitigation required.	Less than significant impact.
Impact AES-2: The proposed project would not conflict with applicable zoning and other regulations governing scenic quality.	No mitigation required.	Less than significant impact.
Impact AES-3: The proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	No mitigation required.	Less than significant impact.
Cumulative Impact: The proposed project would have a less than significant cumulative impact on aesthetics, light, and glare.	No mitigation required.	Less than significant impact.
Section 3.2—Air Quality		
Impact AIR-1: The proposed project would conflict with or obstruct implementation of the applicable air quality plan.	Implement MM AIR-2a and MM AIR-2b.	Significant and unavoidable impact.
Impact AIR-2: The proposed project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard.	**MM AIR-2a Implement measures to reduce construction-related criteria air pollutant emissions.** Prior to approval by the City for non-ministerial projects proposed in the areas defined by the proposed project, the applicant shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the Planning Division for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (South Coast AQMD) methodology for assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the South Coast AQMD-adopted thresholds of significance, the City shall require that applicants for new development projects incorporate mitigation measures and/or project design features to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into all	Significant and unavoidable impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	appropriate construction documents (e.g., construction management plans or construction drawings) submitted to the City and shall be verified by the City's Building and Safety Division. While specific mitigation measures and/or project design features to reduce construction-related emissions would be determined during project-level analysis, potential mitigation could include, but is not limited to: • Requiring fugitive-dust control measures that exceed South Coast AQMD's Rule 403, such as: – Use of nontoxic soil stabilizers to reduce wind erosion – Applying water every 3 hours to active soil-disturbing activities – Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, – sand, soil, or other loose materials • Using construction equipment rated by the United States Environmental Protection Agency (EPA) as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. • Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards. • Limiting nonessential idling of construction equipment to no more than 5 consecutive minutes • Limiting on-site vehicle travel speeds on unpaved roads to 15 miles per hour. • Installing wheel washers for all exiting trucks or washing all trucks and equipment leaving the project area. • Using Super-compliant VOC paints for coating of architectural surfaces whenever possible. **MM AIR-2b: Implement measures to reduce criteria air pollutant emissions during operation.** Prior to approval by the City for non-ministerial projects proposed in the areas defined by the proposed project, applicants shall prepare and submit a technical assessment evaluating potential project operation phase-related air quality impacts to the Planning Division for review and approval. The evaluation shall be prepared in conformance with South Coast AQMD methodology in assessing air quality impacts. If operational-related air	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	pollutants are determined to have the potential to exceed the South Coast AQMD-adopted thresholds of significance, the Planning Division shall require incorporation of mitigation measures and/or project design features to reduce air pollutant emissions during operational activities, to be included as part of the conditions of approval. Possible mitigation measures and/or project design features to reduce long-term emissions could include, but are not limited to, the following: • Providing truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board (ARB) Rule 2845 (13 California Code of Regulations [CCR] Chapter 10 § 2485). • Providing changing/shower facilities as specified in Section A5.106.4.3 of the California Green Building Standards Code (CALGreen) (Nonresidential Voluntary Measures). • Providing bicycle parking facilities per Section A4.106.9 (Residential Voluntary Measures) of CALGreen. • Providing preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per Section A5.106.5.1 of CALGreen (Nonresidential Voluntary Measures). Encouraging facilities to support electric charging stations per Section A5.106.5.3 (Nonresidential Voluntary Measures) and Section A5.106.8.2 (Residential Voluntary Measures) of CALGreen. • Providing appliances shall be Energy Star–certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star–certified or equivalent appliances shall be verified by Building and Safety during plan check. • Equipping landscaped common areas with electrical outlets to enable use of electric landscaping equipment to the extent feasible.	
Impact AIR-3: The proposed project would expose sensitive receptors to substantial pollutant concentrations.	**MM AIR-3 Health Risk Assessment:** Prior to discretionary approval by the City of Colton, project applicants for new development projects that (1) have the potential to generate emissions of toxic air contaminants (TAC)s and/or diesel particle matter (DPM) emissions during construction or operation, and (2) are within 1,000 feet of a sensitive land use (e.g., residential, schools, hospitals, or nursing homes)	Significant and unavoidable impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a Health Risk Assessment (HRA) to the City for review and approval. The HRA shall be prepared in accordance with policies and procedures of the California Office of Environmental Health Hazard Assessment (OEHHA) and the South Coast Air Quality Management District (South Coast AQMD. If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceed the respective thresholds, as established by the South Coast AQMD at the time a project is considered, the project applicant will be required to identify and demonstrate that best available control technologies for toxics (T-BACT), including appropriate enforcement mechanisms, are capable of reducing potential cancer and noncancer risks to an acceptable level. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.	
Impact AIR-4: The proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.	No mitigation necessary.	Less than significant impact.
Cumulative Impact: The proposed project would have a significant and unavoidable cumulative impact related to air quality.	Implement MM AIR-2a, MM AIR-2b, and MM AIR-3	Significant and unavoidable impact.
Section 3.3—Biological Resources		
Impact BIO-1: The proposed project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service.	**MM BIO-1 Biological Resource Assessment** Prior to the issuance of entitlements for any site in Areas 4, 4A, 5, and 6, which have potential to support sensitive biological resources such as special-status species, nesting native or migratory birds, jurisdictional features, or other sensitive resource, the project applicant or sponsor shall retain a qualified Biologist to prepare a Biological Resources Assessment (BRA). The BRA shall include a project-specific analysis of potential impacts on sensitive and regulated biological resources, including impacts on special-status species and their habitat, migratory birds and other protected nesting birds, roosting bats, rare plants, sensitive communities and riparian habitats, protected waters and wetlands, wildlife corridors, and nursery sites and shall identify thresholds of significance with a significance conclusion and measures to reduce potential project impact(s) to less than	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	significant level(s). These measures shall be included as conditions of approval for building and grading permits issued for demolition and/or construction. The project applicant or sponsor shall implement these measures, as identified in the BRA, to avoid, minimize, and/or mitigate potential project impacts. Future development consistent with the Program 10/11 Rezone/GPA may be required to undergo additional environmental review and incorporate additional mitigation depending on results of future biological studies. This may include acquisition of take permits if any project proponent proposes take of federal or State-listed or candidate species. If take is proposed, the project proponent shall consult with the California Department of Fish and Wildlife (CDFW) and/or the United States Fish and Wildlife Service (USFWS), as applicable, regarding an Incidental Take Permit (ITP) pursuant to Section 2081 of the California Endangered Species Act (CESA) or Sections 7 or 10 of the federal Endangered Species Act. Other measures may include focused surveys, regulatory permits, avoidance measures, and on-site mitigation. If on-site mitigation is not feasible in the City's discretion, off-site mitigation shall be implemented within the City of Colton Planning Area whenever possible, with a priority given to existing habitat mitigation banks. Habitat mitigation shall be accompanied by a long-term management plan and monitoring program prepared by a qualified Biologist and include provisions for protection of mitigation lands in perpetuity through the establishment of easements and adequate funding for maintenance and monitoring; the time frame for the funding shall be detailed in the long-term management plan and monitoring program completed prior to disturbance of occupied habitat or water feature. If a water feature is found to be jurisdictional or potentially jurisdictional, the applicant shall comply with the appropriate permitting process with each agency claiming jurisdiction prior to disturbance of the feature.	
Impact BIO-2: The proposed project could have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service.	Implement MM BIO-1	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
Impact BIO-3: The proposed project could 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.	Implement MM BIO-1	Less than significant impact.
Impact BIO-4: The proposed project could 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 wildlife nursery sites.	**MM BIO-2: Nesting Bird Protection** Prior to the issuance of entitlements for projects implemented in Areas 1, 2, or 3, the project applicant or sponsor shall retain a qualified Biologist to conduct a preconstruction survey for nesting birds if project construction activities will be initiated during the avian nesting season (generally, raptor nesting season is January 1 through September 15; and passerine bird nesting season is February 1 through September 1). Pursuant to Fish and Game Code Sections 3503 and 3503.5, to prevent impacts to birds and their nests by the proposed project, the pre-construction survey will be conducted no more than 3 days prior to commencement of project activities in all suitable areas including trees, shrubs, bare ground, buildings, burrows, cavities, and structures, at the appropriate time of day/night, during appropriate weather conditions to verify the absence of active nests. Pre-construction surveys should focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior (e.g., copulation, carrying of food or nest materials, nestbuilding, removal of fecal sacks, flushing suddenly from atypically close range, agitation, aggressive interactions, feigning injury or distraction displays, or other behaviors). If an active nest is located during a pre-construction survey, the City shall be notified about the status of the nest and the qualified Biologist shall immediately establish a conservative buffer surrounding the nest, as indicated below. Construction activities shall be restricted as necessary to avoid disturbance of the nest until it has been determined by a qualified Biologist that the juveniles have fledged or are independent of the nest. Restrictions shall include the establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 100-foot radius around an active bird nest), or at a distance determined by the qualified Biologist that will prevent project-related disturbances. The buffer zone will be	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	maintained around the active nest site(s) until the young have fledged and are foraging independently, as confirmed by the qualified Biologist.	
Impact BIO-5: The proposed project could conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	No mitigation necessary.	Less than significant impact.
Impact BIO-6: The proposed project 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.	No mitigation necessary.	Less than significant impact.
Cumulative Impact: The proposed project would have a less than significant cumulative impact related to biological resources.	Implement MM BIO-1 and MM BIO-2	Less than significant impact.
Section 3.4—Cultural Resources		
Impact CUL-1: Development consistent with the proposed project would cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.	**MM CUL-1: Project-specific Environmental Review** Individual development projects which propose to alter a building or structure greater than 45 years of age at the time an application is submitted would be required to undergo project-specific environmental review, in compliance with CEQA Guidelines Section 15064.5, in order for the City to determine whether the building or structure may be a historic resource and take appropriate action such as requiring additional site-specific or project-specific measures to reduce any potential impacts. These measures are, but not limited to the following: Prior to project development that may affect historical resources (i.e., structures 45 years or older), a historical resources assessment shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professionally Qualified Standards in architectural history or history. This shall include a records search to determine whether any resources that may be potentially affected by the project have been previously recorded, evaluated, and/ or designated in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or a local register. Following the records search, the qualified architectural	Significant and unavoidable impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	historian shall conduct a survey in accordance with the California Office of Historic Preservation (OHP) guidelines to identify any previously unrecorded potential historical resources that may be potentially affected by the proposed project. The criteria for determining a historically significant building or structure shall meet one or more of the following criteria: 1. Is associated with events that have made a significant contribution to the broad patterns of local, regional, or national history; or 2. Is associated with the lives of persons significant in local, regional, or national history; or 3. Embodies the distinctive characteristics of a significant architectural style, property type, period, or method of construction; represent the work of an architect, designer, engineer, or builder who is locally, regionally, nationally significant, or it is a significant visual feature of the City; possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction; or 4. That have yielded, or may be likely to yield, information important in prehistory or history. Properties identified as historically significant resources, shall contain proper documentation meeting the Historic American Building Survey (HABS) Guidelines that shall be prepared and implemented, as approved by the qualified historian meeting the Secretary of the Interior's Professional Qualifications Standards. Such documentation shall include drawings, photographs, and written data for each building/structure/element, and provide a detailed mitigation plan, including a monitoring program, recovery, rehabilitation, redesign, relocation, and/or in situ preservation plan. To ensure that projects requiring the relocation, rehabilitation, or alternation of a historical resource do not impact the resource's significance, the Secretary of Interior's Standards for the Treatments of Historic Properties shall be used to the maximum extent possible. The application of the standards shall be overseen by a qualified architectural historian or historic architect meeting the Professional Qualified Standards. Prior to any construction activities that may affect the historical resource, a	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City of Colton for review and approval. If a proposed project would result in the demolition or significant alteration of historical resource, such demolition cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible. Recordation shall take the form of Historic American Buildings Survey, Historic American Engineering Record, or Historic American Landscape Survey documentation and shall be performed by an architectural historian or historian who meets the Professional Qualified Standards. Documentation shall include an architectural and historical narrative; medium- or large-format black and white photographs, negatives, and prints; and supplementary information such as building plans and elevations, and/or historical photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, State, or federal institutions. The specific scope and details of documentation are to be developed in coordination with the City of Colton.	
Impact CUL-2: Development consistent with the proposed project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	**MM CUL-2: Archaeological Resources Assessment** To determine the archaeological sensitivity for individual development projects within the City, an archaeological resources assessment shall be performed under the supervision of an Archaeologist that meets the Secretary of the Interior's Professional Qualified Standards for their role. The assessment shall include a California Historical Resources Information System (CHRIS) records search at the South Central Coastal Information Center (SCCIC) and a search of the Sacred Lands File (SLF) maintained by the Native American Heritage Commission (NAHC). The records searches shall determine if the proposed project has been previously surveyed for archaeological resources, identify and characterize the results of previous cultural resource surveys, and disclose any cultural resources that have been recorded and/or evaluated. A Phase I pedestrian survey shall be undertaken in areas that are developed and undeveloped to locate any surface cultural materials.	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	If potentially significant archaeological resources are identified through an archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation shall be performed by an Archaeologist who meets the Secretary of the Interior's Standards prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant or unique through Phase II testing, and site avoidance is not possible, a Phase III data recovery program shall be implemented by a qualified Archaeologist and performed in accordance with the Office of Historic Preservation's (OHP) Archaeological Resource Management Reports (ARMR). The Archaeologist must then prepare an archaeological data recovery plan to be reviewed and approved by the lead agency prior to the excavation of resources. If the archaeological assessment did not identify potentially significant archaeological resources within the proposed project area but indicated the area to be highly sensitive for archaeological resources, this shall be followed by monitoring of all ground-disturbing construction and preconstruction activities in areas with previously undisturbed soil by a qualified Archaeologist. The Archaeologist shall inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities within 100 feet of the discovery shall be halted while the resources are evaluated for significance by an Archaeologist who meets Secretary of the Interior Standards. If the discovery proves to be significant, the qualified Archaeologist shall make recommendations to the Lead Agency (City of Colton) on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. If the archaeological assessment did not identify potentially significant archaeological resources but indicates the area to be of medium to low sensitivity for archaeological resources, an Archaeologist who meets the	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	Professional Qualified Standards shall be retained on an on-call basis. The Archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities within 100 feet of the discovery shall be halted while the on-call Archaeologist is contacted. If the discovery proves to be significant, the qualified Archaeologist shall make recommendations to the Lead Agency (City of Colton) on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project site should be recorded on appropriate California Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA Guidelines. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency (City of Colton) approves the measures to protect these resources. The excavation, study, curation, and/or repatriation of archaeological artifacts recovered as a result of mitigation shall be undertaken in close consultation with the Lead Agency (City of Colton) and representatives from consulting Native American Tribes, as appropriate. All Reports and DPR forms shall be submitted to the Lead Agency (City of Colton), the South Central Coastal Information Center (SCCIC), and the California Office of Historic Preservation (OHP), as required.	
Impact CUL-3: Development consistent with Program 10/11 Rezone/GPA could disturb human remains, including those interred outside of formal cemeteries.	**MM CUL-3: Discovery or Recognition of Any Human Remains** In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. If during the course of any future development project there is accidental discovery or recognition of any human remains, the following steps shall be taken. 1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for appropriate treatment and disposition of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. 2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance: • The NAHC is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. • The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains: When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project site, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in Public Resources Code Section 5097.98. The applicant may	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	develop a plan for treating or disposing of, with appropriate dignity, the human remains, and any items associated with Native American Burials with the appropriate Native Americans as identified by the NAHC.	
Cumulative Impact The proposed project would have a significant and unavoidable cumulative impact related to cultural resources.	Implement MM CUL-1	Significant and unavoidable impact.
Section 3.5—Energy		
Impact ENER-1: The proposed project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.	No mitigation necessary.	Less than significant impact.
Impact ENER-2: The proposed project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency.	No mitigation necessary.	Less than significant impact.
Cumulative Impact The proposed project would have a less than significant cumulative impact related to energy.	No mitigation necessary.	Less than significant impact.
Section 3.6—Geology, Soils, and Seismicity		
Impact GEO-1: The proposed project would not 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. ii) Strong seismic ground shaking. iii) Seismic-related ground failure, including liquefaction. iv) Landslides.	No mitigation necessary.	Less than significant impact.
Impact GEO-2: Development consistent with the proposed project would not result in substantial soil erosion or the loss of topsoil**.**	No mitigation required.	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
Impact GEO-3: Development consistent with the proposed project would not 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.	No mitigation required.	Less than significant impact.
Impact GEO-4: The proposed project would not 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.	No mitigation required.	Less than significant impact.
Impact GEO-5: Development consistent with the proposed project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.	No mitigation required.	Less than significant impact.
Impact GEO-6: Development consistent with the proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	**MM GEO-1: Paleontological Resources Survey** A professional Paleontologist, approved by the City of Colton, shall conduct a site-specific paleontological resources survey on the potential sites for rezoning. If any of the potential sites for rezoning are found to be underlain by any other soil with the potential to contain vertebrate fossils due to their high paleontological sensitivity for significant resources, applicants, owners, and/or sponsors of all future development or construction projects shall be required to perform or provide paleontological monitoring, if recommended by the qualified Paleontologist. Should significant paleontological resources (e.g., bones, teeth, well-preserved plant elements) be unearthed by a future project construction crew, project activities shall be diverted at least 15 feet from the discovered paleontological resources until a professional Paleontologist has assessed such discovered resources and, if deemed significant, such resources shall be salvaged in a timely manner. The applicant/owner/sponsor of said project shall be responsible for diverting project work and providing the assessment including retaining a professional Paleontologist for such purpose. Collected fossils shall be deposited by the applicant/owner/sponsor in an appropriate repository	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	(e.g., University of California Museum of Paleontology (UCMP), California Academy of Sciences) where the collection shall be properly curated and made available for future research.	
Cumulative Impact: The proposed project would have a less than significant cumulative impact related to geology.	Implement MM GEO-1	Less than significant impact.
Section 3.7—Greenhouse Gas Emissions		
Impact GHG-1: The proposed project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	**MM GHG-1a: Implement GHG emission-reduction measures during construction.** The applicant and/or contractor associated with future development of sites within the proposed project area shall implement the following measures during construction and, where specified below, shall submit reports demonstrating compliance to the Planning Division for its review and approval. • The applicant shall limit all equipment and delivery truck idling times by shutting down equipment when not in use and reducing the maximum idling time to less than 3 minutes. The applicant shall also install clear signage regarding the limitation on idling time at the delivery driveway and loading areas. • The applicant shall verify that all construction equipment is maintained and properly tuned in accordance with manufacturers' specifications. Prior to the commencement of construction activities using diesel-powered and/or gasoline powered vehicles or equipment, the applicant shall verify that all vehicles and equipment have been checked by a certified mechanic and determined to be running in proper condition prior to admittance into the delivery driveway and loading areas. The applicant shall submit a report by the certified mechanic of the condition of construction-related vehicles and equipment to the Planning Division prior to commencement of their use. • The applicant shall use electric equipment where available and feasible. • The applicant shall implement the use of Tier 4 equipment where available and feasible.	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	MM GHG-1b: Restrict use of natural gas in new development. Future development of sites within the proposed project area shall be all-electric, eliminating the use of any natural gas-fueled appliance or building feature. **MM GHG-1c: Implement all-electric landscaping equipment.** All landscaping equipment (e.g., leaf blower) used for property management shall be electric-powered only. The property manager/facility owner shall provide documentation (e.g., purchase, rental, and/or services agreement) to the City's Planning to verify, to the County's satisfaction, that all landscaping equipment utilized will be electric-powered. **MM GHG-1d: Require EV charging infrastructure that meets CALGreen Tier 2 voluntary requirements.** New residential buildings shall provide electric vehicle (EV) spaces as required by CALGreen Tier 2	
Impact GHG-2: The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.	Implement GHG-1a, GHG-1b, GHG-1c, and GHG-1d.	Less than significant impact.
Cumulative Impact: The proposed project would not have a significant and unavoidable cumulative impact related to greenhouse gas emissions.	Implement GHG-1a, GHG-1b, GHG-1c, and GHG-1d.	Less than significant impact.
Section 3.8—Hazards and Hazardous Materials		
Impact HAZ-1: The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	No mitigation required.	Less than significant impact.
Impact HAZ-2: The proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.	No mitigation required.	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
Impact HAZ-3: The proposed 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.	No mitigation required.	Less than significant impact.
Impact HAZ-4: The proposed project would not 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**.**	No mitigation required.	No impact.
Impact HAZ-5: For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, the proposed project would not result in a safety hazard or excessive noise for people residing or working the project area.	No mitigation required.	No impact.
Impact HAZ-6: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	No mitigation required.	Less than significant impact.
Impact HAZ-7: The proposed project would not expose people or structures, either directly or indirectly to a significant risk of loss, injury, or death involving wildland fires.	No mitigation required.	Less than significant impact.
Cumulative Impact: The proposed project would have a less than significant cumulative impact related to hazards and hazardous materials.	No mitigation required.	Less than significant impact.
Section 3.9—Hydrology and Water Quality		
Impact HYD-1: The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.	No mitigation required.	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
Impact HYD-2: The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.	No mitigation required.	Less than significant impact.
Impact HYD-3: The proposed project would not 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 off-site; (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; or (iv) impede or redirect flood flows?	No mitigation required.	Less than significant impact.
Impact HYD-4: The proposed project could be located in a flood hazard zone, tsunami, or seiche zone but would not risk release of pollutants due to project inundation.	No mitigation required.	Less than significant impact.
Impact HYD-5: The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	No mitigation required.	Less than significant impact.
Cumulative Impact: The proposed project would have less than significant cumulative impacts related to hydrology and water quality.	No mitigation required.	Less than significant impact.
Section 3.10—Land Use and Planning		
Impact LAND-1: The proposed project would not physically divide an established community.	No mitigation required.	No impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
Impact LAND-2: The proposed project would not 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.	No mitigation required.	Less than significant impact.
Cumulative Impact: The proposed project would have less than significant cumulative impacts related to land use and planning.	No mitigation required.	Less than significant impact.
Section 3.11—Mineral Resources		
Impact MIN-1: The proposed project would not 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.	No mitigation required.	Less than significant impact.
Impact MIN-2: The proposed project would not 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.	No mitigation required.	Less than significant impact.
Cumulative Impact: The proposed project would have a less than significant cumulative impact related to mineral resources.	No mitigation required.	Less than significant impact.
Section 3.12—Noise		
Impact NOI-1: The proposed project could generate 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.	**MM NOI-1: Construction Noise Reduction Plan** Prior to issuance of construction permits for development projects associated with the City of Colton Housing Element Update Program 10/11 Rezone/GPA, the following language shall be included, verbatim, in the general notes section of all the civil plan construction documents. • The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment. • The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	• The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists. • At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences. • The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site. • For construction activity that requires the use of heavy construction equipment within 50 feet of any noise-sensitive receptors, the construction contractor shall ensure that the operation of heavy construction equipment shall be limited to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturday and Sunday. • The construction contractor shall designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., a bad muffler) and shall require that reasonable measures be implemented to correct the problem. • For construction activity that requires the use of heavy construction equipment within 50 feet of any noise-sensitive receptors, the project applicant shall provide one of the following: – A temporary noise barrier shall be installed prior to the onset of construction activities that would require the use of heavy construction equipment. The barrier shall be located between the construction zone and all adjacent sensitive receptor land uses. The temporary sound barrier shall provide a reduction in noise that shall meet the City's construction noise threshold of 55 A-weighted decibels (dBA) maximum noise level (L_{max}) as measured at the façade of the sensitive receptor land uses. The noise barrier shall be a minimum height of 8 feet and be free of gaps and holes and must achieve a Sound Transmission Class (STC) of 35 or greater. The barrier can be either (a) a 0.75-inch-thick plywood wall or (b) a hanging blanket/curtain with a surface density or at least 2 pounds per square foot. For either configuration, the construction side of	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	the barrier shall have an exterior lining of sound absorption material with a Noise Reduction Coefficient (NRC) rating of 0.7 or higher. A site-specific construction-related groundborne vibration impact assessment shall be conducted by a qualified Technical Specialist that demonstrates that proposed construction activities, along with any applicable project design features, would not result in an exceedance of an exterior threshold of 80 dBA 8-hour equivalent sound level $L_{eq(8hr)}$ at residential land uses, or of 85 dBA $L_{eq(8hr)}$ at commercial land uses, and of 90 dBA $L_{eq(8hr)}$ at industrial land uses. Upon approval by the City, any identified construction noise reduction measures shall be incorporated into the construction documents. **MM NOI-2: Stationary Source Noise Impact Reduction Measure** Prior to issuance for entitlements for a project, for any development project on potential sites for housing that would include any noise producing mechanical systems located within 10 feet of a receiving property line, the project applicant shall retain a Noise Specialist to conduct a site-specific project level noise analysis to evaluate compliance with Section 18.42.040 of the Municipal Code, which prohibits noise levels in excess of 65 A-weighted decibels (dBA) equivalent sound level per hour ($L_{eq(h)}$) when measured at the property line of the parcel generating the noise. If the analysis identifies that proposed mechanical system operations could result in an exceedance of the City's noise performance standards, then specific measures to attenuate the noise impact shall be identified. The analysis shall be submitted to City staff for review and approval prior to issuance of building permits. The final noise-reduction measures shall be included on all final construction and building documents and/or construction management plans and submitted for verification to the City. Specific measures may include, but are not limited to, the following measures or design features: • The project applicant shall utilize quieter mechanical systems that would not result in an exceedance of the City's operational noise standards. The project applicant shall enclose mechanical systems in a sound-attenuating structure or shall install sound barriers adjacent to the	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	proposed system that would reduce operational noise levels to not exceed the City's noise performance standards as measured at a receiving property plane.	
Impact NOI-2: The proposed project could result in generation of excessive groundborne vibration or groundborne noise levels.	**MM NOI-3: Construction Vibration Reduction Plan** • Prior to the issuance of entitlements for any future development projects that would necessitate the use of any of the following equipment operation conditions, the project sponsor shall retain a Noise Specialist to prepare a Construction Vibration Reduction Plan for submittal to City staff for review and approval that identifies specific techniques (such as the depth and location of temporary trenching) that would reduce potential vibration impacts to less than significant for the impacted structure. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors to implement these measures to limit construction-related vibration impacts. • Precipitating equipment operation conditions include: – Operation of pile-driving within 55 feet of an off-site structure. – Operation of large vibratory rollers within 26 feet of an off-site structure. – Operation of any heavy construction equipment within 15 feet of an off-site structure (such equipment includes, but it not limited to, bulldozers, hoe rams, caisson drilling, loaded trucks, or similar, that have reference vibration levels greater than 0.07 inches per second (in/sec) peak particle velocity (PPV) at 25-feet).	Less than significant impact.
Impact NOI-3: The proposed project would not expose people residing or working in the project area to excessive noise levels 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.	No mitigation required.	No impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
Cumulative Impact: The proposed project could result in a less than significant cumulative impact related to noise.	Implement MM NOI-1, MM NOI-2, and MM NOI-3	Less than significant impact.
Section 3.13—Population and Housing		
Impact POP-1: Development consistent with the proposed project would not 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).	No mitigation required.	Less than significant impact
Impact POP-2: Development consistent with the proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.	No mitigation required.	Less than significant impact.
Cumulative Impact: The proposed project would result in a less than significant cumulative impact related to population and housing.	No mitigation required.	Less than significant impact.
Section 3.14—Public Services		
Impact PUB-1: The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.	No mitigation required.	Less than significant impact.
Impact PUB-2: The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to	No mitigation required.	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
maintain acceptable service ratios, response times or other performance objectives for police protection.		
Impact PUB-3: The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools.	No mitigation required.	Less than significant impact.
Impact PUB-4: The proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks.	No feasible mitigation is available.	Significant and unavoidable impact.
Cumulative Impact: The proposed project would result in a significant and unavoidable cumulative impact related to public services.	No mitigation is available.	Significant and unavoidable impact.
Section 3.15—Recreation		
Impact REC-1: Development consistent with the proposed 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**.**	No mitigation required.	Less than significant impact.
Impact REC-2: Development consistent with the proposed project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	No mitigation required.	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
Cumulative Impact: The proposed project would result in a less than significant cumulative impact related to recreation.	No mitigation required.	Less than significant impact.
Section 3.16—Transportation		
Impact TRANS-1: The proposed project would not conflict with a program plan, ordinance or policy of the circulation system, including transit, roadway, bicycle and pedestrian facilities.	No mitigation required.	Less than significant impact.
Impact TRANS-2: The proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	**MM TRANS-1a: VMT Reduction Strategies** As required by the City Guidelines, transportation demand management (TDM) strategies would be considered for the purpose of reducing potentially significant Vehicle Miles Traveled (VMT) impacts. CAPCOA has published an update to their VMT reduction measure guidance titled Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (CAPCOA 2024) (Handbook). Consistent with VMT reduction measures described within the Handbook, the following are applicable to future development pursuant to the proposed project: • Provide pedestrian and bicycle network improvements within the development connecting to existing off-site facilities. • Where applicable, ensure design of key intersections and roadways to encourage the use of walking, biking, and transit. • Collaborate with the local transit agencies to determine the feasibility of providing new or re-routing existing transit services to the area. **MM TRANS-1b: VMT Analyses** Each individual project shall undergo a project-level VMT analysis to assess potential transportation impacts. If significant VMT impacts are identified, appropriate mitigation measures will be required to reduce these impacts in accordance with City Guidelines, which specify the 15 percent below baseline conditions.	Less than significant impact.
Impact TRANS-3: The proposed project would not substantially increase hazards due to a geometric design	No mitigation required.	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).		
Impact TRANS-4: The proposed project would not result in inadequate emergency access.	No mitigation required.	Less than significant impact.
Cumulative Impact: The proposed project would not result in a significant and unavoidable cumulative impact related to transportation.	Implementation of MM TRANS-1a and MM TRANS-1b.	Less than significant impact.
Section 3.17—Tribal Cultural Resources		
Impact TCR-1: Development consistent with the proposed project would not cause a substantial adverse change in the significance of a Tribal Cultural Resource 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).	Implementation of MM CUL-2 and MM CUL-3.	Less than significant impact.
Impact TCR-2: Development consistent with the proposed project would not cause a substantial adverse change in the significance of a Tribal Cultural 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.	Implementation of MM CUL-2 and MM CUL-3.	Less than significant impact.
Cumulative Impact: The proposed project would result in a less than significant cumulative impact related to tribal cultural resources.	Implementation of MM CUL-2 and MM CUL-3.	Less than significant impact.
Section 3.18—Utilities and Service Systems		
Impact UTIL-1: Development consistent with the proposed project would not 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	No mitigation required.	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
construction or relocation of which could cause significant environmental effects?		
Impact UTIL-2: Development consistent with the proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	No mitigation required.	Less than significant impact.
Impact UTIL-3: Development consistent with the proposed project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments**.**	No mitigation required.	Less than significant impact.
Impact UTIL-4: Development consistent with the proposed project would not 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?	No mitigation required.	Less than significant impact.
Impact UTIL-5: Development consistent with the proposed project would comply with federal, state, and local statutes and regulations related to solid waste.	No mitigation required.	Less than significant impact.
Cumulative Impact: The proposed project would result in a less than significant cumulative impact related to utilities and service systems.	No mitigation required.	Less than significant impact.
Section 3.19—Wildfire		
Impact WILD-1: Development consistent with the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan.	No mitigation required.	Less than significant impact.
Impact WILD-2: Development consistent with the proposed project would not, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and	No mitigation required.	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.		
Impact WILD-3: Development consistent with the proposed project would not involve 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.	No mitigation required.	Less than significant impact.
Impact WILD-4: Development consistent with the proposed project 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**.**	No mitigation required.	Less than significant impact.
Cumulative Impact: The proposed project would have a less than significant cumulative impact related to wildfire.	No mitigation required.	Less than significant impact.

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CHAPTER 1: INTRODUCTION

1.1 - Overview of the CEQA Process

This Draft Program Environmental Impact Report (Draft Program EIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the City of Colton Housing Element Update Program 10/11 Rezone and General Plan Amendment (Program 10/11 Rezone/GPA, or proposed project) (State Clearinghouse [SCH] No. 2025010520). This document is prepared in conformance with CEQA (California Public Resources Code [PRC], §§ 21000, *et seq*.) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, §§ 15000, *et seq*.). This Draft Program EIR is intended to serve as an informational document for the public agency decision-makers and the public regarding the proposed project.

1.1.1 - Overview

A citywide site analysis, which is summarized in Table H-36 of the General Plan Housing Element, shows that City of Colton's (City's) current land use plans and zoning regulations do not provide adequate capacity to fully accommodate the Regional Housing Needs Assessment (RHNA) allocation in all income categories and further rezoning is necessary to create additional housing opportunities. State law establishes a density of 30 dwelling units/acre (du/acre) that must be allowed to facilitate development of lower-income housing. To address this shortfall, the Housing Element identifies candidate sites to be considered for rezoning (Appendix D of the Housing Element Update, Table H-40). Additionally, Program 10/11 Rezone/GPA includes a commitment to rezone a sufficient number of parcels to provide additional residential development capacity to fully accommodate the City's RHNA allocation. Such amendments may include allowing higher densities on residentially zoned properties and/or allowing housing on properties where residential use is not allowed under current regulations. After adoption of the 2021–2029 Housing Element, City Planning Commission staff began identifying vacant and underutilized sites throughout the City with the potential to accommodate housing through rezoning. Most of the shortfall in very low/low-income affordable housing (up to 1,013 units) would be addressed through rezoning of vacant Industrial Park properties along Fairway Drive.

Program 10/11 Rezone/GPA provides that, to accommodate for a shortfall of sites and provide for adequate sites, the City will also up-zone its Mixed-Use Downtown zoning designations to allow up to 40 du/acre and its R3/R4 zone to allow up to 30 du/acre. The Mixed-Use zoning standards will also be updated to allow 100 percent residential use and require at least 50 percent of the total floor area to be occupied by a residential use. The City will rezone 89.66 total acres as a part of Program 10/11 Rezone/GPA to help meet its RHNA shortfall. Chapter 2, Project Description, provides a complete description of the proposed project.

1.1.2 - Purpose and Authority

This Draft Program EIR provides a project-level analysis of the environmental effects of the proposed rezone and General Plan Amendment (GPA) pursuant to Program 10/11 Rezone/GPA. The

environmental impacts of the proposed project are analyzed in the EIR to the degree of specificity appropriate, in accordance with CEQA Guidelines Section 15146. This document addresses the potentially significant adverse environmental impacts that may be associated with the planning, construction, or operation of the proposed project. It also identifies appropriate and feasible mitigation measures and alternatives that may be adopted to significantly reduce or avoid these impacts.

CEQA requires that an EIR contain, at a minimum, certain specific elements. These elements are contained in this Draft Program EIR and include:

- Table of Contents
- Introduction
- Executive Summary
- Project Description
- Environmental Setting, Significant Environmental Impacts, and Mitigation Measures
- Cumulative Impacts
- Significant Unavoidable Adverse Impacts
- Alternatives to the Proposed Project
- Growth-inducing Impacts
- Effects Found not to be Significant
- Areas of Known Controversy

1.1.3 - Lead Agency Determination

The City of Colton is designated as the Lead Agency for the proposed project. CEQA Guidelines Section 15367 defines the lead agency as ". . . the public agency, which has the principal responsibility for carrying out or approving a project." Other public agencies may use this Draft Program EIR in the decision-making or permit process and consider the information in this Draft Program EIR along with other information that may be presented during the CEQA process.

This Draft Program EIR was prepared by FirstCarbon Solutions (FCS), an environmental consultant. Prior to public review, it was extensively reviewed and evaluated by the City of Colton. This Draft Program EIR reflects the independent judgment and analysis of the City of Colton as required by CEQA. Lists of organizations and persons consulted and the report preparation personnel is provided in Chapter 7 of this Draft Program EIR.

1.2 - Scope of the Draft Program EIR

This Draft Program EIR addresses the potential environmental effects of the proposed project. The City issued a Notice of Preparation (NOP) for the proposed project on January 17, 2025, which circulated between January 17 and February 19, 2025, for the statutory 30-day public review period. The scope of this Draft Program EIR includes the potential environmental impacts identified in the NOP and issues raised by agencies and the public in response to the NOP. The NOP is contained in Appendix A of this Draft Program EIR.

Seven comment letters were received in response to the NOP. They are listed in Table 1-1 and provided in Appendix A of this Draft Program EIR.

Table 1-1: NOP Comment Letters

Agency/Organization	Author	Date	Comment Summary	Coverage in the Draft EIR
Public Agencies				
Caltrans	Victor Flores	February 12, 2025	This was a submission of the CALTRANS Vehicle Miles Traveled-Focused Transportation Impact Study Guide. It provides guidance to Caltrans Districts, lead agencies, tribal governments, developers and consultants regarding Caltrans review of a land use project or plan's transportation analysis using a Vehicle Miles Traveled (VMT) metric.	Section 3.16, Transportation
Agua Caliente Band of Cahuilla Indians	Claritsa Duarte	February 14, 2025	The commenter states that per Tribal Historic Preservationists Office Cultural Registry, the proposed project is not located within the Tribe's Traditional Land Use Area, so they defer to other tribes.	Section 3.17, Tribal Cultural Resources
Native American Heritage Commission (NAHC)	Andrew Green	February 4, 2025	The comment letter is the standard NOP letter sent out by the NAHC that provides guidance on abiding by Senate Bill (SB) 10, Assembly Bill (AB) 52, Tribal consultation requirements, and general CEQA compliance requirements.	Section 3.17, Tribal Cultural Resources
Department of Water Resources (DWR)	Nancy Finch	February 19, 2025	The commenter states support for the proposed project, but reminds that they have water pipelines that run throughout the City to maintain and thus need to ensure access for maintenance. They request the following changes and amendments: • That the Draft EIR includes an exhibit which indicates the location of California State Water Project (SWP) facilities in the project area. • Inclusion of facilities description with "DWR facilities located within Area 4 and 5 include 108-inch I.D. Waterline (Santa Ana Pipeline), Manhole Structures (2 total) and Corrosion Test Stations (3 total)." • Table 4 on page 9 add a column with existing property rights for each of the properties listed.	Section 3.18, Utilities

Agency/Organization	Author	Date	Comment Summary	Coverage in the Draft EIR
			• The Assessor's Parcel Numbers (APNs) for Area 4 and 5 shown in Tables 1 and 4 do not match Exhibit 6. Please identify correct parcel and update. • Exhibit 6 – Area 4 and 5 appear to be located directly over DWR's Santa Ana Pipeline spanning between Warm Creek and Interstate 10. They list applicable facilities. • Add all DWR facilities to Exhibit 2 and 3. • Add DWR to the list of Other Government Agency Approvals. • Please include DWR as a reviewing agency on the checklist. They remind that they have full right-of-way for access and that their facilities are protected and will not be relocated/removed.	
Organizations				
Tribal Historic Preservation Office (THPO) Consulting -- Agua Caliente Band of Cahuilla Indians	Luz Salazar	February 19, 2025	The commenter states that per the Tribal Historic Preservation Office Cultural Registry, the proposed project is not located within the Agua Caliente Band of Cahuilla Indians Tribe's Traditional Land Use Area, so they defer to other tribes.	Section 3.17, Tribal Cultural Resources
Greystar	Jim Woods	February 3, 2025	The comment letter states support for the proposed project and formally requests an expansion of the R-O Residential Overlay that will allow for its development. The commenter provides their company's background and explains that they are under contract to acquire approximately 6.5 acres at the northeast corner of E. Santo Antonio Drive and Mount Vernon Avenue with the goal to develop a 4-story apartment building with 256 units. This property comprises two parcels: APN 0276-144-30-0000 (1.27 acres) and APN 0276-144-31-0000 (5.23 acres). Both parcels are currently zoned C-2 General Commercial, with a R-O Residential Overlay applied to the	Section 3.10, Land Use and Planning

Agency/Organization	Author	Date	Comment Summary	Coverage in the Draft EIR
			larger parcel, but not to the smaller parcel. The commenter requests consideration to expand the R-O Residential Overlay to include the entire property. They state they are under a limited duration due diligence period to assess the Project's viability and request a timely response.	
Yuhaaviatam of San Manuel Nation (YSMN) (formerly the San Manuel Band of Mission Indians)	Kristen Tuosto	February 10, 2025	The commenter states that the proposed project is located within Serrano ancestral lands and that the YSMN would like to initiate consultation. They request a copy of the Housing Element Programs 10/11 Rezone/GPA. They also ask if the proposed project would trigger any ground-disturbing "by-right" development that would preclude the YSMN from consulting.	Section 3.17, Tribal Cultural Resources
Source: Compiled by FirstCarbon Solutions (FCS). 2025.				

1.2.1 - Environmental Issues Determined not to be Significant

The NOP identified certain topics and subjects within various topical areas that were determined not to be significant. Other potentially significant issues are analyzed in these topical areas; however, the following issues are not analyzed and were determined not to be significant:

Aesthetics

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?

Agriculture and Forestry Resources

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 nonagricultural use?

b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

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

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

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

An explanation of why each issue is determined not to be significant is provided in Chapter 4, Effects Found not to be Significant.

1.2.2 - Potentially Significant Environmental Issues

The NOP found that the following topical areas may contain potentially significant environmental issues that will require further analysis in the Draft Program EIR. These sections are as follows:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

1.3 - Organization of the Draft Program EIR

This Draft Program EIR is organized into the following main sections:

- **Chapter ES: Executive Summary.** This chapter includes a summary of the proposed project and alternatives to be addressed in the Draft Program EIR. A brief description of the areas of controversy and issues to be resolved, and overview of the Mitigation Monitoring and Reporting Program (MMRP), in addition to a table that summarizes the impacts, mitigation measures, and level of significance after mitigation, are also included in this section.

- **Chapter 1: Introduction.** This chapter provides an introduction and overview describing the purpose of this Draft Program EIR, its scope and components, and its review and certification process.
- **Chapter 2: Project Description.** This chapter includes a detailed description of the proposed project, including its location, site, and project characteristics. A discussion of the project objectives, intended uses of the Draft Program EIR, responsible agencies, and approvals that are needed for the proposed project are also provided.
- **Chapter 3: Environmental Impact Analysis.** This chapter analyzes the environmental impacts of the proposed project. Impacts are organized into major topic areas. Each topic area includes a description of the environmental setting, methodology, significance criteria, impacts, mitigation measures, and significance after mitigation. Each impact discussion includes an analysis of cumulative impacts based on the effects of the proposed project combined with growth projections for the City and surrounding area as described in the City of Colton General Plan, adjacent cities' General Plans, and the Southern California Association of Governments (SCAG) Connect SoCal 2024. The specific environmental topics that are addressed within Chapter 3 are as follows:
  - **Section 3.1—Aesthetics, Light, and Glare:** Addresses the potential visual impacts of development intensification and the overall increase in illumination produced by the proposed project.
  - **Section 3.2—Air Quality:** Addresses potential air quality impacts associated with project implementation and emissions of criteria pollutants. In addition, the section also evaluates project emissions of toxic air contaminants.
  - **Section 3.3—Biological Resources:** Addresses potential impacts on habitat, vegetation, and wildlife; the potential degradation or elimination of important habitat; and impacts on listed, proposed, and candidate threatened and endangered species.
  - **Section 3.4—Cultural Resources:** Addresses potential impacts on historical resources, archaeological resources, paleontological resources, and burial sites.
  - **Section 3.5—Energy:** Addresses potential project impacts related to energy usage.
  - **Section 3.6—Geology, Soils, and Seismicity:** Addresses the potential impacts the project may have on soils and assesses the effects of project development in relation to geologic and seismic conditions.
  - **Section 3.7—Greenhouse Gas Emissions:** Addresses potential project emissions of greenhouse gases.
  - **Section 3.8—Hazards and Hazardous Materials:** Addresses potential for presence of hazardous materials or conditions on the project site and in the project area that may have the potential to impact human health.
  - **Section 3.9—Hydrology and Water Quality:** Addresses the potential impacts of the project on local hydrological conditions, including drainage areas, and changes in the flow rates.
  - **Section 3.10—Land Use and Planning:** Addresses the potential land use impacts associated with division of an established community and consistency with applicable land use plans, including SCAG's Sustainable Communities/Regional Transportation Plan.

- **Section 3.11—Mineral Resources:** Addresses potential impacts on mineral resources within City limits.
- **Section 3.12—Noise:** Addresses potential noise impacts during construction and at project buildout from mobile and stationary sources. The section also addresses the impact of noise generation on neighboring uses.
- **Section 3.13—Population and Housing:** Addresses the potential of the proposed project to induce direct or indirect population growth.
- **Section 3.14—Public Services:** Addresses potential impacts upon public services, including fire protection, law enforcement, schools, parks, and recreational facilities.
- **Section 3.15—Recreation:** Addresses potential impacts related to parks and park usage.
- **Section 3.16—Transportation and Traffic:** Addresses potential impacts related to the local and regional roadway system and public transportation, bicycle, and pedestrian access.
- **Section 3.17—Tribal Cultural Resources:** Addresses potential project impacts related to tribal cultural resources.
- **Section 3.18—Utilities and Services Systems:** Addresses potential impacts related to service providers, including fire protection, law enforcement, water supply, wastewater, solid waste, and energy providers.
- **Section 3-19—Wildfire:** Addresses potential impacts related to wildfire including lands within State Responsibility Areas and lands classified as very high fire hazard severity zones.

- **Chapter 4: Effects Found not to be Significant.** This chapter contains analysis of the topical sections not addressed in Chapter 3.
- **Chapter 5: Other CEQA Considerations.** This chapter provides a summary of significant environmental impacts, including unavoidable and growth-inducing impacts. This chapter discusses the cumulative impacts associated with the proposed project, including the impacts of past, present, and probable future projects. In addition, the proposed project's energy demand is summarized.
- **Chapter 6: Alternatives to the Proposed Project.** This chapter compares the impacts of the proposed project with a No Project Alternative, as required by CEQA. There are no other feasible alternatives that would reduce the impacts of the proposed project. In addition, alternatives initially considered but rejected from further consideration are discussed.
- **Chapter 7: Persons and Organizations Consulted/List of Preparers.** This chapter also contains a full list of persons and organizations that were consulted during the preparation of this Draft Program EIR. This chapter also contains a full list of the authors who assisted in the preparation of the Draft Program EIR, by name and affiliation.
- **Appendices.** The Draft Program EIR appendices includes all notices and other procedural documents pertinent to the Draft Program EIR, as well as all technical material prepared to support the analysis.

1.4 - Documents Incorporated by Reference

As permitted by CEQA Guidelines Section 15150, this Draft Program EIR has referenced several technical studies, analyses, and previously certified environmental documentation. Information from the documents, which have been incorporated by reference, has been briefly summarized in the appropriate section(s). The relationship between the incorporated part of the referenced document and the Draft Program EIR has also been described. The documents and other sources that have been used in the preparation of this Draft Program EIR include, but are not limited to:

- City of Colton General Plan Land Use Element
- City of Colton General Plan Mobility Element
- City of Colton Municipal Code

In accordance with CEQA Guidelines Section 15150(b), the General Plan, Housing Element Update, and the referenced documents and other sources used in the preparation of the Draft Program EIR are available for review at the City of Colton Development Services Department at the address shown in Section 1.5 below.

1.5 - Review of the Draft Program EIR

Upon completion of the Draft Program EIR, the City of Colton filed a Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (PRC § 21161). Concurrent with the NOC, this Draft Program EIR has been distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy of the Draft Program EIR in accordance with Public Resources Code 21092(b)(3). During the public review period, the Draft Program EIR, including the technical appendices, is available for review at the City of Colton Development Services Department and local libraries. The address for each location is provided below:

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

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

City Hall Information Booth
650 North La Cadena Drive
Colton, CA 92324

The Draft Program EIR is also available for review at the following website: https://www.coltonca.gov/779/Environmental-Documents.

Agencies, organizations, and interested parties have the opportunity to comment on the Draft Program EIR during the 45-day public review period. Written comments on this Draft Program EIR should be addressed to:

Mario Suarez, AICP, Planning Manager
659 North La Cadena Drive
Colton, CA 92324

Submittal of electronic comments in Microsoft Word or Adobe PDF format is encouraged. Upon completion of the public review period, written responses to all significant environmental issues raised will be prepared and made available for review by the commenting agencies at least 10 days prior to the public hearing before the City Council on the proposed project at which the certification of the Final EIR will be considered. Comments received and the responses to comments will be included as part of the record for consideration by decision-makers for the proposed project.

CHAPTER 1: PROJECT DESCRIPTION

This Draft Program Environmental Impact Report (Draft Program EIR) analyzes the potential environmental effects related to implementation of the City of Colton Housing Element Update Program 10/11 Rezone and General Plan Amendment (Program 10/11 Rezone/GPA, or proposed project). Actions required to implement the Program 10/11 Rezone/GPA include: General Plan Land Use Map and Official Zoning Map Amendments, certain Land Use Element text changes (Appendix H), and Zoning Ordinance text amendments (Appendix I) pertaining to related and unrelated properties of the Program 10/11 Rezone/GPA. This chapter describes each of the elements of the proposed project.

1.1 - Project Location and Setting

The City of Colton (City) is located in the western portion of San Bernardino County (County), approximately 60 miles to the east of Los Angeles. The City is directly served by two major freeways: Interstate 10 (I-10), which transverses the community, and I-215, which runs along the eastern boundary. Adjacent jurisdictions include the City of Rialto to the west, the City of San Bernardino to the east, and the City of Grand Terrace to the south. State Route (SR) 60 bisects the extreme southern portion of the City in a northwest–southeast direction. Exhibit 2-1 and Exhibit 2-2 depict the City's regional location and local vicinity.

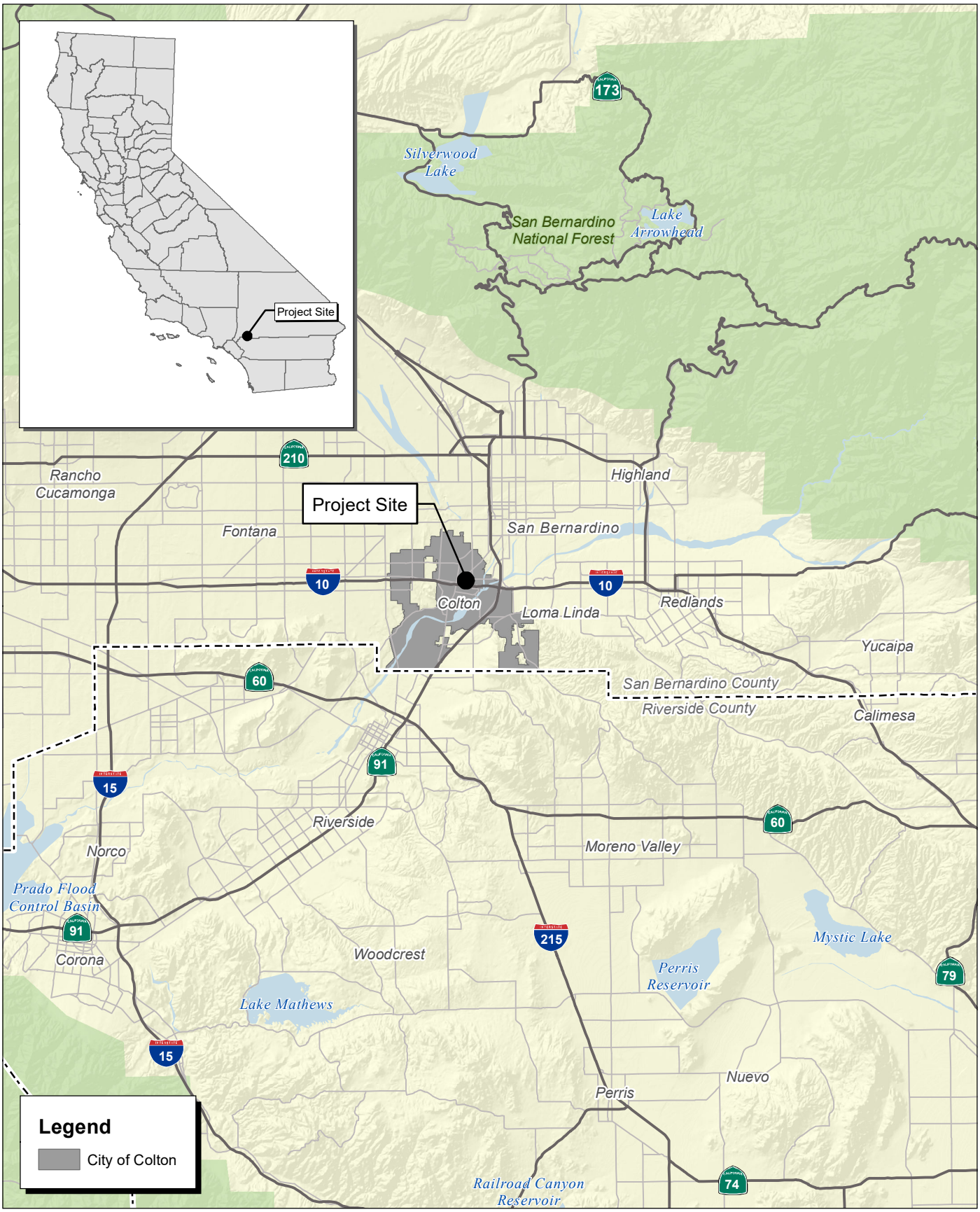
1.2 - Background

1.2.1 - South Colton Livable Corridor Plan

The South Colton Livable Corridor Plan (Corridor Plan) was adopted by the Colton City Council on July 16, 2019, by Resolution R-61-19. The Corridor Plan identifies amenities and improvements, suggests new uses for vacant and underutilized parcels, and recommends updates to land use policies and development regulations.

The study area of the Corridor Plan covers 19 blocks of South Colton, occupying approximately 110 acres and extending from K Street on the north border to Congress Street on the south and 6th Street on the west to 9th Street on the east. The study area also includes South La Cadena Drive. Currently, the land use designation along South La Cadena Drive is General Commercial, a category that does not allow residential uses. The Corridor Plan recommends that the land use designation be revised to the General Plan category of Mixed-Use/Downtown, which would allow residential uses up to 30 dwelling units per acre (du/acre) and nonresidential uses up to 1.0 floor area ratio (FAR). This recommended GPA will be implemented by the Program 10/11 Rezone/GPA.

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Source: Census 2000 Data, The California Spatial Information Library (CaSIL).

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Exhibit 2-1
Regional Location Map

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Source: ESRI Aerial Imagery. City of Colton

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1,300 650 0 1,300 Feet

Exhibit 2-2
Local Vicinity Map

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1.2.2 - 2021–2029 Housing Element Update

Under California State law, the General Plan 6th Cycle Housing Element Update is a mandatory component of the City of Colton General Plan. Housing Element Law mandates that local governments must appropriately plan to meet the existing and projected housing needs of all economic segments of the community, from very low-income (less than 50 percent of Area Median Income [AMI]) to above moderate-income (above 120 percent of AMI). The law recognizes that local governments must adopt land use plans and regulatory systems to provide opportunities for housing production to support the private market in adequately addressing housing needs and demands. The law also requires that the California Department of Housing and Community Development (HCD) review local housing elements to ensure compliance with State law and report their findings to local governments. Although the Housing Element provides policies and programs to facilitate new housing construction, the Housing Element does not propose or confer any specific development projects.

Consistent with State Housing Element law, the Housing Element must be updated every 8 years. To date, about 44 percent of the 25 cities in the San Bernardino County jurisdiction remain out of compliance, including Colton. On October 26, 2021, the Planning Commission approved Resolution No. R-33-21 by a 6-0-1 vote, recommending City Council approval of the General Plan 2021–2029 Housing Element Update. There are a total of 40 Programs that include actions and continued monitoring that are part of the Colton City Council-adopted 2021–2029 Housing Element Update. The proposed General Plan Land Use Element Text Changes are the minimum amendments proposed to provide consistency with the General Plan Land Use Map (see Appendix H).

On January 4, 2022, the City Council approved the 2021–2029 General Plan Housing Element. Staff immediately forwarded the approved Housing Element to HCD for review and approval. The adopting resolution allows for technical revisions to the Housing Element in response to comments from the HCD.

As noted in the January 4, 2022, staff report recommending adoption of the Housing Element Update, the site analysis, which is summarized in Table H-36 of the Housing Element, shows that current City land use plans and zoning regulations do not provide adequate capacity to fully accommodate the Regional Housing Needs Assessment (RHNA) allocation in all income categories and further rezoning is necessary to create additional housing opportunities. State law establishes a density of 30 du/acre that must be allowed to facilitate development of lower-income housing.

To address this shortfall, the Housing Element identifies candidate sites to be considered for rezoning (Appendix D, Table H-40). Additionally, Program 10/11 in the Housing Element includes a commitment to rezone a sufficient number of parcels to provide additional residential development capacity to fully accommodate the City's RHNA allocation. Such amendments may include allowing for higher densities on residentially zoned properties and/or allowing for housing on properties where residential use is not allowed under current regulations. After adoption of the 2021–2029 Housing Element, City Planning Commission staff began identifying vacant and underutilized sites throughout the City with the potential to accommodate housing through rezoning. Most of the shortfall in very low/low-income affordable housing (up to 1,013 units), would be addressed through rezoning of vacant Industrial Park properties along Fairway Drive.

An outreach survey was circulated by the City to area developers, property owners, and other interested parties in November 2023. There were three responses to that survey, which generally indicated interest in market-rate housing and interest in maintaining existing zoning for 1550 Fairway Drive.

Two community meetings were held related to the Housing Element Update:

- October 24, 2023, with the Planning Commission
- November 7, 2023, at 6:00 p.m.

1.3 - Existing Housing

The California Department of Finance estimates that the City will have a total of 16,191 housing units.[1] The most prevalent housing type in Colton is single-family detached with an estimated 10,013 units, representing 59.6 percent of all housing units, which is higher than the 54.2 percent share in the Southern California Association of Governments (SCAG) region.[2] Out of the total housing units in Colton, there are approximately 16,174 occupied units as of year-end 2024, which equates to a 3.7 percent total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 3.2.[3] Over the past two decades (2000–2020), there has been more construction of single-family residential units than multi-family residential units in Colton.[4] Between 2011 and 2025, single-family residential units increased by 454, multi-family residential units decreased by 15, and mobile home units decreased by 36. Table 2-1 provides existing housing units by type for 2011 and estimates for 2025.

Table 2-1: Existing/Estimated Housing Units 2011 and 2025

Unit Type	2011			2025		
	Number	Percent[1]	Vacancy Rate	Number	Percent[1]	Vacancy Rate
Single Detached	9,559	58.4%	—	10,013	59.6%	—
Single Attached	564	3.4%		616	3.6%	
Two to Four	1,592	9.7%		1,565	9.3%	
Five Plus	3,727	22.8%		3,739	22.3%	
Mobile Homes and Other	916	5.6%		880	5.2%	
Total	16,366	—	8.5%	16,191	—	3.7%

[1] California Department of Finance. 2025. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020–2025. Website https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2025/. Accessed June 6, 2025.
[2] Ibid.
[3] Ibid.
[4] Southern California Association of Governments (SCAG). 2021. Pre-certified Local Housing Data. April 30.

Unit Type	2011			2025		
	Number	Percent[1]	Vacancy Rate	Number	Percent[1]	Vacancy Rate

Notes:
[1] Rounded to the nearest tenth of a percent
Sources: California Department of Finance. 2021. E-4 Population and Housing Estimates for Cities, Counties, and the State, 2011–2021. Website: https://dof.ca.gov/forecasting/demographics/estimates/estimates-e5-2010-2020/. Accessed August 21, 2024.
California Department of Finance. 2025. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020–2025. Website https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2025/. Accessed June 6, 2025

1.4 - Regional Housing Needs Assessment

The RHNA is the process established in State law by which future housing needs are determined for each city. On March 4, 2021, SCAG adopted the final RHNA Plan, which identified the RHNA allocation for Colton. Table 2-2 shows the breakdown of the RHNA allocation by housing affordability type.

Table 2-2: 2021–2029 Regional Housing Needs Assessment, City of Colton

Housing Affordability Type				
Very Low	Low	Moderate	Above Moderate	Total
1,318	668	906	2,542	5,434

Source: Southern California Association of Governments (SCAG). 2021.

The RHNA allocation identifies the amount of additional housing a jurisdiction would need in order to have enough housing at all price levels to fully accommodate its assigned share of the region's housing need during the 8-year planning period. The RHNA is a planning requirement based upon housing need—not a construction quota or mandate. Jurisdictions are not required to build housing or issue permits to achieve their RHNA allocations, but the Housing Element must provide an evaluation of potential capacity for additional housing based on land use designations, development regulations, other development constraints (such as infrastructure availability and environmental conditions), and real estate market trends. The analysis must be prepared at a parcel-specific level of detail and identify properties (or "sites") where additional housing could be built consistent with City regulations. This evaluation is referred to as the "sites analysis" and State law requires the analysis to demonstrate that the City has adequate sites with appropriate zoning to fully accommodate additional housing development commensurate with its RHNA allocation in each income category. If the site analysis does not demonstrate that adequate capacity exists to fully accommodate the RHNA, the Housing Element must describe what steps will be taken to increase capacity commensurate with the RHNA—typically through amendments to land use and zoning.

In preparing the RHNA Plan, the methodology was guided by the following objectives, set forth in State law and paraphrased below:

- **Objective 1:** Increase housing supply and mixes of housing types, tenure, and affordability in all cities and counties in an equitable manner.
- **Objective 2:** Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns, and achieve greenhouse gas emissions reduction targets.
- **Objective 3:** Promote improved intraregional job-housing relationship, including balance between low-wage jobs and affordable housing.
- **Objective 4:** Balance disproportionate housing income distributions (more high-income RHNA to lower-income areas and vice versa).
- **Objective 5:** Affirmatively further fair housing.

The final RHNA methodology includes three primary components: (1) baseline allocation, (2) factors and weights, and (3) equity adjustment; the equity adjustment was incorporated as part of the draft RHNA methodology approved in January 2021. The baseline allocation correlates to each jurisdiction's percentage of the region's total households in the year 2050, taking into consideration the number of households currently living in a jurisdiction and the number of households expected to be added within the next several decades. With respect to factors and weights, each factor represents data related to policy priorities set forth in the final RHNA methodology, including access to high opportunity areas and proximity to jobs and transit, and the weight determines the share of a region's housing needs assigned by that particular factor.

1.4.1 - Inventory of Sites to Accommodate the RHNA

The City's sites inventory consists of four components:

- projects that have been approved but are not yet built;
- vacant sites with potential for residential development;
- previously developed properties that are underutilized and have potential for additional residential development or redevelopment; and
- future accessory dwelling units (ADUs).

Table 2-3 shows that, based on the proposed rezone strategy, there would be sufficient sites to meet the RHNA.

Table 2-3: City of Colton Sites Inventory to Meet the RHNA

	Very Low	Low	Moderate	Above Moderate	Total
Approved Projects	—	12	140	374	526
Vacant Sites	1,356	657	1,102	1,583	4,698
Underutilized Sites	210	141	36	1,234	1,621
ADUs	20	31	31	7	89

	Very Low	Low	Moderate	Above Moderate	Total
Total Capacity	1,586	841	1,309	3,198	6,934
RHNA + 20% Buffer	1,582	802	1,087	3,050	6,934
Additional Surplus	4	39	222	148	—
Source: City of Colton General Plan. 2021–2029 Housing Element, 6th Cycle.					

1.5 - Program 10/11 Housing Element Rezone and General Plan Amendment

Pursuant to Housing Element Law, a housing element must identify potential sites suitable for redesignation and/or rezoning to accommodate housing needs for all segments of the community. The potential sites for rezoning were developed consistent with provisions of Government Code Section 65583.1, which states, in part, that:

> The Department of Housing and Community Development, in evaluating a proposed or adopted housing element for substantial compliance with this article, may allow a city or county to identify adequate sites, as required pursuant to Section 65583, by a variety of methods, including, but not limited to, redesignation of property to a more intense land use category and increasing the density allowed within one or more categories.[5]

Program 10/11 of the Housing Element Update provides that, to accommodate for a shortfall of sites and provide for adequate sites, the City will also up-zone its Mixed-Use Downtown zoning designations to allow up to 40 du/acre and its R3/R4 zone to allow up to 30 du/acre. The Mixed-Use zoning standards will also be updated to allow 100 percent residential use and require at least 50 percent of the total floor area to be occupied by a residential use. The City will rezone 89.9 total acres as a part of Program 10/11 to help meet its RHNA shortfall.

The site inventory analysis has been conservative in identifying Mixed-Use/Downtown (M-U/D) properties to accommodate a portion of the City's RHNA allocation for lower-income housing, and only those parcels with the greatest potential for residential development have been included in the site inventory. If developers choose not to pursue projects at these particular sites, ample additional affordable housing development opportunities are available on other properties within the M-U/D zoning district and on other vacant and underutilized parcels that have been identified by the City as candidates for rezoning. The City is committed to maintaining no net loss of capacity to accommodate the entire RHNA.

The properties proposed for rezoning and for amendment of their General Plan Land Use designation are described as part of the six areas in the City that relate to Program 10/11 of the 2021–2029 General Plan Housing Element Update. Under Program 10/11, rezoned sites would comply with the requirements of Government Code Section 65583.2(h), which states that cities must

[5] California Legislative Information. No date. California Government Code Article 10.6. Housing Elements [65580-65589.11]. Website: https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=3.&article=10.6. Accessed June 6, 2025.

have a program to facilitate by-right approval for projects that include at least 20 percent of the units for lower-income housing on rezoned low-income sites.

Two areas are also proposed for rezoning and GPA to implement the South Colton Livable Corridor Plan. Rezoned sites shall comply with the following:

- Permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households;
- Accommodate a minimum of 16 units per site;
- Require a minimum density of 20 du/acre; or
- At least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites allow 100 percent residential use and require residential use occupy 50 percent of the total floor area of a mixed-use project.

In total, 89.9 acres would be rezoned under the proposed project. Table 2-3 summarizes the six areas where sites have the potential for rezone and includes the existing and proposed General Plan land use and zoning designation for each site, as well as the range of densities that would be allowed and the maximum capacity for residential units. Table 2-4 summarizes the three additional areas outside of Program 10/11 that are subject to rezoning as part of the proposed project.

Exhibit 2-3 through Exhibit 2-7 provide maps of the areas proposed for rezoning under Program 10/11 and the three areas outside of Program 10/11 subject to rezoning. Table 2-5 summarizes the existing land uses on each identified parcel for rezone and describes the physical changes anticipated on-site to accommodate housing.

Table 2-4: Potential Sites for Rezone under Program 10/11 Rezone/GPA

Area No.	Address	No. of Parcels	Assessor's Parcel No.	Area (acres)	Existing GP Land Use Designation	Proposed GP Land Use Designation	Existing Zoning	Proposed Zoning	Residential Density Range (per acre)	Residential Maximum Capacity	Realistic Yield (based on residential capacity factor of 0.6)*
1	500 South La Cadena Drive 530 South La Cadena Drive 660 South La Cadena Drive	3	0163-211-02 0163-211-05 0163-211-25	1.6 0.4 1.2	GC	M-U/D Res Overlay Res Overlay	C-2	M-U/D Res Overlay Res Overlay	20-30	63 12 36	38 7 22
2	233 South La Cadena Drive	1	0163-074-31	0.3	GC	Res Overlay	C-2	Res Overlay	20-30	9	5
3	158 South La Cadena Drive 170 South La Cadena Drive 115 East L Street 131 East L Street	4	0163-081-06 0163-081-07 0163-081-08 0163-081-09	0.2 0.2 0.1 0.1	GC	Res Overlay	C-2	Res Overlay	20-30	6 6 3 3	4 4 2 2
4	1202 East Fairway Drive 1300 East Fairway Drive 1500 East Fairway Drive 1200 Crossroads Drive 1250 Crossroads Drive 1300 Crossroads Drive 1350 Crossroads Drive 1400 Crossroads Drive 1500 Crossroads Drive	11	0164-182-38 0164-182-41 0164-182-43 0164-182-46 0164-182-47 0164-182-48 0164-182-51 0164-182-53 0164-182-55 0164-182-57 0164-182-58	0.2 0.4 1.8 1.0 1.0 0.97 8.2 1.6 8.8 1.0 2.6	IP	MU	I-P	MU	20-40	8 16 72 40 40 39 328 64 352 40 104	5 10 43 24 24 23 197 38 211 24 62
5	1201 East Fairway Drive	6	0164-281-01 0164-281-02 0164-281-09 0164-281-11	8.88 5.8 3.96 16.85 4.7	IP	MU	I-P	MU	20-40	355 232 158 674	213 139 95 404

Area No.	Address	No. of Parcels	Assessor's Parcel No.	Area (acres)	Existing GP Land Use Designation	Proposed GP Land Use Designation	Existing Zoning	Proposed Zoning	Residential Density Range (per acre)	Residential Maximum Capacity	Realistic Yield (based on residential capacity factor of 0.6)*
			0164-181-08 0164-181-12	2.77						188 110	113 66
6	E. Santo Antonio Drive and Mt. Vernon Avenue	2	27614430 27614431	1.27 5.22	GC		C-2	C-2/R-O	20-40	51.2 208.8	31** 125**
GRAND TOTAL				**81.12**						**3,218**	**1,931**

Notes:
du/acre = dwelling units per acre
GC/C-2 = General Commercial
GP = General Plan
IP/I-P = Industrial Park
MU = Mixed-Use
M-U/D = Mixed-Use/Downtown
Source: City of Colton. 2024.
*Rounded up
**Based on actual proposed site development

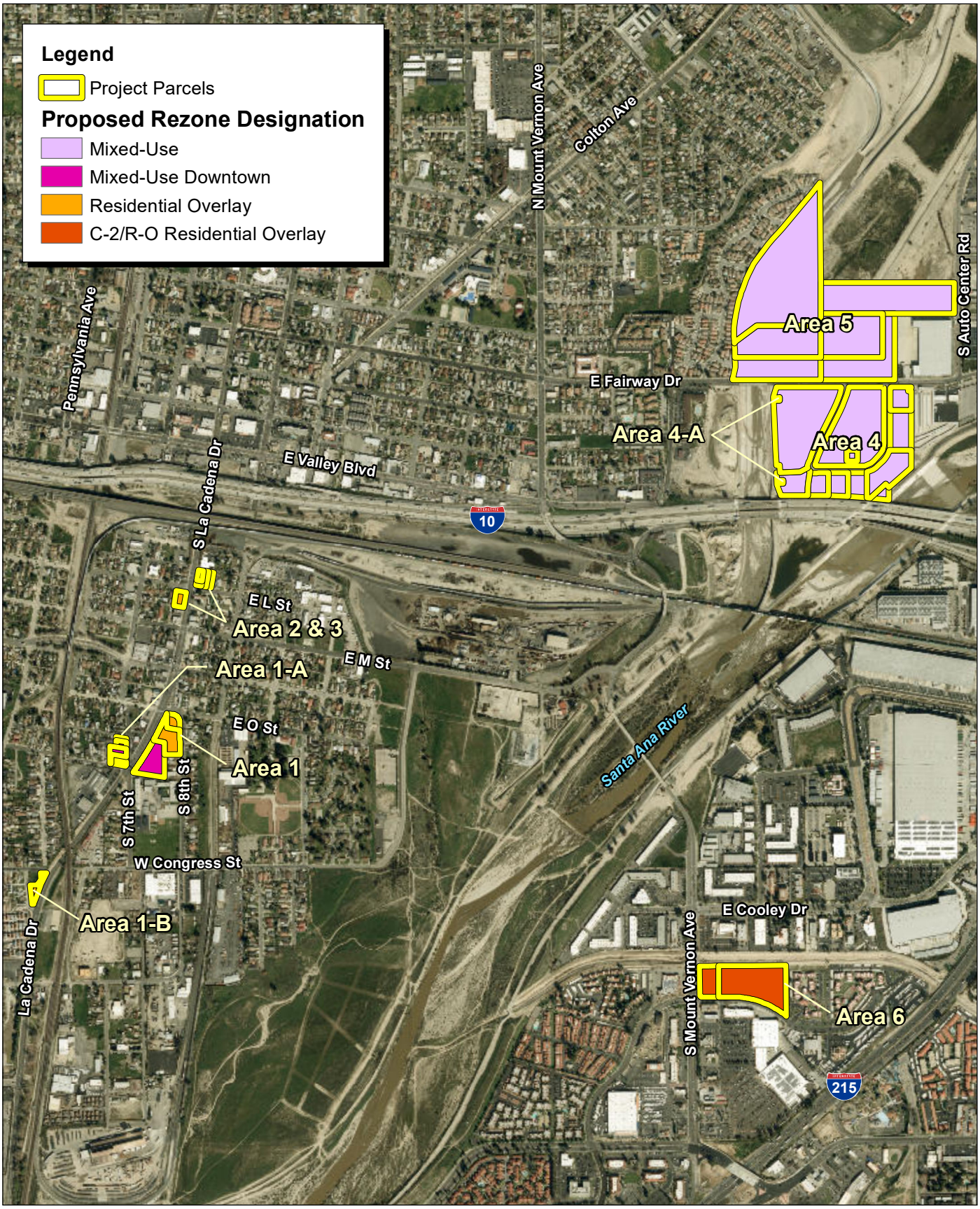
Table 2-5: Additional Parcels to Be Rezoned

Area No.	Address	No. of Parcels	Assessor's Parcel No.	Area (acres)	Existing GP Land Use Designation	Proposed GP Land Use Designation	Existing Zoning	Proposed Zoning	Residential Density Range	Residential Maximum Capacity	Realistic Yield (based on residential capacity factor of 0.6*)
1-A	609 South 7th Street 613 South 7th Street 655 South 7th Street 659 South 7th Street	4	0163-172-46 0163-172-47 0163-172-49 0163-172-50	0.08 0.15 0.15 0.15	LDR GC 	M-U/D	R-1 C-2 	M-U/D	20-40	3 6 6 6	2 4 4 4
1-B	Hert Street and Congress Street	1	Not assigned	0.35	—	—	—	MU-D	20-40	14	10
4-A	1200 East Fairway Drive 1200 Crossroads Drive	2	0164-182-52 0164-182-54	0.02 0.02	IP	M-U/D	I-P	M-U/D	20-40	1 1	1 1
GRAND TOTAL				**8.78 [update]**						**37**	**22**

Notes:
GC = General Commercial
GP = General Plan
IP/I-P = Industrial Park
LDR/R-1 = Low Density Residential
M-U/D = Mixed-use/Downtown
*Rounded up

Source: City of Colton. 2024.

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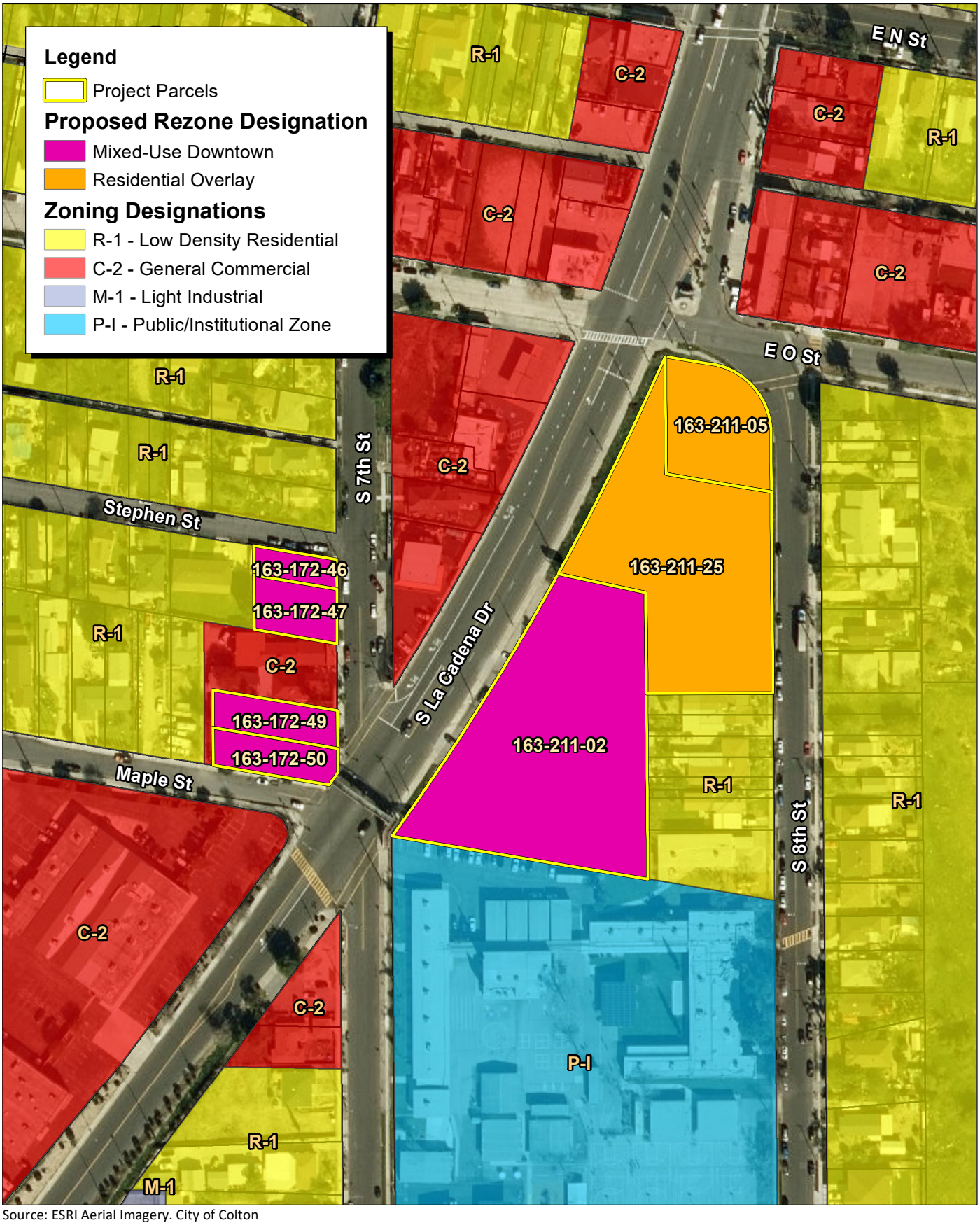
Source: ESRI Aerial Imagery. City of Colton

FIRSTCARBON SOLUTIONS™

1,300 650 0 1,300 Feet

Exhibit 2-3
Overview Proposed Rezone Map

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Source: ESRI Aerial Imagery. City of Colton

FIRSTCARBON SOLUTIONS™

160 80 0 160 Feet

Exhibit 2-4
Area 1 and 1-A Proposed Rezone

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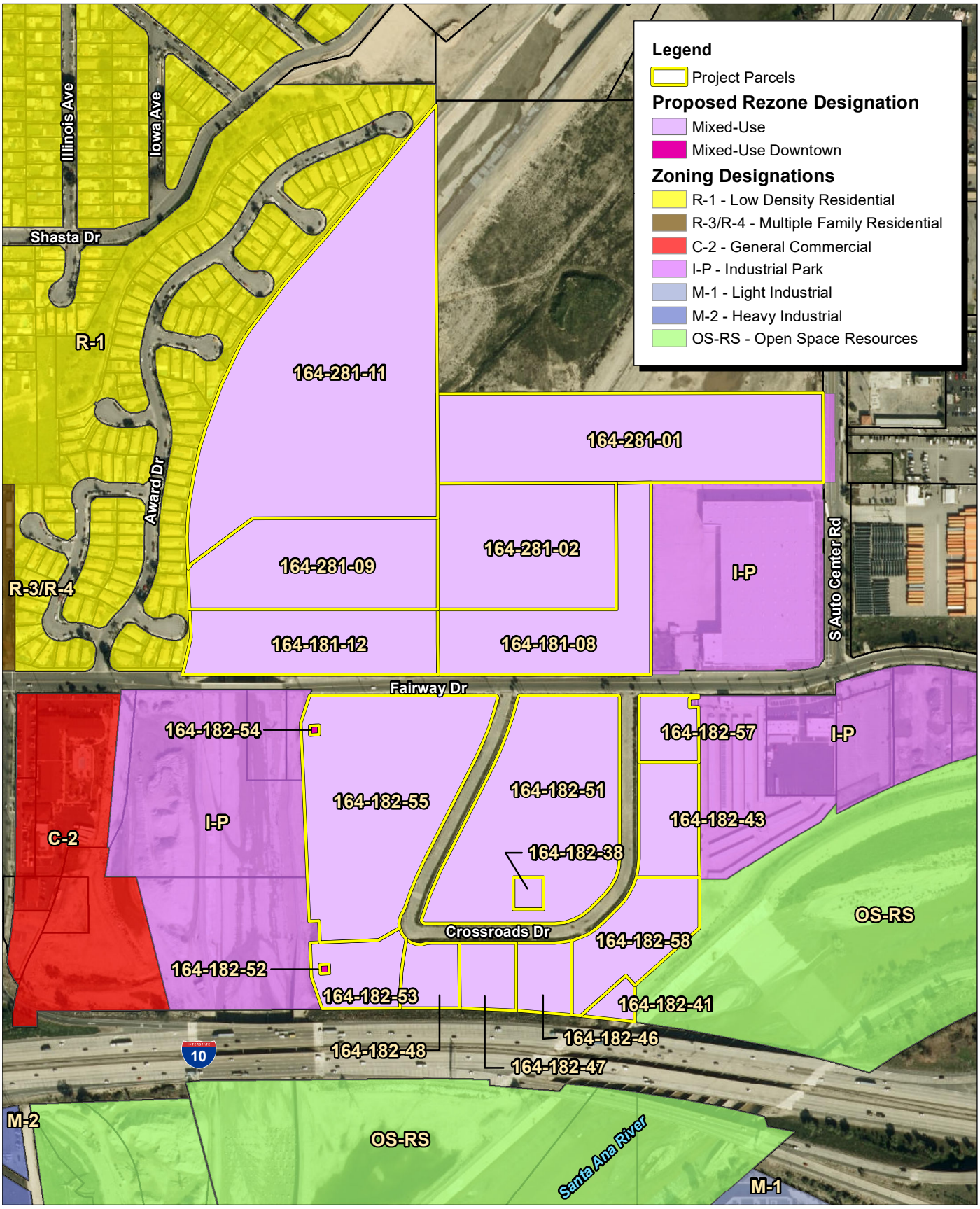
Source: ESRI Aerial Imagery. City of Colton

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160 80 0 160 Feet

Exhibit 2-5
Area 2 and 3 Proposed Rezone

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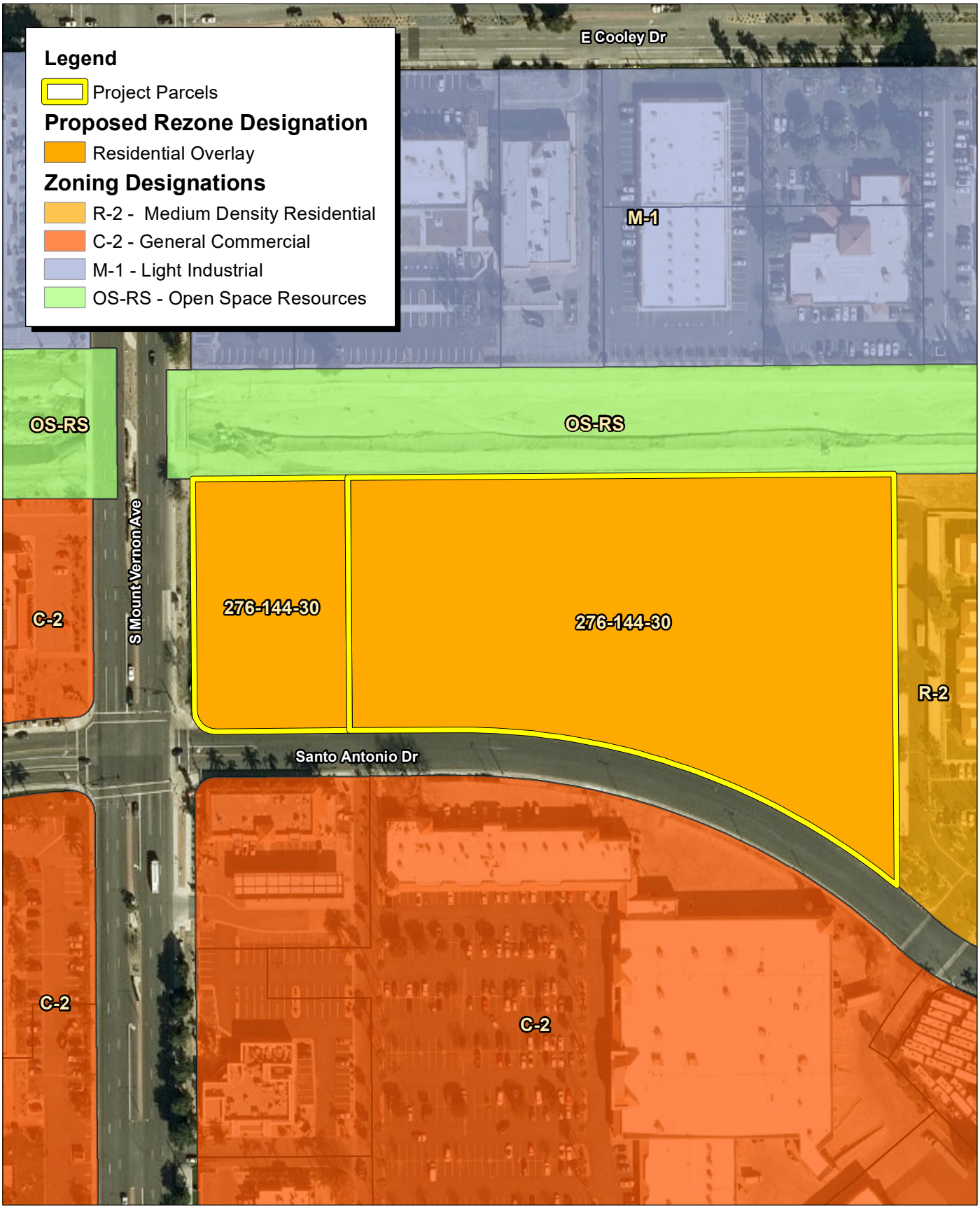
Source: ESRI Aerial Imagery. City of Colton

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450 225 0 450 Feet

Exhibit 2-6
Area 4, 4-A, and 5 Proposed Rezone

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Source: ESRI Aerial Imagery. City of Colton

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160 80 0 160 Feet

Exhibit 2-7
Area 6 Proposed Rezone

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Table 2-6: Existing Land Uses and Anticipated Changes

Area	Address	Existing Land Use(s)	Surrounding GP/Zoning	Anticipated Changes
1	500 South La Cadena Drive 530 South La Cadena Drive 660 South La Cadena Drive	Vacant Building 660 South La Cadena Drive. No structures on remaining parcels.	The Immediate area is zoned as C-2 General Commercial, which expands along South La Cadena Street to the north and southwest. The areas to the west and east are R-1 Low Density Residential. South is Zoned P-I with an elementary school.	Rezoning of area to Mixed-Use Downtown Residential (M-U/D) to allow up to 40 units per acre. 500 and 600 South La Cadena–Construction of new residential or mixed-use, with ground-floor commercial and multi-family residential above, likely requiring demolition of existing single business building on sites. Current status unknown. 530 South La Cadena–Construction of new residential or mixed-use, with ground-floor commercial and multi-family residential above on vacant site.
1-A	609 South 7th Street 613 South 7th Street 645 South 7th Street 655 South 7th Street 659 South 7th Street	Residential structures.	Immediate Area: The top portion of the area (Containing 609 South 7th Street) is zoned as R-1 Residential. The bottom portion (containing 613–659 South 7th Street) is zoned as C-2 General Commercial. North and west are zoned as R-1 Low Density Residential. South and east are C-2 General Commercial.	Rezoning of area to M-U/D to allow up to 40 units per acre. Construction of new residential or mixed-use, with ground-floor commercial and multi-family residential above on various parcels. Extent of existing development to be demolished is unknown and would vary from parcel to parcel.
2	233 South La Cadena Drive	Vacant	Immediate area and immediately adjacent to east, south, and west is C-2 General Commercial along South La Cadena Drive.	Applying a Residential Overlay to the area. Construction of new residential units on vacant site.

Area	Address	Existing Land Use(s)	Surrounding GP/Zoning	Anticipated Changes
			To the north and west is R-1 Low Density Residential. On the same block to the west is R-U–Railroad/Utility/Right-of-Way Zone, with residential buildings.	
3	158 South La Cadena Drive 170 South La Cadena Drive 115 East L Street 131 East L Street	Vacant	Vacant Lots zoned as C-2 General Commercial along South La Cadena Drive. Surrounded by R-1 Low Density Residential. To the northeast on the next block is Special Development Area (SDA) Overlay.	Residential Overlay Applying a Residential Overlay to the area. Construction of new residential units on vacant site.
4	1202 East Fairway Drive 1300 East Fairway Drive 1500 East Fairway Drive 1200 Crossroads Drive 1250 Crossroads Drive 1300 Crossroads Drive 1350 Crossroads Drive 1400 Crossroads Drive 1500 Crossroads Drive	Vacant	East side of area (containing 1202 East Fairway) zoned as C-2 General Commercial. Immediately north is R-1 Low Density Residential; east is R-2 Medium Density Residential and R-3/R-4 Multiple Family Residential. The majority of plot (containing the rest) is zoned Industrial Park (I-P). Immediately north is I-P. South and west is Open Space Resources (OS-RS) for the Santa Ana River. The entire area is within the Business District Sign (BDS) Overlay.	Rezoning of area to M-U/D to allow up to 40 units per acre. Construction of new residential or mixed-use, with ground-floor commercial and multi-family residential above on vacant site.
4-A	1200 East Fairway Drive 1200 Crossroads Drive	Vacant/undeveloped	1200 E Fairway Drive–zoned as R-3/R-4 Multiple Family Residential. North is R-1 Low Density Residential,	1200 E Fairway–Area already has residential units. 1200 Crossroads Drive–

Area	Address	Existing Land Use(s)	Surrounding GP/Zoning	Anticipated Changes
			R-2 Medium Density Residential, and a P-I Zone for a hospital. East and south is R-2 Medium Density Residential and R-3/R-4 Multiple Family Residential. 1200 Crossroads Drive–Zoned I-P Industrial Park. North is I-P. South and west is OS-RS for the Santa Ana River; the entire area is within the BDS Overlay.	Construction of new residential or mixed-use, with ground-floor commercial and multi-family residential above on vacant site.
5	1201 East Fairway Drive	Vacant	1200 E Fairway Drive–area zoned as R-3/R-4 Multiple Family Residential. North is R-1 Low Density Residential, R-2 Medium Density Residential, and P-I Zone for a hospital. West is R-1 Low Density Residential, south and east is R-2 Medium Density Residential and R-3/R-4 Multiple Family Residential.	Rezoning of area to M-U/D to allow up to 40 units per acre. Construction of new residential or mixed-use, with ground-floor commercial and multi-family residential above on vacant site.
Notes: M-U/D = Mixed-use/Downtown Source: City of Colton, 2024.				

1.5.1 - Densities and Affordability Assumptions

State Housing Law provides for a series of "default densities," which are zoning minimums that, if applied, can be assumed to yield lower-income housing units.[6]

For Colton, the minimum default density for units to be counted as lower-income units in the inventory is 30 du/acre. For the proposed M-U/D zone, maximum density would be 40 du/acre, with an estimated yield density of 24 du/acre. Per Government Code Section 65583.2I(3)(B), with

[6] "No net loss" provisions are a component of the Housing Accountability Act, which, whenever a project is approved with few units or less affordability than cited in the Housing Element, requires findings to be made that adequate zoning capacity remains in the inventory to accommodate the units not built or for the City to rezone additional sites to accommodate that number of units.

proposed rezoning strategies, the City's Mixed-Use zone is consistent with the default density standards and is therefore considered appropriate to accommodate housing for lower-income households.

Moderate-income housing can be accommodated through medium- and higher-density zones, with maximum densities ranging from 15 to 30-plus du/acre. These densities support a variety of multi-family housing typologies, including townhomes and garden-style apartments, which may be affordable to moderate-income households.

Above moderate-income housing needs may be met through lower-density, single-family typologies, typically in the 0 to 15 du/acre range; however, higher density housing may also be suitable to meet the above moderate housing needs.

The potential rezone sites were conservatively assumed to be developed at a yield of 60 percent of the maximum density to account for potential commercial or other uses of the sites, although the M-U/D zone allows for fully residential development. These assumptions provide a realistic estimate for the sites based on current development trends and recent conversations with property owners and developers in the City. The assumptions also account for development standards such as lot coverage requirements, parking, setbacks, open space, infrastructure, and public facilities.

1.5.2 - Density Bonus

California Government Code Section 65915 (California Senate Bill [SB] 1818, Chapter 928) includes requirements for local governments to provide developers with a density increase over otherwise maximum allowable residential density (density bonus) and other incentives, provided the developer meets certain requirements to construct housing with units affordable to lower- or moderate-income households, as explained in Section 65915 (b) of the Government Code:

65915 (b) A city, county, or city and county shall grant a density bonus and incentives or concessions described in subdivision (d) when the applicant for the housing development seeks and agrees to construct at least any one of the following:

(1) Ten percent of the total units of a housing development for lower-income households, as defined in Section 50079.5 of the Health and Safety Code.

(2) Five percent of the total units of a housing development for very low-income households, as defined in Section 50105 of the Health and Safety Code.

(3) A senior citizen housing development as defined in Sections 51.3 and 51.12 of the Civil Code.

(4) Ten percent of the total dwelling units in a condominium project as defined in subdivision (f) of, or in a planned development as defined in subdivision (k) of Section 1351 of the Civil Code, for persons and families of moderate-income, as defined in Section 50093 of the Health and Safety Code.

Pursuant to Section 65915, individual development applications could include a density bonus if they provide the required number of affordable housing units. Because no individual development applications are being considered as part of implementation of the Program 10/11 Rezone/GPA or the additional sites for rezone outside of Program 10/11, it is infeasible and too speculative for the City to anticipate qualified applications, estimate the number of units that would be built pursuant to a density bonus, or identify where those units would be located with a degree of certainty necessary to conduct meaningful analysis. Nevertheless, this Draft Program EIR conservatively analyzes impacts of the development of all the potential sites for rezoning at the densities listed in Tables 2-4 and 2-5. This approach yields a buffer that would account for additional units that may be built pursuant to a density bonus since the analysis evaluates buildout of all potential sites, when in reality it is unlikely that all of the potential sites would be developed. Some of the sites may not be developed at all and some would not be developed to the density identified. Table 2-5 summarizes the existing land uses on each identified parcel for rezone and describes the physical changes anticipated on-site to accommodate housing.

1.6 - General Plan Amendments

This Draft Program EIR addresses the environmental impacts related to implementation of the proposed Program 10/11 Rezone/GPA and its associated land use and zoning revisions. In accordance with State law, the City proposes to adopt a General Plan Amendment as part of the proposed Program 10/11 Rezone/GPA to update the General Plan's existing Land Use and Zoning Maps. The City further proposes corresponding revisions to the General Plan Land Use Element to ensure consistency between it, the Housing Element, and the changes proposed under the Program 10/11 Rezone/GPA. This includes revisions such as updating the General Plan Land Use Map to expand the inventory of land available for the development of new housing within the City and making corresponding text amendments to ensure that the density ranges for Mixed-Use designated projects are consistent with those described in the Land Use Element.

In addition, the City would also rezone a sufficient number of potential sites identified in Table 2-4 under the proposed Program 10/11 Rezone/GPA to meet the remaining unmet housing need. Text amendments to align the Zoning Ordinance with the General Plan land use map will also be made. The Zoning Ordinance text amendments can be found in Appendix I.

Appendices H and I contain the text and map changes that are part of Program 10/11 Rezone/GPA.

1.7 - Project Objectives

California Environmental Quality Act (CEQA) Guidelines, Section 15124(b), require that the project description in a Draft Program EIR include "a statement of the objectives sought by the proposed project," which should include "the underlying purpose of the project." The underlying purpose of the Program 10/11 Rezone/GPA is to accommodate the RHNA and increase the inventory of land available for the development of housing compliant with State law and consistent with the General Plan. The following are the primary project objectives for the Program 10/11 Rezone/GPA:

- Rezone parcels with sufficient area and development standards to accommodate the City's RHNA allocation throughout the planning period.
- Promote infill development and encourage efficient development patterns.
- Meet housing needs by encouraging a variety of housing development affordable at all income levels, including construction of ADUs.
- Reduce, remove, and/or mitigate potential constraints to housing development and incorporate best practices related to land use.

1.8 - Intended Uses of this Draft Program EIR

Pursuant to CEQA Guidelines Section 15367, the City is the Lead Agency and has discretionary authority over the Housing Element Update and project approvals.

The programmatic level of analysis has been prepared pursuant to CEQA Guidelines Section 15168. Under Section 15168(c), "[l]ater activities in the program must be examined in the light of the Program EIR to determine whether an additional environmental document must be prepared." Several streamlining options are possible, including, but not limited to: (1) the later activity may be found to be "within the scope of the project covered by the Program EIR," in which case "no new environmental document would be required"; or (2) only minor changes or additions are necessary in which case an addendum is appropriate (CEQA Guidelines Section 15164); or (3) the later activity may be found to be consistent with the zoning established by the General Plan for which an EIR was certified, in which case no additional environmental review is required (CEQA Guidelines Section 15183); or (4) such findings cannot be made and a new project-specific Mitigated Negative Declaration or EIR would be required, depending on the scope of the effects of the later activity.

There is no proposed development under the proposed project at this time. Future development proposals consistent with the proposed project would be subject to separate environmental review pursuant to CEQA in order to identify and mitigate potential impacts specific to the individual activity or its site. This Draft Program EIR is specifically intended to be utilized for future actions consistent with the Program 10/11 Rezone/GPA pursuant to all available streamlining opportunities under CEQA, including, but not limited to, those in CEQA Guidelines Sections 15164, 15168, 15183, and 15183.3. For any later activity covered in whole or in part in this Program EIR, "[a]n agency shall incorporate feasible mitigation measures and alternatives developed in the Program EIR into later activities in the program" (CEQA Guidelines Section 15168(c)(2)).

1.9 - Project Approvals

If this Draft Program EIR is certified by the City Council, several actions proposed under the Program 10/11/GPA may be undertaken by the City, as identified under this Draft Program EIR Section 2.5, Program 10/11 Housing Element Rezone and General Plan Amendment, and Section 2.6, General Plan Amendments, with review by the Planning Commission. Individual housing development projects would be reviewed and approved as required by the procedures of the City's Municipal Code and may require additional CEQA review, as appropriate.

The City intends and anticipates that, once certified, the analysis in the Final Program EIR would be utilized in conjunction with existing streamlining provisions provided by CEQA, emerging streamlining techniques, such as those related to implementation of the Sustainable Communities Strategy (Public Resources Code [PRC] § 21155), and other streamlining procedures, including those that may become available in the future. To promote the effective use of City resources, after certification, the analysis in this Program EIR may be considered the first tier of environmental review, and it is the intent of the City that future project-specific and/or site-specific CEQA documents may utilize this analysis as appropriate. Tiering refers to a multilevel approach to preparing environmental documents that is codified in Public Resources Code Section 21083.3 and CEQA Guidelines Section 15152.

As a program-level analysis, this Draft Program EIR considers the reasonably anticipated environmental effects related to the implementation of Program 10/11 of the 2021–2029 Housing Element and associated land use and planning revisions. The analysis in this Draft Program EIR does not examine the site-specific effects of individual projects that may occur in the future. Once the Final Program EIR has been certified, subsequent activities within the program must be evaluated to determine whether an additional CEQA document needs to be prepared. Many subsequent activities could be found to be within the scope of the certified Final Program EIR or consistent with the 2021–2029 Housing Element and General Plan, such that additional environmental analysis may not be required (CEQA Guidelines Sections 15168(c); 15183).

Additional environmental review under CEQA may be required for subsequent projects based on project-specific characteristics. That later analysis may tier from the certified Final Program EIR as provided by CEQA and would be generally based on the subsequent project's consistency with the Housing Element Update and the analysis in the certified Final Program EIR, as required under CEQA. It may also be determined that some future projects or infrastructure improvements may be exempt from additional environmental review. When individual subsequent projects or activities are proposed consistent with the Housing Element Update, the lead agency that would approve and/or implement the individual project would examine the projects or activities in light of the certified Final Program EIR (see, e.g., CEQA Guidelines Sections 15152, 15168, and 15183). If the projects or activities would have no significant effects beyond those disclosed in the certified Final Program EIR, no further CEQA compliance would be required.

1.9.1 - Regulatory Requirements, Permits, and Approvals

City of Colton

The City of Colton City Council, as the legislative body, is the approving authority for the Housing Element Update. As part of the approval, the City Council will consider the following discretionary actions:

- Certify the City of Colton 2023–2031 (6th Cycle) Housing Element Update Program EIR.
- Amendments to the General Plan Land Use Element, including modifying the General Plan Land Use Map to indicate applicable designations for each housing site along with rezoning of land consistent with the programs contained in the Housing Element Update to expand the inventory of land available for the development of housing. Pursuant to State law, the City has

up to 3 years following adoption of the Housing Element Update to rezone sites. Conservatively, this Program EIR assumes that rezoning would occur at the time of adoption of the Housing Element Update.

Subsequent actions listed below that may be taken by the City with respect to the Housing Element Update would each require additional review for environmental compliance at the time development applications are received by the City:

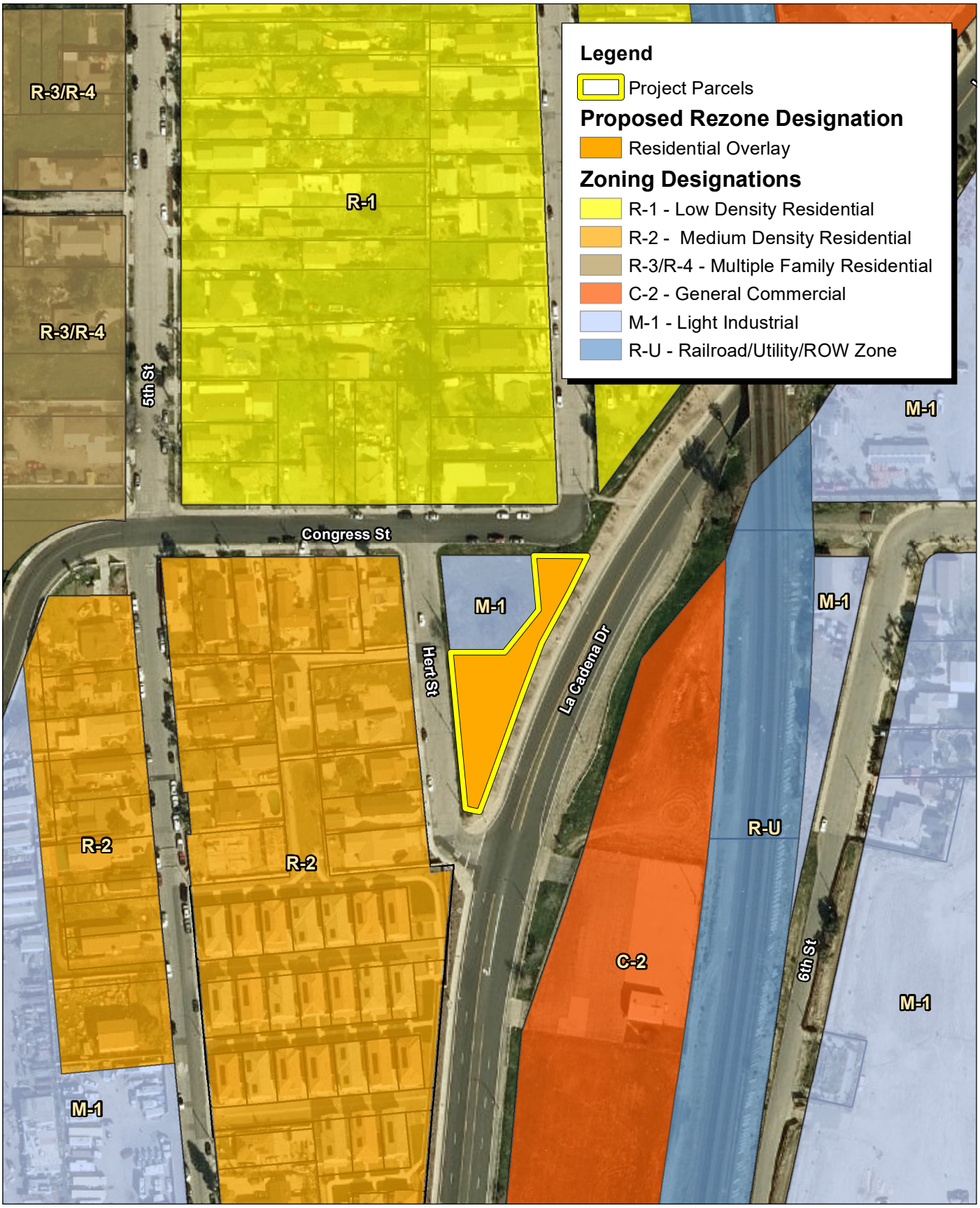
- Approval of subsequent development applications for residential and mixed-use development, such as Planned Unit Development approval, and project-related approvals such as growth management approval, design review approval, tentative map approval, final map approval, and grading and building permit approval.[7]
- Implementation of the programs set forth in the Housing Element Update.
- Approval of subsequent public facility and roadway improvement projects in support of such residential and mixed-use development.

Other Government Agency Approvals

Additional subsequent approvals and permits may be required for future residential development projects from local, regional, State, and federal agencies, including, but not limited to, the following:

- California Department of Fish and Wildlife (CDFW)
- South Coast Air Quality Management District (SCAQMD)
- California Department of Transportation (Caltrans)
- Santa Ana Regional Water Quality Control Board
- San Bernardino County Flood Control and San Bernardino Valley Water Conservation District
- San Bernardino County Local Agency Formation Commission (LAFCo)

[7] Rezoned sites will comply with the requirements of Government Code Section 65583.2(h), which states that cities must have a program to facilitate by-right approval for projects that include at least 20 percent of the units for lower-income housing on rezoned low-income sites.



Source: ESRI Aerial Imagery. City of Colton

FIRSTCARBON SOLUTIONS™

160 80 0 160 Feet

Exhibit 2-8
Area 1-B Proposed Rezone

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CHAPTER 3: ENVIRONMENTAL IMPACT ANALYSIS

Organization of Issue Areas

This Draft Program Environmental Impact Report (Draft Program EIR) provides analysis of impacts for those environmental topics where it was determined in the Notice of Preparation, or through subsequent analysis, that the proposed project would result in "potentially significant impacts." Sections 3.1 through 3.19 discuss the environmental impacts that may result with approval and implementation of the proposed project.

Issues Addressed in this Draft Program EIR

The following environmental issues are addressed in Chapter 3:

- Aesthetics, Light, and Glare
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

There is no proposed development under the proposed project at this time. Future development proposals consistent with the proposed project would be subject to separate environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines in order to identify and mitigate potential impacts specific to the individual activity or its site.

The sites identified for rezone under the proposed project are identified in Chapter 2, Project Description. These sites include those parcels identified under Program 11 of the Housing Element Update in addition to parcels that are outside of Program 11. Collectively, the parcels have been grouped into six separate areas of the City–Areas 1–6. Areas 1 and 4 also contain sub-areas (these identify the parcels not included in Program 11 but still subject to rezone). These areas are designated as Areas 1-A, 1-B, and 4-A. Where the specific Areas are discussed in individual sections of this document, unless specified otherwise, the analysis of Areas 1 and 4 includes the identified parcels in the sub-areas.

Level of Significance

Determining the severity of project impacts is fundamental to achieving the objectives of CEQA. CEQA Guidelines Section 15091 requires that decision-makers mitigate, as completely as is feasible, the significant impacts identified in the Draft Program EIR. If the EIR identifies any significant

unmitigated impacts, CEQA Guidelines Section 15093 requires decision-makers in approving a project to adopt a statement of overriding considerations that explains why the benefits of the project outweigh the adverse environmental consequences identified in the EIR.

The level of significance for each impact examined in this Draft Program EIR was determined by considering the predicted magnitude of the impact against the applicable threshold. Thresholds were developed using criteria from the CEQA Guidelines and checklist; State, federal, and local regulatory schemes; local/regional plans and ordinances; accepted practice; consultation with recognized experts; and other professional opinions.

Impact Analysis and Mitigation Measure Format

The format adopted in this Draft Program EIR to present the evaluation of impacts is described and illustrated below.

Summary Heading of Impact

Impact AES-1:	**An impact summary heading appears immediately preceding the impact description (Summary Heading of Impact in this example). The impact number identifies the section of the report (AES for Aesthetics, Light, and Glare in this example) and the sequential order of the impact (1 in this example) within that section. To the right of the impact number is the impact statement, which identifies the potential impact.**

Impact Analysis

A narrative analysis follows the impact statement. In some cases, the impact discussion will reference State and federal regulations and agency policies that would fully or partially reduce the impact. In addition, policies and programs from applicable local land use plans that partially or fully address impacts may be cited and the proposed project would be evaluated in the context of these requirements.

Level of Significance

Level of Significance–This section identifies the level of significance of the impact if no mitigation is required.

Level of Significance Before Mitigation–This section identifies the level of significance of the impact before any mitigation is proposed.

Mitigation Measures

Mitigation measures, beyond requirements contained in other documents or applicable by law, are set off with a summary heading and described using the format presented below:

MM AES-1 Project-specific mitigation is identified that would reduce the impact to the lowest degree feasible. The mitigation number links the particular mitigation to the impact it is associated with (**AES-1** in this example); mitigation measures are numbered sequentially.

Level of Significance After Mitigation

This section identifies the resulting level of significance of the impact following mitigation, if mitigation is required.

Abbreviations used in the mitigation measure numbering are:

Code	Environmental Issue
AES	Aesthetics, Light, and Glare
AIR	Air Quality
BIO	Biological Resources
CUL	Cultural Resources
ENER	Energy
GEO	Geology, Soils, and Seismicity
GHG	Greenhouse Gas Emissions
HAZ	Hazards and Hazardous Materials
HYD	Hydrology and Water Quality
LAND	Land Use and Planning
MIN	Mineral Resources
NOI	Noise
POP	Population and Housing
PUB	Public Services
REC	Recreation
TRANS	Transportation and Traffic
TCR	Tribal Cultural Resources
UTIL	Utilities and Service Systems
WILD	Wildfire

Cumulative Analysis

Each impact discussion includes an analysis of cumulative impacts based on the effects of the proposed project combined with growth projections for the City and surrounding area as described in the City of Colton General Plan, adjacent cities' General Plans, and the Southern California Association of Governments (SCAG) Connect SoCal 2024.

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3.1 - Aesthetics, Light, and Glare

3.1.1 - Introduction

This section of the Draft Program Environmental Impact Report (Draft Program EIR) addresses the potential environmental effects related to aesthetics, light, and glare on the properties proposed for rezoning and for amendment in the City of Colton General Plan (General Plan) land use designation, as well as the surrounding areas. This section also analyzes potential effects from project implementation on visual resources, as well as the potential for new light and glare to adversely affect surrounding neighborhoods. Future projects consistent with City of Colton Housing Element Update Program 10/11 Rezone and General Plan Amendment (Program 10/11 Rezone/GPA, or proposed project) will be evaluated for project-specific impacts related to aesthetics, light, and glare at the time specific development is proposed.

Descriptions and analysis in this section are based, in part, on information contained in the City of Colton General Plan, City of Colton General Plan Update Environmental Impact Report (EIR), the City of Colton Municipal Code (Municipal Code), the California Department of Transportation (Caltrans) Scenic Highway Mapping System, and site photographs (Appendix G). Potential visual and aesthetic changes to the existing visual environment that may result from project implementation are discussed. Once the Housing Element Update is adopted, the General Plan would be amended to include the Housing Element Update. Therefore, all references to the General Plan include the Housing Element Update.

The NOP for this Draft Program EIR was released on January 17, 2025. No NOP comments related to aesthetics, light, and glare were received during the NOP Review Period.

3.1.2 - Environmental Setting

Visual Character

Visual character in the California Environmental Quality Act (CEQA) context is an impartial description of the defining physical features, landscape patterns, and distinctive physical qualities within a landscape. Visual character is informed by the composition of land, vegetation, water, and structure and their relationship (or dominance) to one another, and by prominent elements of form, line, color, and texture that combine to define the composition of views. Visual character-defining resources and features within a landscape may derive from notable landforms, vegetation, land uses, building design and façade treatments, transportation facilities, overhead utility structures and lighting, historic structures or districts, or panoramic open space.

City of Colton

While the City is largely urbanized, major natural and topographical features include the Santa Ana River, which traverses northeast to southwest through the City, and a series of hill features that are visible from the sites proposed for rezoning, including portions of the La Loma Hills within the south area of Colton Blue Mountain along the north side of Box Springs Mountains/Reche Canyon to the southeast.

Most of the land area north of I-10 has been developed with residential, commercial, industrial, and institutional uses, with some buildings in downtown Colton dating to the early 1900s. Industrial uses are concentrated along the rail lines. Along the western boundary, uses consist of former Slover Mountain and commercial, downtown, and residential subdivisions from the 1970s to the present.

South of I-10, industrial businesses represent the predominant use, as they take advantage of rail lines and easy access to the freeways. The residential neighborhood of South Colton, immediately south of I-10 and bounded by the Santa Ana River, was developed in conjunction with the earliest industrial businesses as housing for railroad workers. More recent development includes the Cooley Ranch Business Park just south of the I-10/Interstate 215 (I-215) interchange and east and west along Cooley Drive. In addition to the two regional freeways through Colton, two major intercontinental rail lines include BNSF Railway lines traveling north to south and Union Pacific Railroad lines traveling east to west. These rail lines present challenges to efficient local circulation, and train noise is a community concern as well. However, between 2011 and 2014, a few railroad crossings were closed or moved above grade in an effort to eliminate railroad horn noise at all crossings from Olive Street to Valley Boulevard along the BNSF Railway line. The proposed GPA/Rezonings are located south of the I-10 Freeway and east approximately 1 mile from the proposed rezoning sites.

Scenic Resources

Scenic resources typically involve prominent, unique, and identifiable natural features in the environment (e.g., trees, rock outcroppings, islands, ridgelines, channels of water, and aesthetically appealing open space) and cultural features or resources (e.g., regional or architecturally distinctive buildings, or structures that serve as a focal point of interest).

Scenic Vistas

Scenic vistas can generally be defined as natural landscapes that form views of unique flora, geologic, or other natural features that are generally free from urban intrusions. Typical scenic vistas include views of mountains and hills, large, uninterrupted open spaces, and waterbodies.

The General Plan identifies the mountains surrounding the valley as scenic vistas that can be seen from almost every direction in the City. The San Bernardino Mountains and San Gabriel Mountains to the north outside of the planning area are defined as providing a scenic backdrop of the City with views mostly uninterrupted in the northern portions of the municipality including around Area's 4, 4-A, and 5 for potential rezoning under the proposed project due to the currently existing low-density development. The General Plan Land Use Element also identifies other natural features that are visible from the sites proposed for rezoning, including slopes and canyons provided by the La Loma Hills, and Reche Canyon that define the southern areas of the City, and Blue Mountain along the north side of the Box Springs Mountains, and Slover Mountain are the most visually prominent topographic features that provide a scenic vista from mobile and stationary viewing locations throughout the City. Views of the San Bernardino Mountains to the north of the City stretch around toward the east with Mt. San Gorgonio at an elevation of 11,502 feet; and to the southeast of the City, San Jacinto Peak with an elevation of 10,834 feet. Several other peaks over 10,000 feet elevation are visible, including Mt. San Antonio (known locally as Mt. Baldy) at an elevation of

10,064 feet located in the San Gabriel Mountains to the northwest of the City. These three notable mountains are located in designated wilderness areas established by the United States Forest Service (USFS).

The La Loma Hills are visible to the southwest, and Blue Mountain along the northern side of the Box Springs Mountains are visible to the southeast. Both of these ridges are low-lying and are only visible around Area 4, Area 4-A, and Area 5 of the potential sites for rezoning under the proposed project as the surrounding existing conditions of these sites are of low density with no visual obstruction, while the low-lying southern hills are obstructed by existing development and ornamental trees in Areas 1, 1-A, 1-B, 2, 3, and 6 which are areas with higher density.

State Scenic Highways and Local Corridors

The California Department of Transportation (Caltrans) designates and manages the State Scenic Highways Program. State designated scenic highways are classified as providing predominant scenic views or being adjacent to scenic resources that consist of both built and natural features. Although there are no designated State Scenic Highways or local scenic corridors located within the City, the General Plan identifies three local corridors with each having their own unique visual character, design elements, and community theming, along with historical and architectural development and precedence where residents can identify themselves within the community.

La Cadena Drive

La Cadena Drive is a 6.5 mile long north-southbound arterial roadway spanning from the SR-60 and SR-91 junction in Riverside, California, from the south to North Mount Vernon Avenue in the northern portions of the City. La Cadena Drive is divided by I-10 into two segments, being South La Cadena Drive, which encompasses South Colton and is approximately 3.4 miles in length spanning from the southern boundary of the City along I-215 to I-10 the north, and North La Cadena Drive about 1.6 miles in length from I-10 to the south to North Mount Vernon Avenue. The southern segment of La Cadena Drive is for the proposed GPA/Rezoning from north of Fogg Street, and south of I-10 Freeway is characterized by new warehouse, contractor's storage yards, institutional uses (Fire Station), BNSF Railway and Union Pacific Railroad lines, single family residential, and strip commercial uses. Scenic Resources associated with the southern segment include natural features such as the Santa Ana River, mature ornamental trees and vegetation, and views of the San Bernardino Mountains and San Gabriel Mountains to the north, Box Springs Mountains to the south, and La Loma Hills to the east that are not visible or barely visible from the proposed GPA/Rezoning sites. The northern segment of La Cadena Drive runs through historic downtown with larger historical Victorian homes, smaller California bungalows, and two-story Craftsman homes. Many smaller homes along North La Cadena Drive are deemed a significant contribution to the corridor's attractive character and have been converted into professional office uses.[1] The proposed GPA/Rezoning are not located along North La Cadena Drive.

[1] City of Colton. 2013. City of Colon General Plan Update Environmental Impact Report. May.

Valley Boulevard Corridor

The Valley Boulevard Corridor serves as the City's primary east-westbound corridor and is approximately 3.2 miles in length within City boundaries spanning west from South Sycamore Avenue to North Sperry Drive to the east. The Valley Boulevard Corridor is parallel to I-10 to the south and contains residential, commercial and industrial structures. Scenic Resources visible from the Valley Boulevard Corridor include Slover Mountain Quarry to the south across from I-10 and is listed as a California Historical Point of Interest, and ornamental vegetation, while segments of the San Bernardino and San Gabriel Mountains are visible in areas not visibly obstruction by existing structures of vegetation. Built features along the Valley Boulevard Corridor include older brick and wooden commercial buildings with smaller portions containing residential units consisting of California bungalows. The City's Land Use Element has emphasized the importance of enhancing the visual appeal of the corridor and adjacent properties to extend throughout the full length of the Valley Boulevard Corridor.[2] No parcels for rezoning or upzoning associated with Program 10/11 Rezone/GPA are associated along the Valley Boulevard Corridor.

Mount Vernon Avenue Corridor

The Mount Vernon Avenue Corridor is an arterial north-southbound roadway approximately 3.5 miles in length within the municipality spanning from residential neighborhoods in Grand Terrace, California in the south to San Bernardino Valley College to the north. Most development along the roadway consist of commercial shopping centers with large parking lots in the south, and single-family residential neighborhoods intermixed with commercial shopping centers and auto-related businesses. Scenic resources along, transecting, or visible from the Mount Vernon Avenue Corridor includes the Santa Ana River, ornamental vegetation and landscaping, and views of La Loma Hills and Box Springs Mountains to the South, Slover Mountain to the west, and the San Bernardino Mountains and San Gabriel Mountains of the Transverse Ranges to the north and east. The Mount Vernon Avenue Corridor crosses the Santa Ana River approximately 0.7 mile south of the Area 4, 4-A, and 5 sites identified for potential rezoning under the proposed project. This segment contains views of where the Warm Creek bypass channel converges with the Santa Ana River to the north and consists of natural features that can be designated as scenic resources including the Santa Ana River with scattered patches of non-native grasses, shrubs, and smaller trees, and views of the San Bernardino Mountains and San Gabriel Mountains. The properties at the intersection of South Mount Vernon Avenue and Santo Antonio Drive include light industrial warehouses and offices, medical offices, strip commercial uses, and minor multi-family homes along Santo Antonio Drive. Future development associated with Areas 4, 4-A, and 5 of the Program 10/11 Rezone/GPA would be visible looking north from the southern portion of the corridor. The three local corridors from the General Plan along with their identified unique visual character are listed below in Table 3.1-1.

[2] City of Colton. 2013. City of Colton General Plan Land Use Element. August 20.

Table 3.1-1: Local View Corridors in the City of Colton

Corridor Name	Length and Direction of Corridor (Miles)	Identified Visual Characteristics	Proposed Rezoned Parcels Along or in Proximity to Corridor.
Mount Vernon Avenue Corridor	3.5 miles N/S	• Box Springs Mountains/Blue Mountains • La Loma Hills • Ornamental Vegetation and Landscaping • San Bernardino Mountains • San Gabriel Mountains • Slover Mountain • Santa Ana River and Associated Vegetation	• Area 4 • Area 4-A • Area 5
North La Cadena Drive	1.6 miles N/S	• Carnegie Library (Colton Area Museum) • City of Colton Civic Center • Fleming Park • Ornamental Vegetation and Landscaping • San Bernardino Mountains	—
South La Cadena Drive	3.4 miles N/S	• Box Springs Mountains • La Loma Hills • Ornamental Vegetation and Landscaping • San Bernardino Mountains • Santa Ana River • Wilson Wildcats Pedestrian Bridge	• Area 1 • Area 1-A • Area 1-B • Area 2 • Area 3
Valley Boulevard	3.2 miles E/W	• Ornamental Vegetation and Landscaping • San Bernardino Mountains • San Gabriel Mountains • Slover Mountain Quarry	—
Source: City of Colton. 2013. City of Colon General Plan Update Environmental Impact Report. May. City of Colton. 2013. City of Colton General Plan Land Use Element. August 20.			

Light and Glare

Potential impacts caused by lighting can occur as a result of light emanating from the interior of structures passing through windows as well as from exterior sources, such as street lighting, security

lighting, and landscape lighting. Unwanted or misdirected light may also "spillover" onto adjacent properties, causing adverse effects on landowners or occupants. In addition, glare effects may occur when luminance within the visual field is created that is significantly greater than the luminance to which one's eyes are adjusted. Glare effects may result in general annoyance, physical discomfort, or a temporary loss in visibility.

The City has numerous sources of stationary and mobile light and glare. Stationary and mobile sources of lighting include streetlights along public roadways and highways, overhead lights in public parking lots and athletic fields, and interior lighting from windows from commercial and residential buildings, while stationary and mobile sources of glare include windows from existing structures and vehicles along roadways and in parking lots.

As previously mentioned in Chapter 2.0, Project Description, many of the sites proposed for rezoning under the proposed project are vacant or underutilized. Vacant sites have no existing sources of light or glare while underutilized sites consist of smaller, older structures where sources of light and glare may include indoor lighting visible through windows, and glare from window glass or other reflective building surfaces and parked vehicles.

3.1.3 - Regulatory Framework

State

California Scenic Highway Program

The State Legislature created the California Scenic Highway Program, maintained by the California Department of Transportation (Caltrans), in 1963. The purpose of the State Scenic Highway Program is to protect and enhance the natural scenic beauty of California highways and adjacent corridors, through special conservation treatment. The State laws governing the Scenic Highway Program are found in the Streets and Highways Code, Sections 260 through 263. A highway may be designated scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view. The State Scenic Highway System includes a list of highways that are either eligible for designation as scenic highways or have been officially designated. The status of a proposed State Scenic Highway changes from eligible to officially designated when the local governing body applies to Caltrans for scenic highway approval, adopts a Corridor Protection Program, and receives notification that the highway has been officially designated a Scenic Highway.

California Building Energy Efficiency Standards Title 24

California Code of Regulations Title 24 provides energy efficiency standards for residential and nonresidential buildings in California. Title 24 Part 6 Building Energy Efficiency Standards and California Code of Regulations Title 24, Part 11: California Green Building Standards (CALGreen Code) require numerous energy efficiency measures to be incorporated into projects.

Local

City of Colton General Plan

Open Space and Conservation Element

The Open Space and Conservation Element of the 1987 General Plan includes the following goals of the City's General Plan for visual and scenic resources:

- Outstanding scenic vistas and visual features shall be preserved and protected through the use of view easements, height limitations, and architectural and site plan review. Height limitations for the Mixed Use/Downtown Zone and Mixed Use/Neighborhood Zone include three stories or forty-five feet,[3] or up to four stories or fifty-five feet with a conditional use permit within the Mixed Use/Downtown Zone,[4] and sites zoned for the Residential Overlay in the General Commercial Zone have a building height maximum of three stories or forty feet for all uses.[5]
- Establish a beautification program involving litter clean-up, street tree planting and landscape medians, and parking lots.

Land Use and Planning Element

The Land Use and Planning Element of the General Plan establishes policies for location, distribution, type, and intensity for the development of properties and policy direction for all land uses in the City and its Sphere of Influence (SOI) with specific policies and action programs established for historic areas, major commercial corridors, and emerging urban and mixed-use districts. The following are goals and policies related to scenic resources and visual quality established in the General Plan Land Use Element that apply to the project and its potential future developments.

Policy LU-1.6 Ensure that new development projects are compatible with permitted, well-maintained uses and buildings in the surrounding neighborhood or district.

Goal LU-2 Create great places in Colton through use of high-quality streetscapes and design requirements.

Policy LU-2.3 Apply rigorous and transparent design review practices to all development applications

Goal LU-8 Create new attractive residential neighborhoods throughout Colton that provide a range of quality housing.

Policy LU-8.2 Require that the architectural design and scale of new residential developments respect and enhance the character of established neighborhoods.

[3] Colton, CA Municode Codification. 2013. Chapter 18.23.1 – M-U MIXED-USE – NEIGHBORHOOD ZONE. Website: https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.23.1MIIGZO. Accessed April 3, 2025.

[4] Colton, CA Municode Codification. 2013. Chapter 18.23 – M-U MIXED-USE – DOWNTOWN ZONE. Website: https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.23MIWNZO. Accessed April 3, 2025.

[5] Colton, CA Municode Codification. 2013. Chapter 18.22 – C-2 GENERAL COMMERCIAL ZONE. Website: https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.22GECOZO. Accessed April 3, 2025.

Goal LU-16 Create an attractive, diverse mixed-use district along La Cadena Drive.

Policy LU-16.3 Encourage quality building facades appropriate for pedestrian scale and visual interest.

Colton Zoning Code

Title 15, Chapter 15.06, Building Code, of the Municipal Code is the presiding building code within the City for purposes of regulating construction, demolition, occupancy, height, and area maintenance of all structures.[6]

Title 18, Chapter 18.58.030, Architectural and Site Plan Review of the Municipal Code authorizes the Development Services Director to review, and approve, denies, or conditionally approve architectural and site plan review for projects which do not exceed fifteen thousand square feet of gross floor area. For projects of larger size, the Director makes recommendations and the Planning Commission has the authority to approve, deny or conditionally approve architectural and site plan review for all such proposed projects in the City that exceed fifteen thousand square feet of gross floor area. Only plans for the development of a single-family detached dwelling including accessory buildings, and additions or alterations to existing structures, fences, hedges and walls that do not change the external appearance or increase the intensification of use of the structure is exempt from architectural and site plan review. The director and/or the planning commission approves or conditionally approves architectural and site plan review except in certain circumstances where the exterior design including the bulk, height, or the location causes the loss or damage to unique natural, topographic, or historic features, or generates exterior lighting that diminishes the value or usability to surrounding properties.[7]

Architectural and Site Plan Review for all development in the M-U/D Mixed-Use Downtown zone shall be submitted to the appropriate decision-making body for review and approval pursuant to Municipal Code, Chapter 18.58. (Ord. No. O-12-16, § 3(Exh. C), 8-2-2016). The decision-making body shall consider the following criteria:

A. The project is located within one-half mile walking distance of transit stops, shops, services, and public schools.

B. The project features high-quality market rate and/or affordable housing. Mixed income housing is encouraged.

C. The project will provide for, or contribute to, a mix of complementary uses.

D. The project will provide for, or contribute to, a range of housing types and densities within the community.

E. The project design includes pedestrian-friendly spaces such as plazas, squares, courtyards, and other amenities.

[6] City of Colton. 2025. Colton Municipal Code, Title 15, Chapter 15.06. April 27. Website: https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.06BUCO. Accessed

[7] City of Colton. 2025. Colton Municipal Code, Title 18, Chapter 18.58. Website: https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.58AD. Accessed April 3, 2025.

F. The project design includes comfortable and accessible open spaces.

Architectural compatibility with surrounding architecture in order to preserve neighborhood integrity and promote architectural consistency within the City is addressed in Municipal Code Section 18.23.110. Signage is reviewed and approved according to Municipal Code Section 18.58.030(C)(4). Property development standards for the Mixed-Use/Downtown (MU/D) are set forth in Section 18.23.050 and are listed below:

Table 3.1-2: Current Municipal Code 18.23.050 Property Development Standards

Building Placement	Development Standard
Minimum Lot Size	Two thousand square feet
Minimum Lot Width	Twenty-five feet
Minimum Lot Depth	Fifty feet
Stand Alone Residential Maximum Density	Residential: 30.0 dwelling/units acre
Mixed-Use/Commercial Maximum Intensity	3.0 Floor Area Ratio (FAR) for non-residential components
Building Height	Three stories or forty-five feet. Up to four stories or fifty-five feet with Conditional Use Permit
Street Setback	H Street and La Cadena Drive: Zero feet to ten feet maximum. Setback area shall include plaza, courtyard, outdoor dining, or enhanced pedestrian connections
	7th Street, 9th Street, 10th Street, G Street, and Valley Boulevard: Maximum ten feet landscaped to building; Minimum fifteen feet landscaped to parking area
Side Setbacks	There shall be no side setback required for interior lots
Rear Setbacks	There shall be no rear setback required for interior lots
Ground Floor Transparency	The ground floor building façade facing a street frontage line, where the ground floor use is non-residential, shall consist of a minimum forty-five percent area of glass doors, windows, or other transparent materials
Good Neighbor	Where the side of a lot abuts a residential zone, the minimum side setback shall be ten feet
	Where the rear of a lot abuts a residential zone, the minimum rear setback shall be fifteen feet.
	Those portions of a building that abut a residential zone, where the proposed structure is over thirty-five feet tall, shall be setback a minimum of twenty feet from that property line.
	Where vehicular access is taken from the side or rear of a lot, the building shall be setback a minimum of twenty-five feet from that side.

Building Placement	Development Standard
Notes: For buildings with ground floor commercial uses, the required floor-to-ceiling height at the ground floor level for buildings facing public frontage lines shall be a minimum of twelve feet. For projects developed exclusively for senior residents as income-subsidized housing, densities of up to sixty dwelling units per acre are allowed with approval of a Conditional Use Permit. Approval of the proposed project would upzone the Stand alone Residential Maximum Density to 40 dwelling units/acre. Source: City of Colton. 2025. Colton Municipal Code, Title 18, Chapter 18.23 – M-U MIXED USE – DOWNTOWN ZONE. Website: https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.23MIWNZO. Accessed April 3, 2025.	

Lighting and glare is regulated within the City of Colton Municipal Code in Title 18, Chapter 18.42, Performance Standards, Section 18.42.090, Light, which requires that lighting, where provided to illuminate private property, shall be arranged in a way to reflect light away from adjoining properties or any public way and to be arranged so as not to cause a nuisance either to highway traffic or to the living environment. Section 18.42.100, Glare, of the Municipal Code also dictates that no direct or reflected glare shall be permitted, whether it is produced by floodlight, high temperature processes such as combustion or welding, or other processes, so as to be visible from the boundary line of the property on which the same light is produced. Sky-reflected glare from buildings or portions of buildings shall be controlled by any such reasonable means that are practical.[8]

3.1.4 - Methodology

FCS reviewed the General Plan to identify relevant goals and policies related to aesthetics that are applicable to the proposed project. Impacts to aesthetics and visual resources were evaluated using aerial imagery and Google Earth. Photos of the areas subject to rezone were provided by the City and reviewed (Appendix G).

Because this analysis evaluates potential sites for rezoning rather than individual site plans, aesthetic impacts of the Program 10/11 Rezone/GPA are evaluated based on the proposed size, density, location, and proximity to identified visual resources for each potential site for rezoning. Additionally, each potential site for rezoning will be evaluated on a project-by-project basis for aesthetic impacts when a site plan has been developed. All future development would be required to meet design and density standards for the new residential housing at each potential site and would be required to comply with General Plan and Housing Element policies, as well as zoning requirements, and any applicable Specific Plan provisions or other guidelines regarding project design. Additionally, the General Plan and Municipal Code were reviewed to determine applicable policies and design requirements for the proposed project.

The analysis of light and glare impacts focuses on the nature and magnitude of changes in light and glare conditions associated with implementation of the proposed project. Relevant urban design policies, requirements, and guidelines are used to provide conclusions regarding significance of individual- and cumulative-level light and glare impacts.

[8] City of Colton. 2025. Colton Municipal Code, Title 18, Chapter 18.42 – PERFORMANCE STANDARDS. Website: https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.42PEST. Accessed April 3, 2025.

Cumulative Analysis

The geographic scope of the cumulative impacts for aesthetics would depend on the environmental impact being analyzed. For example, cumulative impacts on scenic vistas would include projects adjacent to the City that could obstruct scenic vistas in concurrence with future development from the implementation of the Program 10/11 Rezone/GPA, while cumulative impacts on zoning and regulations governing scenic quality would be more localized and would only include projects within City boundaries that are subject to the same zoning and local regulations.

The cumulative impact analysis evaluates whether the impacts of the proposed project, together with the impacts of cumulative development, could result in a cumulatively significant impact with respect to aesthetics. The analysis also considers whether incremental contribution of impacts associated with the implementation of the proposed project would be significant. Both conditions must apply for a project's cumulative effects to rise to the level of a significant impact. If there is no impact associated with respect to a particular CEQA threshold, discussion of cumulative impacts is not required. Accordingly, cumulative discussion is limited to the potential impacts as discussed below.

3.1.5 - Thresholds of Significance

Because this analysis evaluates potential sites for rezoning rather than individual site plans, aesthetic impacts of the Housing Element Update Program 10/11 Rezone/GPA are evaluated based on the location for each potential site for rezoning. Additionally, each potential site for rezoning will be evaluated on a project-by-project basis for impacts when a site plan has been developed. All future development would be required to meet City design and Municipal Code standards for the new residential housing at each potential site and would be required to comply with General Plan and Housing Element policies, as well as zoning requirements. Additionally, the General Plan and Municipal Code were reviewed to determine applicable policies and design requirements for the proposed project.

The Lead Agency utilizes the criteria in CEQA Guidelines Appendix G Environmental Checklist and the City of Colton's Local CEQA Guidelines, Appendix J to determine whether impacts to geology and soils are significant environmental effects. The project would have a potentially significant impact if it would:

a) Have a substantial adverse effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a State Scenic Highway.

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.

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

3.1.6 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of the project and provides mitigation measures where appropriate.

Scenic Vistas

Impact AES-1:	**The proposed project would not have a substantial adverse effect on a scenic vista.**

Impact Analysis

A scenic vista is generally considered a view of an area that has remarkable scenery or a resource that is indigenous to the area. These scenic resources are primarily part of background views seen at a distance. The General Plan identifies scenic vistas as natural landscapes such as mountains, hillsides, open spaces, and water bodies.

Scenic vistas to the north of the City include the San Bernardino Mountains and San Gabriel Mountains which are part of the Transverse Ranges and are considered to form a scenic backdrop of the City. The southern edge of the City is comprised of the Jurupa Hills, La Loma Hills, Reche Canyon, and Box Spring Mountains, the Slover Mountain is within the west side of the City, and the Santa Ana River transects the southern and eastern portions of the City. Overall, views of the scenic vistas that are within and surrounding the City could be visible from the potential sites for housing.

The City of Colton Open Space and Conservation Element requires scenic vistas and visual features to be preserved through the use of view easements and height limitations.[9] As such, development consistent with the Program 10/11 Rezone/GPA would result in an impact to scenic vistas if new development were developed in a manner that obstructs views of a scenic vista from a public area or introduces a visual element that would dominate, diminish, or upset the quality of a view, which would create a significant impact on a scenic vista. The proposed project requires the rezoning of existing parcels, changes in land use designation, land use element, and zoning ordinance amendments which would result in an increase in density on parcels that are currently vacant or underutilized. The increase in density would contribute to increased building heights and setbacks where future structures could obstruct public views of scenic vistas.

Most of the proposed sites for rezoning under the Program 10/11 Rezone/GPA are suited in southern Colton which is highly urbanized with existing views of scenic vistas partially obstructed by existing structures and ornamental vegetation except for Area 4, Area 4-A, and Area 5 in the northern portions of the City that are located on large vacant lots where the Santa Ana River and Warm Creek converge that provides unobstructed views of the San Bernardino and San Gabriel Mountains from a variety of transportation corridors including I-10, South Mount Vernon Avenue, and East Fairway Avenue (see Appendix G). As such, development consistent with the proposed project could have a substantial adverse effect on a scenic vista if Area 4, Area 4-A, and Area 5 were developed in a manner that fully or partially obstructed these scenic vistas or adds a visual element that would dominate the viewshed.

[9] City of Colton. 1987. Open Space and Conservation Element.

New development under the proposed project would be required to undergo architectural and site plan review as specified in the Municipal Code, Chapter 18.58.030 to support the implementation of the General Plan and Zoning Code to ensure compliance with all established purposes, objectives, policies, and standards. The Development Services Director would review site plans and architecture prior to development on those parcels identified for rezoning under the proposed project and would provide recommendations for larger sized projects that would need approval by the Planning Commission. Future development projects are prohibited from approval if the Development Services Director or Planning Commission finds the intensity, height, or location of the proposed structure would result in the loss or destruction to unique natural or topographic features or would be detrimental to environmental or historic resources on or surrounding the areas identified for rezoning under the proposed project.[10]

Furthermore, all future development implemented from the Program 10/11 Rezone/GPA would be required to comply with goals, policies, and actions established in the General Plan such as Policy LU-2.3, which requires the application of thorough and detailed design review practices, and Principle 7 in the Open Space and Conservation Element that calls for the preservation of scenic vistas through design review. Accordingly, although the areas proposed for rezoning would likely introduce new development at a greater density than what the proposed sites are currently zoned for, review by the Development Services Director and the Planning Commission under Municipal Code, Chapter 18.58.030 would ensure any visual obstruction of surrounding scenic vistas such as those of the San Bernardino Mountains, San Gabriel Mountains, the Jurupa and La Loma Hills, Box Spring Mountains and Slover Mountain that are visible from various transportation corridors throughout the City would be minimal and that new structures, including those proposed in Areas 4, 4-A, and 5, are consistent with existing standards in the Municipal Code and goals and policies in the General Plan.

In addition, none of the Areas within the proposed project would be developed directly on the existing mountains or hillsides outside of the City or on any scenic resources within the City and would not degrade or directly damage a scenic vista or scenic resource.

Since none of the proposed sites for rezoning under the proposed project is located directly on, or in proximity to, a scenic vista, and foreseeable future development would be required to undergo architectural and site plan review to ensure compliance with the General Plan and Municipal Code, the proposed project would have a less than significant impact on scenic vistas. All future individual development projects from the implementation of the proposed project would be required to undergo project-specific environmental review, which may require site- and project-specific measures to reduce potential impacts to scenic vistas and would ensure impacts are less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation measures required.

[10] City of Colton. 2025. Colton, California Municipal Code Chapter 18.58.030. Website: https://library.municode.com/CA/Colton/CODES/Code_of_Ordinances?nodeId=TIT18ZO_CH18.58AD_18.58.030ADAPREPR. Accessed July 2, 2025.

Cumulative Analysis

The geographic scope for cumulative impacts on scenic vistas would include projects within and adjacent to the City that are being rezoned or constructed that could potentially exacerbate the obstruction of scenic vistas in combination with the Program 10/11 Rezone/GPA. Adjacent projects would include those under the San Bernardino, Rialto, and Riverside jurisdictions in direct proximity to the City, along with projects within City boundaries. However, each new development outside the City would be subject to regulations and design standards established by the appropriate City, including those from City zoning, the Municipal Code, and General Plan, and those within the City would be required to abide by Municipal Code 18.58.030, along with Principle 7 and Policy LU-2.3 in the General Plan.

Furthermore, each foreseeable future development established from rezoning pursuant to the Program 10/11 Rezone/GPA would undergo design review established in Municipal Code Chapter 18.58.030 where the director and/or planning commission would deny architectural and site plan review for future developments that incorporate certain design elements resulting in the loss of unique natural, topographic, or historical features, and the General Plan requires design review practices to be implemented to preserve scenic vistas and features under Principle 7 and Policy LU-2.3.

Since surrounding developments outside the City would be subject to design review and would abide design standards established by the applicable municipality, and rezoning from implementation of the Program 10/11 Rezone/GPA and other projects within the City would undergo design review through Municipal Code Chapter 18.58.030 and abide by General Plan goals and policies, the Program 10/11 Rezone/GPA's incremental contribution to any potential cumulative impact would not be cumulatively considerable and the cumulative impact on scenic vistas would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation measures required.

Scenic Quality

Impact AES-2:	**The proposed project would not conflict with applicable zoning and other regulations governing scenic quality.**

Impact Analysis

The proposed project is to rezone identified parcels in six areas pursuant to the Program 10/11 Rezone/GPA plus two additional parcels, along with implementing other Zoning Ordinance and Land Use Element text changes. The rezone would facilitate development/redevelopment on vacant or underutilized sites that have been identified by the City as appropriate to accommodate residential uses to meet the City's Regional Housing Needs (RHNA) allocation.

According to California Public Resources Code Section 21071, an incorporated city is considered an urbanized area if the city either has a population of at least 100,000 persons or has less than 100,000 residents but in combination with two or less contiguous cities, exceeds 100,000 residents.

As of 2024, the City of Colton had a population of approximately 52,770 residents. The City borders San Bernardino to the northeast which had a 2024 population of approximately 226,541 residents. As such, this impact analysis addresses only impacts related to conflicts with zoning or regulations governing scenic quality. As previously mentioned, the potential sites for rezoning under the proposed project include six underutilized or vacant areas and two areas that are proposed for rezoning, along with General Plan Amendments to implement the South Colton Livable Corridor Plan within city limits and are considered urbanized areas. Areas 1, 2, 3, and 6 currently are zoned as General Commercial (C-2), Areas 4, 4-A, and 5 are zoned as Industrial Park (I-P), and Area 1-A is zoned as C-2 and Low-Density Residential (R-1), while Area 1-B is not zoned. Many of the proposed sites would be rezoned to follow the property development regulations and standards for the MU-D zone, and those sites that are planned to consist of a residential overlay would adhere to the original base land use but future residential development would be required to conform to the MU-D property development regulations.

The potential sites for rezoning are vacant or underutilized. Those that are underutilized with existing development are Areas 1 and 1-A, comprised of commercial and low-density residential land uses with mostly small or vacant single-story homes and structures (see Appendix G). The existing land use designations for the sites designated for rezoning under the proposed project are General Commercial, Industrial Park, and Low-Density Residential.

As previously discussed, all future developments that could be constructed from implementation of the Program 10/11 Rezone/GPA would be subject to architectural and site plan review either by the Development Services Director or the Planning Commission consistent with Municipal Code Chapter 18.58.030. The review would ensure that the site plans and architecture of future developments prior to construction would ensure compliance with all standards and policies that would support the General Plan and Zoning Code. Architectural and Site Plan Review would be denied by the Development Services Director or Planning Commission if the intensity, height, location, or exterior of the proposed development is found to be detrimental to surrounding properties and the environment. In addition, the General Plan Land Use Element establishes goals and policies governing scenic quality for new developments such as Policy LU-1.6 which requires new developments to be compatible with surrounding land uses, structures, and districts, and Policy LU-8.2 requires the intensity and design of new residential developments to enhance and maintain the character of surrounding neighborhoods.

Furthermore, Policy LU-2.3 reinforces Municipal Code Chapter 18.58.030 Architectural and Site Plan Review by requiring rigorous and transparent design review practices for all new developments. As such, the rezoning to the M-U/D designation, the Residential Overlay, and minor changes to the General Plan Land Use and Official Zoning Map Amendments, Zoning Ordinance, and Land Use Element text changes would not conflict with existing zoning but would expand land use diversity and allow residential uses on the identified sites (in a mixed-use configuration or residential alone). Since foreseeable future development under the implementation of Program 10/11 Rezone/GPA would undergo individual architectural and site plan review and would be required to adhere to General Plan goals and policies pertaining to maintaining compatibility with surrounding land uses., impacts from the implementation of the Program 10/11 Rezone/GPA on conflicting with applicable zoning or other regulations governing scenic quality would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation measures required.

Cumulative Analysis

As noted previously, the geographic scope for cumulative impacts depends on the environmental topic that is being analyzed. For impacts on interfering with zoning or regulations governing scenic quality, the geographic scope would include cumulative projects within the City of Colton.

Past and present development within the City has resulted in land use intensification over time. Future development could similarly increase development densities in certain focus areas of the City as identified in the General Plan. This development has been planned for through the City's General Plan, and development within the City would be required to comply with applicable design and development standards as outlined in the Housing Element Update and the Municipal Code. Therefore, there would be a less than significant cumulative impact with regard to conflicts with zoning or other regulations designed to preserve scenic quality.

The Program 10/11 Rezone/GPA identifies parcels throughout the City that could accommodate housing as required by the RHNA. The parcels chosen would be rezoned to M-U/D or would establish a Residential Overlay that would allow residential uses within areas zoned as C-2 and would result in either a mixed-use configuration or residential development alone. The proposed rezone and GPA would not conflict with existing zoning, as commercial uses could still be accommodated along with housing on the identified sites, compatible with the current commercial and industrial park zoning of the existing area. No mitigation is required. Therefore, the proposed project would not make a cumulatively considerable incremental contribution to the cumulative considerable impact on conflicting with applicable zoning or other regulations governing scenic quality and the cumulative impact would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Light and Glare

Impact AES-3:	**The proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.**

Impact Analysis

The proposed project does not include specific development. However, new sources of stationary light and glare likely associated with any future development from the implementation of the Program 10/11 Rezone/GPA could include freestanding light fixtures along internal roadways,

parking areas, and walkways; windows or other exterior design features, and mobile and parked vehicles. Furthermore, many of the proposed sites for rezoning are underutilized or vacant including Areas 1, 1-A, 2, 3 and 5 which are in direct proximity to low-density residential neighborhoods that can be classified as sensitive receptors. As such, new developments could introduce a new substantial source of light or glare if not designed properly.

However, new development would be required to comply with Title 24 Part 6 of the California Code of Regulations, Building Energy Efficiency Standards for Residential and Nonresidential Buildings, which provides mandatory requirements for indoor and outdoor lighting for multi-family buildings and nonresidential uses, and local regulations such as Municipal Code Section's 18.42.090 and 18.42.100, which requires new sources of light and glare from development to be arranged and designed in a manner to prevent intrusion onto adjacent properties and the surrounding area.

Future specific projects as a result of the Program 10/11 Rezone/GPA would be subject to architectural and site plan review and approval by either the Development Services Director or Planning Commission prior to construction which would include reviewing compliance with Municipal Code Sections 18.42.090 and 18.42.100. Since any new development prompted after the approval of the Program 10/11 Rezone/GPA would be required to abide by State and local rules and regulations such as Title 24 Part 6 of the California Code of Regulations and the Municipal Code and would have to undergo architectural and site plan review prior to approval, impacts related to generating a substantial new source of light or glare would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

As previously discussed, the geographic scope for each cumulative impact would depend on the environmental impact being analyzed. For cumulative impacts related to light and glare, the geographic scope would be the City of Colton and surrounding cities.

Past, present, and reasonably foreseeable development within the City of Colton and surrounding cities have resulted and would continue to result in intensification of land use and introduce new sources of light and glare. While most of the future development consistent with the proposed project would occur on infill sites within city limits, hillside areas such as Jurupa Hills, La Loma Hills, and Reche Canyon would also be subject to future development that could increase or introduce new sources of light and glare. However, future development projects from the implementation of the Program 10/11 Rezone/GPA and cumulative development would be required to comply with Title 24, Part 6, of the California Code of Regulations which mandates indoor and outdoor lighting requirements for new development. In addition, cumulative development within the City of Colton would be required to abide by the same rules and regulations as the Program 10/11 Rezone/GPA including Municipal Code Sections 18.42.090 and Municipal Code 18.42.100, and would also undergo design review as established by Municipal Code Section 18.58.030 where the director

and/or planning commission would deny architectural and site plan review for future developments that would diminish the value or usability of surrounding properties due to excessive exterior lighting. Lastly, any cumulative development projects outside the City would also be subject to lighting requirements established in Title 24, Part 6, of the California Code of Regulations, and would undergo design review by the applicable City to ensure compliance with lighting requirements. Since foreseeable future development from implementation of the Program 10/11 Rezone/GPA and cumulative projects within the City would be required to adhere to Title 24, Part 6, of the California Code of Regulations, and would adhere to the applicable Municipal Code on lighting requirements and design review. The cumulatively considerable impact on light and glare would be less than significant.

Moreover, the proposed project would not have a cumulatively considerable contribution to the less than significant impacts. As previously discussed, the Program 10/11 Rezone/GPA does not include any specific development and consists of rezoning and land use amendments to meet the assigned RHNA for the planning period. Any future development from the implementation of the Program 10/11 Rezone/GPA would be required to comply with Title 24, Part 6, of the California Code of Regulations, would undergo design review under Municipal Code 18.58.030, and would abide by Municipal Code sections 18.42.090 and 18.42.100 on light and glare.

Since future developments from surrounding cities and future development from implementation of the Program 10/11 Rezone/GPA would be required to abide by Title 24, Part 6, California Code of Regulations, and would be subject to design review and local regulations established by the applicable municipality pertaining to light and glare. Implementation of the Program 10/11 Rezone/GPA would not have a cumulatively considerable contribution to the less than significant cumulative impact on light and glare. Therefore, impacts would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

3.2 - Air Quality

3.2.1 - Introduction

This section describes existing air quality conditions regionally and locally as well as the relevant regulatory framework. This section also evaluates the possible impacts related to air quality that could result from the implementation of the proposed project. Information included in this section is based, in part, on project-specific air quality modeling results utilizing California Emissions Estimator Model (CalEEMod) Version 2022.1. Complete modeling output is provided in Appendix B.

No public comments were received during the Environmental Impact Report (EIR) scoping period related to air quality.

3.2.2 - Environmental Setting

The City of Colton is located in the western portion of San Bernardino County, approximately 60 miles to the east of Los Angeles. The City is directly served by two major freeways: Interstate 10 (I-10), which transverses the community, and I-215, which runs along the eastern boundary. Adjacent jurisdictions include the City of Rialto to the west, the City of San Bernardino to the east, and the City of Grand Terrace to the south. State Route (SR) 60 bisects the extreme southern portion of the City in a northwest–southeast direction. Exhibit 2-1 and Exhibit 2-2 depict the City's regional location and local vicinity.

The City is situated in the South Coast Air Basin (Basin), a geographic area that encompasses the coastal plain and connecting broad inland valleys and low hills. The Pacific Ocean forms the southwestern border of the Basin, with mountain ranges forming the remainder of the border. The Basin includes Orange County and the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. The Basin is under the jurisdiction of the South Coast Air Quality Management District (South Coast AQMD).

Air Pollutant Emissions

Although air pollution potential is strongly influenced by climate and topography, the air pollution that occurs in a location also depends on the amount of air pollutant emissions in the surrounding area or transported from more distance places. Air pollutant emissions generally are highest in areas that have high population densities, high motor vehicle use, and/or industrialization. These contaminants, created by photochemical processes in the atmosphere such as ozone, may result in high concentrations many miles downwind from the sources of their precursor chemicals.

Climate and Meteorology in the South Coast Air Basin

Air quality in the project area is not only affected by various emissions sources (e.g., mobile and industry) but also by atmospheric conditions (e.g., wind speed, wind direction, temperature, rainfall, and amount of sunshine). The regional climate within the Basin is considered semi-arid and is characterized by warm summers, mild winters, infrequent seasonal rainfall, moderate daytime onshore breezes, and moderate humidity. The air quality within the Basin is primarily influenced by a

wide range of emissions sources—such as dense population centers, heavy vehicular traffic, and industry—and meteorology.

Winds in the Basin are predominantly of relatively low velocities, averaging about 4.0 miles per hour (mph). These low average wind speeds, together with a persistent temperature inversion, limit the vertical dispersion of air pollutants throughout the Basin. Strong, dry, north or northeasterly winds, known as Santa Ana winds, occur during the fall and winter months, dispersing air contaminants, and these conditions tend to last for several days at a time. Local winds at the project site blow predominantly from the south and southwest with an average annual wind speed of about 10 mph. Summer wind speeds average slightly higher than winter wind speeds.

The Basin experiences a persistent temperature inversion (increasing temperature with increasing altitude) as a result of the Pacific high. This inversion limits the vertical dispersion of air contaminants, holding them relatively near the ground. As the sun warms the ground and the lower air layer, the temperature of the lower air layer approaches the temperature of the base of the inversion (upper) layer until the inversion layer finally breaks, allowing vertical mixing with the lower layer. This phenomenon is observed in midafternoon to late afternoon on hot summer days when the smog appears to clear up suddenly. Winter inversions frequently break by midmorning.

Air Pollutant Types, Sources, and Effects

Concentrations of criteria air pollutants are used as indicators of air quality conditions. Air pollutants are termed criteria air pollutants if they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. According to the United States Environmental Protection Agency (EPA), criteria air pollutants are ozone, particulate matter (PM_{10} and $PM_{2.5}$), nitrogen dioxide (NO_2), carbon monoxide (CO), lead, and sulfur dioxide (SO_2). Table 3.2-1 provides a summary of the types, sources, and effects of criteria air pollutants.

In addition to criteria air pollutants, another group of pollutants commonly referred to as toxic air contaminants (TACs) or hazardous air pollutants (HAPs), are pollutants that result in an increase in mortality, a serious illness, or pose a present or potential hazard to human health. Health effects of TACs may include cancer, birth defects, immune system damage and neurological damage. In addition, many TACs can be toxic at very low concentrations. For some chemicals such as carcinogens, there are no thresholds below which exposure can be considered risk-free. ARB identifies over 200 compounds as TACs (also termed as HAPs by the EPA). Table 3.2-1 also provides a summary of the types, sources and effects of TACs.

Other air quality issues of concern in the Basin include nuisance impacts of odors and dust. Objectionable odors may be associated with a variety of pollutants. Common sources of odors include wastewater treatment plants, landfills, composting facilities, refineries, and chemical plants. Similarly, nuisance dust may be generated by a variety of sources, including quarries, agriculture, grading, construction, and roads. Odors rarely have direct health effects among the public.

Table 3.2-1: Description of Air Pollutants of National and State Concern

Criteria Pollutant	Physical Description and Properties	Most Relevant Effects from Pollutant Exposure	Sources
Ozone	• A photochemical pollutant, i.e., it is not emitted directly into the atmosphere, but is formed by a complex series of chemical reactions between volatile organic compounds (VOC), nitrous oxides (NO_X), and sunlight • A regional pollutant that is generated over a large area and is transported and spread by the wind	• Respiratory symptoms • Worsening of lung disease leading to premature death • Damage to lung tissue	• On-road and off-road mobile vehicle exhausts • Factories and industrial facilities • Consumer products
Particulate matter (PM_{10})	• A mixture of small particles that consist of dry solid fragments, droplets of water, or solid cores with liquid coatings • Particulate matter that is between 2.5 and 10 microns in diameter, (one micron is one-millionth of a meter). $PM_{2.5}$ refers to particulate matter that is 2.5 microns or less in diameter, about one-thirtieth the size of the average human hair	• Premature death & hospitalization, primarily for worsening of respiratory disease • Reduced visibility and material soiling	• Gasoline- and diesel-powered mobile vehicles • Dust from construction sites, landfills, and agriculture • Combustion from oil • Burning wood and wildfires • Burning of brushes and wastes • Factories and industrial facilities
Particulate matter ($PM_{2.5}$)	• A mixture of small particles that consist of dry solid fragments, droplets of water, or solid cores with liquid coatings • Particulate matter that is 2.5 microns or less in diameter, about one-thirtieth the size of the average human hair	• Premature death • Hospitalization for worsening of cardiovascular disease • Hospitalization for respiratory disease • Asthma-related emergency room visits • Increased symptoms, increased inhaler usage	• Gasoline- and diesel-powered mobile vehicles. • Combustion from oil and wood.
Nitrogen dioxide (NO_2)	• A precursor to ozone, PM_{10}, and $PM_{2.5}$ formation • Can react with compounds to form nitric acid and related small particles and result in particulate matter related health effects.	• Lung irritation • Intensified allergic responses	• Motor vehicle internal combustion engines. • Fossil fuel-fired electric utility and industrial boilers

Criteria Pollutant	Physical Description and Properties	Most Relevant Effects from Pollutant Exposure	Sources
Carbon monoxide (CO)	• A colorless, odorless, toxic gas • Somewhat soluble in water	• Chest pain in patients with heart disease • Headache • Light-headedness • Reduced mental alertness	• Motor vehicle internal combustion engines • Fossil fuel-fired electric utility and industrial boilers
Sulfur dioxide (SO_2)	• A colorless, pungent gas • At levels greater than 0.5 parts per million (ppm), has a strong odor, similar to rotten eggs. Sulfur oxides (SO_X) include sulfur dioxide and sulfur trioxide • Sulfuric acid forms from sulfur dioxide, which can lead to acid deposition and can harm natural resources and materials • A precursor to sulfate and PM_{10}	• Worsening of asthma: increased symptoms, increased medication usage, and emergency room visits	• Combustion of sulfur-containing fuel from motor vehicles, locomotives, ships, and off-road diesel equipment • Industrial processes • Geothermal fields
Lead (Pb)	• A solid heavy metal that can exist in air pollution as an aerosol particle component	• Impaired mental functioning in children • Learning disabilities in children • Brain and kidney damage	• Lead smelters • Piston-engine aircraft operating on leaded aviation gasoline • Waste incinerators • Utilities • Lead-acid battery manufacturers • Dust from soils contaminated with lead-based paint
Hydrogen Sulfide	• A toxic air contaminant with flammable, colorless, poisonous gas that smells like rotten eggs	• Nuisance odor (rotten egg smell) • At high concentrations: headache and breathing difficulties	• Manure • Storage tanks • Ponds • Anaerobic lagoons • Land application sites • Combustion of sulfur containing fuels (oil and coal)
Sulfates	• Occur in combination with metal and/or hydrogen ions • Many sulfates are soluble in water.	• Hospitalization for respiratory disease • Asthma-related emergency room visits • Increased symptoms, increased inhaler usage	• Combustion of gasoline and diesel fuel

Criteria Pollutant	Physical Description and Properties	Most Relevant Effects from Pollutant Exposure	Sources
Visibility-Reducing Particles	• A mixture of small particles that consist of dry solid fragments, droplets of water, or solid cores with liquid coatings • Particles vary in shape, size, and composition; see physical description and properties of PM_{10} and $PM_{2.5}$ above	• Reduced airport safety, scenic enjoyment, and road safety	• Fuel or wood combustion for electrical utilities, residential space heating, and industrial processes • Construction and demolition • Metals, minerals, and petrochemicals • Wood products processing • Mills and elevators used in agriculture • Erosion from tilled lands • Waste disposal • Recycling • Vehicle exhaust • Road dust
Vinyl Chloride	• A chlorinated hydrocarbon and a colorless gas with a mild, sweet odor • Identified in 1990 as a toxic air contaminant and estimated a cancer unit risk factor	• Central nervous system effects, such as dizziness, drowsiness and headaches • Long-term exposure: liver damage and liver cancer	• Vinyl chloride-containing plastics left to decompose in solid waste landfills, sewage plants, and hazardous waste sites
Asbestos	• A number of naturally occurring fibrous silicate minerals that have been mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength • Three most common types of asbestos are chrysotile, amosite, and crocidolite	• Lung disease	• Attic and wall insulation • Vinyl floor tiles, sheet flooring and adhesives • Roofing and siding shingles • Textured walls and ceilings • Hot water and steam pipes with asbestos covering • Automobile clutches and brakes
Toxic Air Contaminant	• Sizes of particles vary from less than 2.5 micrometers to 10 micrometers • Particles can be spherical, irregular, or fibrous	• Cancer • Reproductive and developmental effects • Neurological effects	• Cars and trucks (especially diesels) • Industrial sources, such as chrome platers • Neighborhood businesses, such as

Criteria Pollutant	Physical Description and Properties	Most Relevant Effects from Pollutant Exposure	Sources
			dry cleaners and service stations • Building materials and products

Sources:
California Air Resources Board (ARB). 2023. Common Air Pollutants. Website: https://ww2.arb.ca.gov/resources/common-air-pollutants. Accessed May 20, 2025.
United States Environmental Protection Agency (EPA). 2023. Learn About Asbestos. Website: https://www.epa.gov/asbestos/learn-about-asbestos#find. Accessed May 20, 2025.

California Air Resources Board (ARB). 2023. CARB Identified Toxic Air Contaminants. https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants. Accessed May 20, 2025.

Ozone

Ozone, a key element of smog, is formed in the atmosphere through complex chemical reactions between vehicles, industrial plants, consumer products and many other sources. Ozone can be compared to household bleach, which can kill living cells, such as germs or human cells, upon contact. It forms in greater quantities on hot, sunny, calm days. In metropolitan areas of California, ozone concentrations frequently exceed existing health-protective standards in the summer.[1]

Particulate Matter

Airborne particulate matter (PM) refers to a wide range of solid or liquid particles in the atmosphere, including solids and aerosols made up of tiny liquid droplets, dry solid fragments, and solid cores with liquid coatings. Respirable particulate matter with an aerodynamic diameter of 10 micrometers or less is referred to as PM_{10} while $PM_{2.5}$ includes a subgroup of finer particles that have an aerodynamic diameter of 2.5 micrometers or less. Some particulate matter, such as pollen, is naturally occurring. Particulate matter can either be directly emitted from sources (primary particles) or formed in the atmosphere through chemical reactions of gases (secondary particles) such as sulfur dioxide (SO_2), nitrogen oxides (NO_X), and certain organic compounds. These organic compounds can originate from natural sources, such as trees and vegetation, as well as human-made (anthropogenic) sources, including industrial activities and vehicle exhaust. [2]

Nitrogen Dioxide

NO_2 is a reddish-brown gas that is a by-product of combustion processes. Although NO_2 automobiles and industrial operations are the main sources of NO_2, much of much of it in the ambient air is produced through atmospheric reactions between nitric oxide (NO) and other pollutants, which require sunlight (photochemical reactions). Nitrogen dioxide contributes to the formation of several other pollutants, including ozone (O_3), nitric acid (HNO_3), and nitrate (NO_3-) particles, which also

[1] California Air Resources Board (ARB). 2023. Ozone & Health. Website: https://ww2.arb.ca.gov/resources/ozone-and-health. Accessed May 25, 2025.
[2] California Air Resources Board (ARB). 2023. Inhalable Particulate Matter & Health (PM2.5 and PM10). Website: https://ww2.arb.ca.gov/resources/inhalable-particulate-matter-and-health. Accessed May 20, 2025.

form through photochemical reactions. The levels of NO_2 in the air fluctuate based on direct emissions and changing atmospheric conditions, especially the amount of sunlight.[3]

Carbon Monoxide

Carbon monoxide (CO) is an odorless, colorless gas. It is formed by the incomplete combustion of carbon-containing fuels, such as natural gas, gasoline, and wood from stationary and mobile sources. CO can also be formed through photochemical reactions in the atmosphere involving methane, non-methane hydrocarbons, other volatile organic compounds, and organic molecules found in surface waters and soils.[4]

Sulfur Dioxide

Sulfur dioxide (SO_2) is a colorless acid gas with a pungent, irritating odor prevalent in ambient temperatures. It is formed the combustion of sulfur-containing fuel, such as from motor vehicles, locomotives, ships, and off-road diesel equipment. Additionally, SO_2 is emitted from some industrial processes such as natural gas and petroleum extraction, oil refining, and metal processing, as well as during volcanic activity and geothermal fields.[5]

Lead

Lead is a relatively soft and chemically resistant metal present in many soils (especially urban soils) and which can get resuspended into the air. As a result of the phase-out of leaded gasoline, metal processing is currently the primary source of lead emissions. The highest levels of lead in air are generally found near lead smelters. Other stationary sources are waste incinerators, utilities, and lead-acid battery manufacturers.[6]

Sulfates

Sulfates are chemicals containing sulfur in its fully oxidized form (SO_4^{2-}), combined with metal or hydrogen ions. In California, most sulfur emissions come from burning fuels like gasoline and diesel. When these fuels burn, a small amount of sulfate is released directly, but most sulfate in the air forms later. During combustion, sulfur in the fuel turns into sulfur dioxide (SO_2), which then reacts in the atmosphere to become sulfate particulate matter. This conversion happens quickly and thoroughly in California's urban areas due to local weather conditions, making sulfates a significant part of the particulate matter in the air.[7]

Visibility Reducing Particles

Particulate matter (PM) pollution affects the environment by reducing visibility, creating haze. These particles come in various shapes, sizes, and chemical compositions, originating from windblown dust, soot, and the chemical transformation of gaseous pollutants (e.g., sulfates, nitrates, organic

[3] California Air Resources Board (ARB). 2023. Nitrogen Dioxide & Health. Website: https://ww2.arb.ca.gov/resources/nitrogen-dioxide-and-health. Accessed May 202, 2025.
[4] California Air Resources Board (ARB). 2023. Carbon Monoxide & Health. Website: https://ww2.arb.ca.gov/resources/carbon-monoxide-and-health. Accessed May 20, 2025.
[5] California Air Resources Board (ARB). 2023. Sulfur Dioxide & Health. Website: https://ww2.arb.ca.gov/resources/sulfur-dioxide-and-health. Accessed May 202, 2025.
[6] California Air Resources Board (ARB). 2023. Lead & Health. Website: https://ww2.arb.ca.gov/resources/lead-and-health. Accessed May 20, 2025.
[7] California Air Resources Board (ARB). 2023. Sulfate & Health. Website: https://ww2.arb.ca.gov/resources/sulfate-and-health. Accessed May 20, 2025.

carbon particles). These fine particles, caused largely by combustion of fuel, can travel hundreds of miles causing visibility impairment. The most apparent symptom of particulate matter pollution is visibility degradation due to the absorption and scattering of light by particles and gases in the atmosphere before it reaches the observer. Certain types of particles such as sulfates scatter more light, particularly during humid conditions.[8]

Asbestos

Asbestos is a TAC and a federal hazardous air pollutant of concern during construction and renovation. Asbestos is the common name for a group of naturally occurring fibrous minerals that can separate into thin, inhalable fibers. While there are many different types of asbestos; all forms of asbestos are harmful to human health. It has been known to cause lung cancer and mesothelioma, a cancer of the lining of lung tissue that is nearly always fatal. Since asbestos is naturally occurring in rock structures it is a concern during construction and mining operations when it has the potential to be present.[9]

Toxic Air Contaminants

TACs, also known as hazardous air pollutants or air toxics, are pollutants that can cause serious health problems, including cancer, birth defects, and other severe health issues. These contaminants can be gases like benzene and toluene, or compounds and metals such as asbestos, cadmium, mercury, and chromium. They come from various sources, including industrial processes, vehicle emissions, and chemical reactions in the atmosphere. The EPA identifies and regulates 188 toxic air pollutants. These pollutants can have a wide range of health effects, such as respiratory issues, neurological damage, and reproductive problems.[10]

Concentrations of TACs are also used as indicators of air quality conditions. Air pollutant human exposure standards are identified for many TACs, including the following common TACs relevant to development projects: particulate matter, fugitive dust, lead, and asbestos. These air pollutants are called TACs because they may cause or contribute to an increase in mortality or in serious illness or may pose a hazard to human health. TACs are usually present in minute quantities in the ambient air; however, their high toxicity or health impact may pose a threat to public health even at low concentrations. TACs can cause long-term health effects (such as cancer, birth defects, neurological damage, asthma, bronchitis, or genetic damage) or short-term acute affects (such as eye watering, respiratory irritation, runny nose, throat pain, or headaches).

TACs are separated into carcinogens and noncarcinogens based on the nature of the physiological effects associated with exposure to a particular TAC. Carcinogens are assumed to have no safe threshold below which health impacts would not occur. Cancer risk is typically expressed as excess cancer cases per million exposed individuals, typically over a lifetime exposure or other prolonged duration. For noncarcinogenic substances, there is generally assumed to be a safe level of exposure below which no negative health impact is believed to occur. These levels may vary depending on the

[8] California Air Resources Board (ARB). 2023. Visibility-Reducing Particles & Health. https://ww2.arb.ca.gov/resources/visibility-reducing-particles-and-health. Accessed May 20, 2025.

[9] United States Environmental Protection Agency (EPA). 2023. Learn About Asbestos. Website: https://www.epa.gov/asbestos/learn-about-asbestos#find. Accessed May 20, 2025.

[10] California Air Resources Board (ARB). 2023. CARB Identified Toxic Air Contaminants. https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants. Accessed May 20, 2025.

specific pollutant. Acute and chronic exposure to noncarcinogens is expressed as a hazard index (HI), which is the ratio of expected exposure levels to an acceptable reference exposure level (RELs).

Regional Air Quality and South Coast Air Basin Attainment Status

The EPA and the ARB designate air basins where ambient air quality standards are exceeded as "nonattainment" areas. If standards are met, the area is designated as an "attainment" area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered "unclassified." National nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards.

The current attainment designations for the Basin are shown in Table 3.2-2. Currently in the Basin, 8-hour average ozone (both State and federal), 1-hour average ozone (State), annual arithmetic mean PM_{10} (State), 24-hour average PM_{10} (State), annual arithmetic mean $PM_{2.5}$ (State), and 24-hour average $PM_{2.5}$ (national) are still in nonattainment status. The Basin is classified as extreme nonattainment for the 8-hour federal ozone standard. The current standards are also summarized in Table 3.2-2.

Table 3.2-2: Criteria Air Pollutant Ambient Air Quality Standards and Attainment Status in the South Coast Air Basin

Air Pollutant	Averaging Time	California Standard[1] Concentration	National Standard Concentration	State Status	National Status
Ozone	8 Hour	0.070 ppm	0.070 ppm	Nonattainment	Nonattainment
	1 Hour	0.09 ppm	—		
CO (carbon monoxide)	8 Hour	9 ppm	9 ppm	Attainment	Attainment
	1 Hour	20 ppm	35 ppm		
NO_2 (nitrogen dioxide)	1 Hour	0.18 ppm	0.100 ppm	Attainment	Attainment
	Annual	0.030 ppm	0.053 ppm		
SO_2 (sulfur dioxide)	24 Hours	0.04 ppm	0.14 ppm	Attainment	Attainment
	1 Hour	0.25 ppm	0.075 ppm		
	Annual	—	0.030 ppm		
Particulate matter (PM_{10})	Annual Arithmetic Mean	20 µg/m^3	—	Nonattainment	Attainment/ Maintenance
	24 hours	50 µg/m^3	150 µg/m^3		
Particulate matter ($PM_{2.5}$)	Annual Arithmetic Mean	12 µg/m^3	9 µg/m^3	Nonattainment	Nonattainment
	24 Hours	—	35 µg/m^3		
Sulfates	24 Hours	25 µg/m^3	—	Attainment	N/A
Lead	Quarter	—	1.5 µg/m^3	Unclassified	N/A

Air Pollutant	Averaging Time	California Standard[1] Concentration	National Standard Concentration	State Status	National Status
	Rolling 3-month average	—	0.15 µg/m^3		
	30 days	1.5 µg/m^3	—		
Hydrogen sulfide	1 Hour	0.03 ppm	—	Unclassified	N/A
Vinyl chloride	24 Hours	0.01 ppm	—	N/A	Attainment

Notes:
ppm = parts per million
µg/m^3 = micrograms per cubic meter

Source: California Air Resources Board (ARB). 2024. Table of Ambient Air Quality Standards.
California Air Resources Board (ARB). 2024. Ambient Air Quality Standards Designation Tool.
United States Environmental Protection Agency (US EPA). 2024. Nonattainment Areas for Criteria Pollutants (Green Book).

Toxic Air Contaminants: Sources and Health Effects

TACs are air pollutants identified by the California Air Resources Board (ARB) as having the potential to cause serious health effects, including cancer and other severe illnesses. Diesel PM, which constitutes a majority of the cancer risk from TACs in the State, is primarily emitted from on-road diesel trucks, off-road internal combustion (IC) engines, and diesel construction equipment. Retail gas stations also pose significant health risks due to emissions of benzene, a known carcinogen found in gasoline.[11] Benzene exposure can lead to serious health issues such as leukemia and other blood disorders.

Diesel PM is highly toxic due to its fine particulate nature, allowing it to penetrate deep into the lungs and enter the bloodstream.[12] It is a significant component of $PM_{2.5}$, which is associated with various adverse health effects, including cardiovascular and respiratory diseases, and premature death.[13] Diesel PM exposure has been linked to increased hospital admissions for heart disease and respiratory illnesses, and it is estimated to contribute to approximately 1,400 premature deaths from cardiovascular disease annually in California. Efforts to reduce these emissions include implementing stricter regulations and promoting cleaner technologies, such as the EPA's Tier 4 emission standards for off-road engines and the use of Ultra Low Sulfur Diesel Fuel, to protect communities, especially those near major transportation routes and industrial areas.[14]

Sensitive Receptors

Air pollution does not affect every individual in the population in the same way, and some groups are more sensitive to adverse health effects than others. Children and infants are among the most

[11] California Air Resources Board (ARB). 2022. Gasoline Service Station Industrywide Risk Assessment Guidance. February 18.
[12] California Air Resources Board (ARB). Overview: Diesel Exhaust and Health. Website: https://ww2.arb.ca.gov/resources/overview-diesel-exhaust-and-health. Accessed May 20, 2025.
[13] California Air Resources Board (ARB). Inhalable Particulate Matter and Health ($PM_{2.5}$ and PM_{10}). Website: https://ww2.arb.ca.gov/resources/inhalable-particulate-matter-and-health. Accessed May 20, 2025.
[14] United States Environmental Protection Agency (EPA). Learn About Impacts of Diesel Exhaust and the Diesel Emissions Reduction Act (DERA). Website: https://www.epa.gov/dera/learn-about-impacts-diesel-exhaust-and-diesel-emissions-reduction-act-dera. Accessed May 20, 2025.

susceptible to air pollution due to their developing lungs, higher inhalation rates, narrow airways, and less mature immune systems. Children and adults with allergies may also have an enhanced allergic response when exposed to particulate matter pollution. Other sensitive populations include the elderly, pregnant women (due to the developing fetus), and those with respiratory or cardiovascular illnesses affected by air pollution. Sensitive land uses (also referred to as receptors) are places where sensitive populations are most likely to spend their time. The groups identified with these land uses may have increased susceptibility to respiratory distress or, as in the case of residences, their exposure time is greater than that for other land uses.

3.2.3 - Regulatory Framework

The following is a summary describing regulations and policies at the federal, State, regional and local levels that are aimed at reducing criteria air pollutant and toxic air contaminant pollution from a variety of regulated sources. The discussion only includes regulations that are relevant to the proposed project.

Federal Regulations

Criteria Air Pollutants

The EPA is the governing body responsible for regulating air pollution in the United States and setting nationwide air quality and emissions standards. The EPA's air quality mandates are drawn primarily from the federal Clean Air Act (CAA), which was enacted in 1963 and amended in 1970, 1977, and 1990.

The CAA required EPA to establish primary and secondary National Ambient Air Quality Standards (NAAQS).[15] The CAA also requires each state to prepare an air quality control plan referred to as a State Implementation Plan (SIP). The Clean Air Act Amendments of 1990 require states with nonattainment areas to revise their SIPs to incorporate additional control measures to reduce air pollution. The SIP is periodically modified to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins as reported by their jurisdictional agencies. The EPA has responsibility to review all state SIPs to determine conformation to the mandates of the CAA and determine if implementation will achieve air quality goals. If the EPA determines a SIP to be inadequate, a Federal Implementation Plan may be prepared for the nonattainment area that imposes additional control measures. Failure to submit an approvable SIP or to implement the plan within the mandated timeframe may result in sanctions being applied to transportation funding and stationary air pollution sources in the air basin.

In addition, the EPA issues federal emissions standards for new motor vehicles and nonroad engines, national emissions standards for categories of new industrial equipment (e.g., power plants, industrial boilers, cement manufacturing, secondary lead smelting) and technical and policy guidance for SIPs. For instance, vehicle emissions standards issued by the EPA reduce tailpipe and evaporative emissions from passenger cars, light-duty trucks, medium-duty passenger vehicles, and

[15] United States Environmental Protection Agency (EPA). 2024. NAAQS Table. February. Website: https://www.epa.gov/criteria-air-pollutants/naaqs-table. Accessed May 20, 2025.

some heavy-duty vehicles. In turn, these standards reduce atmospheric levels of ozone, fine particles, nitrogen dioxide and toxic pollution.[16]

Toxic Air Contaminants

The CAA requires the EPA to regulate toxic air pollutants, also known as air toxics, from large industrial facilities in two phases. The first phase is "technology-based," where EPA develops standards for controlling the emissions of TACs from sources in an industry group (or "source category.") These Maximum Achievable Control Technology (MACT) standards are based on emissions levels that are already being achieved by the controlled and low-emitting sources in an industry. The second phase is a "risk-based" approach called residual risk. Here, the EPA must determine whether more health-protective standards are necessary. Within 8 years of setting the MACT standards, the Clean Air Act requires the EPA to assess the remaining health risks from each source category to determine whether the MACT standards protect public health with an ample margin of safety and protect against adverse environmental effects.

Every 8 years after setting the MACT standards, the Clean Air Act also requires the EPA to review and revise the standards, if necessary, to account for improvements in air pollution controls and/or prevention. The first 8-year review, when combined with the residual risk review, is called the risk and technology review.

State Regulations

Criteria Air Pollutants

The ARB is the statewide governing body which focuses on California's unique air quality challenges by setting the State's own, stricter, air pollutant emissions standards for a range of Statewide pollution sources including vehicles, fuels, on- and off-road equipment, and consumer products. The ARB implements the California Clean Air Act (CCAA) which was adopted in 1988 and developed to address air quality concerns not adequately addressed by the federal CAA. The CCAA requires that all air districts in the State endeavor to achieve and maintain the California Ambient Air Quality Standards (CAAQS) by the earliest practicable date. The CCAA specifies that air districts should focus particular attention on reducing the emissions from transportation and area-wide emission sources and provides air districts with authority to regulate indirect sources. The CAAQS set standards for 10 air pollutants: the six federal pollutants listed above as well as visibility-reducing particulates, hydrogen sulfide, sulfates, and vinyl chloride.

The ARB is responsible for Statewide pollution sources and produces a major part of the SIP, including addressing transport of pollutants. Local air districts are still relied upon to provide additional strategies for sources under their jurisdiction. The ARB combines this data and submits the completed SIP to EPA. Other ARB duties include monitoring air quality (in conjunction with air monitoring networks maintained by air pollution control and air quality management districts) and updating area designations and maps.

[16] United States Environmental Protection Agency (EPA). 2024. May. Website: https://www.epa.gov/regulatory-information-topic/regulatory-and-guidance-information-topic-air. Accessed May 20, 2025.

The ARB is responsible for rulemakings to adopt and amend specific regulations to reduce emissions from mobile sources such as cars, trucks, buses, on- and off-road equipment, fuels, harbor craft, locomotives, ocean-going vessels at berth, and motorcycles, as well as consumer products and select stationary sources including gas stations.[17] These wide-ranging air quality regulations address all major sources of smog-forming air pollution (and other forms of air pollution). As a result, cars today are 99 percent cleaner than in the 1970s, resulting in less pollution overall, shorter hospital stays, and fewer days missed from school and work due to respiratory and cardiopulmonary diseases.[18]

Toxic Air Contaminants

California has a comprehensive and effective air toxics program. Several pieces of legislation form the basis for the ARB to identify and control air toxics from a multitude of sources, inform the public of significant toxic exposures, and provide ways to reduce risks from these exposures. The key programs outlined by legislative mandates include the Toxic Air Contaminant Identification and Control Program (Assembly Bill [AB] 1807), the Air Toxics Hot Spots Information and Assessment Act (AB 2588), the Children's Environmental Health Protection Act, and the Community Air Protection Program. ARB has identified more than 200 toxic air pollutants and has adopted and implemented 25 ATCMs. Some of the air toxics that have been identified and controlled include: benzene in gasoline, hexavalent chromium from chrome platers, perchloroethylene from dry cleaners, and diesel exhaust from cars and trucks. The Community Air Protection Program (AB 617) was signed into law to reduce exposure in communities experiencing high cumulative exposure to air pollution including air toxic chemicals, many of which occur in disadvantaged communities.[19]

The ARB has adopted diesel exhaust control measures and more stringent emission standards for various on-road mobile sources including transit buses and off-road diesel equipment (e.g., tractors, generators). These standards are encompassed in the Airborne Toxic Control Measures (ATCMs) aimed at reducing TACs from mobile sources (including on-road and off-road vehicles) and stationary sources. ATCMs that are relevant and applicable to the proposed project are listed below:[20]

- Diesel PM Control Measure for On-road Heavy-duty Diesel-fueled Residential and Commercial Solid Waste Collection Vehicles (13 California Code of Regulations [CCR] §§ 2020, 2021)
- ATCM for Diesel PM from Portable Engines Rated at 50 Horsepower and Greater (17 CCR § 93116)
- ATCM to Limit Diesel-fueled Commercial Motor Vehicle Idling (13 CCR § 2485)
- Asbestos ATCM for Construction, Grading, Quarrying and Surfacing Mining Operations; (17 CCR § 93105)
- ATCM to Reduce Particulate Emissions from Diesel-fueled Engines – Standards for Nonvehicular Diesel Fuel (17 CCR § 93114)

[17] California Air Resources Board (ARB). Rulemaking Activity. Website: https://ww2.arb.ca.gov/rulemaking-activity. Accessed May 20, 2025.
[18] California Air Resources Board (ARB). 2024. June. Website: https://ww2.arb.ca.gov/about. Accessed May 20, 2025.
[19] California Air Resources Board (ARB). 2024. Website: https://ww2.arb.ca.gov/our-work/programs/air-toxics-program. Accessed May 20, 2025
[20] California Air Resources Board (ARB). 2024. Airborne Toxic control Measures. Website: https://ww2.arb.ca.gov/resources/documents/airborne-toxic-control-measures. Accessed May 20, 2025.

As a result of these actions, mobile source emissions of TACs (benzene; 1,3-butadiene; DPM) and stationary sources of TACs have been reduced significantly since 1990, leading to a reduction of ambient cancer risk in California of about 80–85 percent.

Regional Regulations

South Coast Air Quality Management District

The City lies within the Riverside County portion of the Air Basin, which is under the jurisdiction of the South Coast AQMD. The South Coast AQMD has jurisdiction over an area of approximately 10,743 square miles, including all of Orange County, Los Angeles County (except for the Antelope Valley), the non-desert portion of western San Bernardino County, and the western and Coachella Valley portions of Riverside County. The Basin is a sub-region of the South Coast AQMD's jurisdiction. Although air quality in this area has improved, the Basin requires continued diligence to meet air quality standards. The South Coast AQMD has adopted a series of Air Quality Management Plan s (AQMPs) to meet the CAAQS and NAAQS. These plans require, among other emissions-reducing activities, control technology for existing sources, control programs for area sources and indirect sources, a South Coast AQMD permitting system that allows no net increase in emissions from any new or modified (i.e., previously permitted) emissions sources, and transportation control measures. The most recent publication is the 2022 AQMP, which is intended to serve as a regional blueprint for achieving the federal air quality standards for healthful air.

The 2022 AQMP includes strategies to ensure the South Coast AQMD does its part to further its ability to meet the 2015 federal ozone standards, builds on the measures already in place from the previous AQMPs, and includes a variety of additional strategies, such as regulation, accelerated deployment of available cleaner technology, best management practices, co-benefits from existing programs, incentives, and other Clean Air Act measures to meet the 8-hour ozone standard. The South Coast AQMD's strategy to meet the NAAQS and CAAQS distributes the responsibility for emission reductions across federal, State, and local levels and industries. The majority of these emissions are from heavy-duty trucks, ships, and other State and federally regulated mobile source emissions that the majority of which are beyond South Coast AQMD's control. South Coast AQMD's Rule 1196 requires public fleet operators to acquire alternative-fuel heavy-duty vehicles when procuring or leasing these vehicles to reduce air toxic and criteria pollutant emissions. This rule applies to government agencies with 15 or more heavy-duty vehicles. In addition to federal action, the 2022 AQMP relies on substantial 26 Environmental Checklist Air Quality future development of advanced technologies to meet the standards, including the transition to zero- and low-emission technologies. The AQMP also incorporates the transportation strategy and transportation control measures from Southern California Association of Governments (SCAG)'s 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Plan (Connect SoCal). The proposed project is also required to comply with all applicable South Coast AQMD rules and regulations pertaining to construction activities, including, but not limited to, the following:

- **South Coast AQMD Rule 402—Nuisance:** This rule prohibits the discharge of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, endanger the comfort, repose, health, or safety of any

such persons or the public, or cause, or have a natural tendency to cause, injury or damage to business or property. Odors are regulated under this rule.

- **South Coast AQMD Rule 403—Fugitive Dust:** This rule prohibits emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area that remains visible beyond the property line of the emission's source. During construction, best available control measures identified in the rule would be required to minimize fugitive dust emissions from proposed earthmoving and grading activities. These measures would include site pre-watering and rewatering as necessary to maintain sufficient soil moisture content. Additional requirements apply to construction projects on properties with 50 or more acres of disturbed surface area or any earthmoving operation with a daily earthmoving or throughput volume of 5,000 cubic yards or more three times during the most recent 365-day period. These requirements include submittal of a dust control plan, maintenance of dust control records, and designation of an South Coast AQMD-certified dust control supervisor.
- **South Coast AQMD Rule 445—Wood-Burning Devices:** This rule prohibits the installation of woodburning devices in new development.
- **South Coast AQMD Rule 1108—Cutback Asphalt:** This rule specifies VOC content limits for cutback asphalt.
- **South Coast AQMD Rule 1113—Architectural Coatings:** This rule specifies VOC content limits for architectural coatings.
- **South Coast AQMD Rule 1403—Asbestos Emissions from Demolition/Renovation Activities:** This rule specifies work practices to limit asbestos emissions from building demolition and renovation activities including the removal and disturbance of asbestos-containing material (ACM). This rule is generally designed to protect uses surrounding demolition or renovation activity from exposure to asbestos emissions.

Southern California Association of Governments

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties. SCAG addresses regional issues related to transportation, the economy, community development, and the environment and is the federally designated metropolitan planning organization for a majority of the region and the largest metropolitan planning organization in the nation. As required by federal and State law, SCAG develops plans pertaining to transportation, growth management, hazardous waste management, housing, and air quality. SCAG data is used in the preparation of air quality forecasts and the conformity analysis included in the AQMP.

On April 4, 2024, SCAG's Regional Council adopted the 2050 RTP/SCS also known as Connect SoCal 2024. The RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The RTP/SCS charts a course for closely integrating land use and transportation so the region can grow smartly and sustainably.

The 2050 RTP/SCS includes a strong commitment to reduce emissions from transportation sources to comply with SB 375, improve public health, and meet the NAAQS as set forth by the CAA.[21]

Local Regulations

City of Colton General Plan

Local jurisdictions have the authority and responsibility to reduce air pollution through their police power and decision-making authority. Specifically, the City is responsible for the assessment and mitigation of air pollutant emissions resulting from its land use decisions. The City is also responsible for the implementation of transportation control measures as outlined in the AQMP. Examples of such measures include bus turnouts, energy-efficient streetlights, and synchronized traffic signals. In accordance with CEQA requirements and the CEQA review process, the City assesses the air quality impacts of new development projects, requires mitigation for significant air quality impacts by conditioning discretionary permits and monitors, and enforces implementation of such mitigation. In accordance with CEQA requirements, the City does not, however, have the expertise to develop plans, programs, procedures, and methodologies to ensure that air quality within the City and region will meet federal and State standards. Instead, the City relies on the expertise of the South Coast AQMD and utilizes the CEQA Air Quality Handbook as the guidance document for the environmental review of plans and development proposals within its jurisdiction.

Goals and policies of the City's General Plan regarding air quality are listed below.

Land Use Element (2013)

Goal LU-5 Reduce use of energy resources citywide, with a key goal of reducing the City's carbon footprint.

Policy LU-5.6 Require detailed air quality and climate change analyses for all applications that have the potential to adversely affect air quality and incorporate the analyses into applicable CEQA documents. Projects with the potential to generate significant levels of air pollutants and greenhouse gases, such as manufacturing facilities and site development operations, shall be required to incorporate mitigation into their design and operation, and to utilize the most advanced technological methods feasible.

Policy LU-5.7 Work with the South Coast Air Quality Management District and the Southern California Association of Governments to implement the Air Quality Management Plan (AQMP) and Regional Transportation Plan/Sustainable Communities Strategy, with the objective of meeting federal and State air quality standards for all pollutants. To ensure that new measures can be practically enforced in the region, participate in future amendments and updates of the AQMP.

[21] Southern California Association of Governments (SCAG). 2024. Connect SoCal, A Plan for Navigating to a Brighter Future. April 4.

Model Air Quality Element (1991)

Goal 2 A diverse and efficiently operated ground transportation system which generates the minimum feasible pollutants.

Policy 2.1.1 Eliminate Vehicle Trips: Use incentives, regulation and Transportation Demand Management in cooperation with other jurisdictions in the South Coast Air Basin to eliminate vehicle trips which would otherwise be made.

Policy 2.1.2 Reduce Vehicle Miles Traveled: Use incentives, regulations and Transportation demand Management in cooperation with other jurisdictions in South Coast Air Basin to reduce the vehicle miles traveled for auto trips which still need to be made.

Policy 2.4.1 Promote Non-Motorized Transportation: Provide for pedestrian and bicycle pathways to encourage non-motorized trips.

Policy 2.5.1 Manage Parking Supply: Manage parking supply to discourage auto use, while ensuring economic development goals won't be sacrificed.

Goal 4 A pattern of land uses that can be effectively served by a diversified transportation system and land development projects which directly and indirectly generate the minimum feasible air pollutants.

Policy 4.1 Manage Growth: Manage growth through incorporating policies and requirements (LOS standards compliance etc.) that insure the timely provision of infrastructure to serve new development.

Policy 4.3 Protect Sensitive Receptors: Support a regional approach to regulating the location and design of land uses which are especially sensitive to air pollution.

Goal 5 Reduce particulate emissions from roads, parking lots, construction sites and agricultural lands. Policy 5.1: Control Dust: Reduce particulate emissions from roads, parking lots, construction sites and agricultural lands.

Policy 5.2 Reduce Emissions from Building Materials/Methods: Reduce emissions from building materials and methods which generate excessive pollutants.

City of Colton Municipal Code

- 18.42.080–Air Quality: No operation or activity Shall cause the emission of any Smoke, fly ash, dust, fumes, vapors, Gases or other forms of air Pollution which can cause damage to health, animals, vegetation, or other forms of Property, or which can cause excessive soiling on any other Lot. No emission Shall be Permitted which exceeds the requirements of the South Coast AQMD or the requirements of any air quality plan adopted by the City.

City of Colton Municipal Code–General Notes and City Standards

The following City Standards relates to the control of fugitive dust emissions:

- Grading Notes (4): Contractor shall implement all City, County, State and Federal job site safety requirements as they relate to dust control, equipment movement, noise, hours of work and construction hazardous materials and shall minimize any inconvenience to the public.[22]

3.2.4 - Methodology

Model Selection, Modeling Parameters and Assumptions

Air quality impacts associated with construction and operation of the various proposed project components were assessed and quantified where possible using industry standard and accepted software tools, techniques, and emission factors. A summary of the methodology is provided below. Construction and operational emissions reported in this analysis were modeled using CalEEMod Version 2022.1.

Criteria Pollutants Assessed

The following air pollutants are assessed in this analysis:

- reactive organic gases (ROG)
- NO_X
- CO
- Sulfur oxides (SO_X)
- PM_{10}
- $PM_{2.5}$

Note: The proposed project would emit ozone precursors (ROG and NO_X). However, the proposed project would not directly emit ozone as it is formed in the atmosphere during the photochemical reaction of these precursors.

Model Inputs

Construction

Implementation of the proposed project would generate emissions of ROG, NO_X, CO, sulfur oxides (SO_X), PM_{10}, and $PM_{2.5}$ during construction activities. Implementation of the proposed project could result in up to 89.9 acres of up-zone in the City's Mixed-Use Downtown zoning designations, to allow up to 40 dwelling units per acre (du/ac), and in its R3/R4 zone to allow up to 30 du/ac. These new land uses would be developed over an assumed 8-year period, which could result in short-term impacts on ambient air quality within the City. Sources of construction emissions would include mobile and stationary construction equipment exhaust, employee and haul truck vehicle exhaust, land clearing and material movement, paving, and application of architectural coatings. However, the specific size, location, and construction techniques and scheduling that would be used for each individual development project occurring in the City from implementation of the proposed project is not currently known. With an assumed horizon year of late 2039, development of the various land uses associated with the proposed project would occur over an extended period and would depend

[22] City of Colton. General Notes and City Standards, Grading Notes. Website: https://www.ci.colton.ca.us/DocumentCenter/View/641/GRADING-PLAN-NOTES?bidId=. Accessed May 19, 2025.

on factors such as local economic conditions, market demand, and other financing considerations. As such, without specific project-level details, it is not possible to develop a refined construction inventory.

Consequently, the determination of construction air quality impacts for each individual development project, or a combination of these projects, would require the City to speculate regarding such potential future project-level environmental impacts. Therefore, in the absence of the necessary construction information required to provide an informative and meaningful analysis, the evaluation of potential construction-related impacts resulting from implementation of the proposed project is conducted qualitatively. The analysis discusses the potential for future individual developments in the City to generate construction emissions that, where necessary, would apply mitigation measures to reduce those emissions.

Operation

Build-out of the proposed project would result in a change in emissions relative to the development proposed in City's adopted Housing Element and the current General Plan. Operation of the additional residential and/or non-residential uses as proposed by Program 10/11 would generate criteria pollutants and precursor emissions that could result in long-term impacts on ambient air quality within the City and the region. Emissions would result from motor vehicle travel; from area sources including landscaping equipment, consumer products, and architectural coatings; and from natural gas consumption associated with space and water heating. Due to the adoption of South Coast AQMD Rule 445, Wood-Burning Devices, in 2008, it was assumed that new development would be constructed without the installation of permanent wood-burning fireplaces, stoves, or other devices. The land use assumptions utilized in the operational modeling assume the up-zoning of 89.9 acres, with 37.7 acres of mid-rise apartments, 15.2 acres of single-family homes, 0.9 acre of single-family homes (5 homes), and 36.1 acres of general commercial (to account for the potential for mixed-use residential and nonresidential in the Mixed-Use Downtown zone with Program 10/11 of the Housing Element Rezone).

3.2.5 - Thresholds of Significance

The CEQA Guidelines define a significant effect on the environment as "a substantial, or potentially substantial, adverse change in the environment." To determine whether a project would have a significant impact on air quality, the type, level, and impact of emissions generated by the proposed project must be evaluated.

South Coast AQMD's current guidelines, the CEQA Air Quality Handbook (South Coast AQMD 1993) with associated updates, along with the City guidelines were adhered to in the assessment of air quality impacts for the proposed project. The Lead Agency utilizes the criteria in CEQA Guidelines Appendix G Environmental Checklist to determine whether impacts to air quality are significant environmental effects. The proposed project would have a potentially significant impact if it would:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality

standard (including releasing emissions which exceed quantitative thresholds for ozone precursors);

- Expose sensitive receptors to substantial pollutant concentrations; or
- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

The CEQA Guidelines define a significant effect on the environment as "a substantial, or potentially substantial, adverse change in the environment." To determine if a project would have a significant impact on air quality, the type, level, and impact of emissions generated by the project must be evaluated.

Additionally, the City utilizes the South Coast AQMD CEQA Air Quality Handbook to identify potentially significant impacts on air quality. For the purpose of evaluating the above thresholds, an impact is considered significant if a project:

- Generates total emissions (direct and indirect) in excess of the thresholds given in Table 4.3.F;
- Generates a violation of any ambient air quality standard when added to the local background; or
- Does not conform with the applicable attainment or maintenance plan(s).

Projects in the Basin with operational emissions that exceed any of these emission thresholds are significant under South Coast AQMD guidelines. These thresholds, which apply throughout the Basin and were developed by the South Coast AQMD, apply as both project and cumulative thresholds. If a project exceeds these standards, it is considered to have a project-specific and cumulative impact.

Methodology for Determining Impacts to Sensitive Receptors

The South Coast AQMD published its Final Localized Significance Threshold Methodology in June 2003 and updated it in July 2008, recommending that all air quality analyses include an assessment of both construction and operational impacts on the air quality of nearby sensitive receptors. Localized significance thresholds (LSTs) were developed in response to the South Coast AQMD Governing Board's Environmental Justice Enhancement Initiative. The LST methodology was adopted by the South Coast AQMD Governing Board in October 2003. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable NAAQS or CAAQS and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

LSTs, which are voluntary, only apply to CO, NO_2, PM_{10}, and $PM_{2.5}$ emissions during construction and operation at the discretion of the lead agency. LSTs are based on the CAAQS, which are the most stringent AAQS that have been established to provide a margin of safety in the protection of public health and welfare. They are designated to protect sensitive receptors most susceptible to further respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and people engaged in strenuous work or exercise. LSTs are based on the size of the project site, distance to the nearest sensitive receptor, and Source Receptor Area.

Screening-level analysis of LSTs is only recommended for construction activities at project sites that are 5 acres or less. Because the proposed project includes the re-zoning of 89.9 acres to accommodate additional residential development with the City, the screening-level LST analysis is not utilized in the analysis below.

3.2.6 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of the proposed project and provides mitigation measures where appropriate.

Consistency with Air Quality Management Plan

Impact AIR-1:	**The proposed project would conflict with or obstruct implementation of the applicable air quality plan.**

Impact Analysis

In general, a development is deemed consistent with the applicable air quality plan if the project proposes development that is consistent with the growth anticipated by the relevant land use plans that were used in the formulation of the air quality attainment plans. The proposed project is a policy-level planning effort that encourages and facilitates the development and redevelopment of a range of housing types and affordability levels while facilitating mixed-use development and public safety infrastructure. As stated in the Project Description, the proposed project involves the rezoning of sites within Program 10 of the Housing Element that could accommodate the City's housing needs for all segments of the community (as defined by RHNA). This would include the up-zoning of the Housing Element's Mixed-Use Downtown and R3/R4 zoning designations to allow for addition dwelling units per acre.

Overall, the up-zoning amendments associated with the proposed project could result in increased residential development across 89.66 acres. For purposes of the air quality analysis, it is assumed that the proposed project could result in the development of 2,397 new dwelling units and as much as 943,000 square feet of non-residential, commercial uses (assuming a portion of the mixed-use development would occur) by the year 2039 (accounting for construction time). This represents a worst-case scenario for purposes of air pollutant emissions. The proposed project's intent is not to generate the full build-out of housing within the planning cycle but to provide the capacity (i.e., through land use designation and zoning) for the housing market to adequately address housing needs for all income groups and direct that capacity where planned growth is best suited to occur.[23]

The proposed project is located within the South Coast Air Basin, which is under the jurisdiction of the South Coast AQMD. The South Coast AQMD is required, pursuant to the CAA, to reduce emissions of criteria pollutants for which the Basin is in nonattainment. To reduce such emissions, the South Coast AQMD drafted the 2022 AQMP. The 2022 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving CAAQS and NAAQS. The 2022

[23] Section 3.13, Population and Housing, assumes a maximum of 3,260 residents by 2029. To fully account for the potential for development to occur over an 8-year period and accounting for the time it takes to construct. As a result of the increased zoning, the air quality analysis assumes a potential for up to 2,397 units. However, this assumes development would occur through 2039 and is a worst-case, conservative modeling scenario.

AQMP is a regional and multi-agency effort including the South Coast AQMD, ARB, the SCAG, and the EPA. The plan's pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's Connect SoCal 2020-2045 RTP/SCS, updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans. The proposed project is subject to the South Coast AQMD's AQMP.

South Coast AQMD recommends that, when determining whether a project is consistent with the current AQMP, a lead agency should assess (1) whether the project would directly obstruct implementation of the plan through an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay timely attainment of air quality standards; and (2) whether the project is consistent with the demographic and economic assumptions (typically land use-related, such as resultant employment or residential units upon which the AQMP is based..

According to South Coast AQMD, the purpose of the consistency finding is to determine if a project is inconsistent with the assumptions and objectives of the regional air quality plans, and thus if it would interfere with the region's ability to comply with the CAAQs and NAAQs.

Criterion No. 1

The Basin is currently designated as a nonattainment area for the federal and State ozone and PM2.5 standards and a nonattainment area for the State PM_{10} standard. As discussed below under Impact AQ-2, South Coast AQMD's project-level thresholds were developed to analyze emissions generated by a single project. While the construction emission impacts associated with each new residential and nonresidential development project would be short term in nature, the concurrent construction of a multitude of individual development projects that could occur at any one time in the City under the proposed project could generate combined criteria pollutant emissions on a daily basis that could exceed South Coast AQMD's project-level thresholds. Additionally, as discussed under Impact AQ-2, the long-term operational emissions from the build-out of the proposed project would exceed South Coast AQMD's daily emissions thresholds for ROG, NO_X, CO, PM_{10} and $PM_{2.5}$. In order to reduce potential impacts, the proposed project would implement Mitigation Measures MM AQ-2a and MM AQ-2b (described under Impact-AQ-2 below) to help reduce criteria air pollutant emissions from future construction-related and operational activities due to new development facilitated by the proposed project. There is no additional feasible mitigation that would reduce impacts to a less than significant level, as discussed under Impact AQ-2. The proposed project's emissions would increase concentrations of criteria pollutants or their precursors in a manner that could obstruct South Coast AQMD's efforts to achieve attainment of ambient air quality standards for any criteria pollutant for which it is currently in nonattainment or jeopardize the current attainment status of the Basin for other criteria pollutants. Therefore, the zoning amendments under the proposed project would not be consistent with the 2022 AQMP under this criterion.

Criterion No. 2

As discussed previously, the 2022 AQMP relies on emissions forecasts based on the demographic and economic growth projections provided by the SCAG 2020–2045 RTP/SCS. In turn, SCAG's population, housing, and employment forecasts are based on data from local general plans, which in

this case would be the City's current General Plan. However, under the proposed project, zoning code amendments are proposed to fulfill the City's RHNA requirements. Specifically, the proposed project has identified 89.9 acres accommodate future residential and/or mixed-use development that would require zoning code changes. The assumptions utilized in this analysis assume that the 89.9 acres could accommodate up to 2,397 residential dwellings and up to 943,000 square feet of nonresidential uses, which represents a conservative, worst-case modeling scenario. Given that none of these changes to the existing Housing Element and General Plan that would result in additional growth were considered in SCAG's growth assumptions in the 2020–2045 RTP/SCS, the emissions inventory in the 2022 AQMP would also not have accounted for this additional growth. Therefore, future development under the proposed project would exceed SCAG's projections in the 2020–2045 RTP/SCS upon which the regional emissions inventory for the Basin in the AQMP was based. As such, the proposed project would not be consistent with the 2022 AQMP under this criterion.

It should be noted that in future updates to the AQMP, the updated growth projections resulting from the proposed project would eventually be incorporated by the SCAG and South Coast AQMD into their regional planning projections and they would become consistent with the AQMP. However, the growth projects (i.e., opportunity sites) facilitated by the proposed project would not be consistent with the current 2022 AQMP.

Summary

Overall, based on the discussion provided for the two criteria above, the proposed project would not be consistent with the 2022 AQMP. Therefore, this impact is potentially significant. While implementation of Mitigation Measures MM AQ-2a and MM AQ-2b as discussed under Impact AQ-2 below for future development projects would reduce criteria air pollutant emissions, they would not be sufficient to reduce the emissions associated with build-out of the proposed project to below South Coast AQMD's significance thresholds. Therefore, the additional growth facilitated by the proposed project would remain inconsistent with the current 2022 AQMP, and the proposed project would result in a significant impact with respect to consistency with the AQMP and SIP. Therefore, impacts would be significant and unavoidable.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

Implement MM AIR-2a and MM AIR-2b.

Level of Significance After Mitigation

Significant and unavoidable impact.

Cumulative Impacts

Regional air quality effects are inherently cumulative. The nonattainment status of regional pollutants results from multiple sources in the air basin, both past and present. The potential for the proposed project to result in significant criteria air pollutant emissions, and therefore a cumulatively considerable contribution to potential impacts associated with consistency with the AQP, is

addressed under Impact AIR-1, Impact AIR-2, and Impact AIR-3. For a project to result in a cumulative impact, there must be a significant overall cumulative impact and the project's incremental contribution must be cumulatively considerable (meaning the incremental effect of the specific project will be significant when viewed in the context of the overall cumulative problem). If a project's individual emissions would be less than the thresholds identified above, the project would not be expected to result in a cumulatively considerable incremental contribution to the significant cumulative impact. As discussed under Impact AIR-1, the proposed project is inconsistent with the current air quality plan and impacts related to consistency with the air quality plan would be significant and unavoidable. Therefore, the proposed project's incremental contribution would also be cumulatively considerable with regard to consistency with the air quality plan.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

Implement MM AIR-2a and MM AIR-2b.

Level of Significance After Mitigation

Significant and unavoidable impact.

Cumulative Criteria Pollutant Emissions Impacts

Impact AIR-2:	**The proposed project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.**

Impact Analysis

The proposed project would generate emissions during project construction and project operation, as described and assessed below.

Construction

Implementation of the zoning amendments associated with the proposed would allow for additional development over existing conditions and above what is currently assumed in City's General Plan. The Basin is currently designated as a nonattainment area for the federal and State ozone and $PM_{2.5}$ standards and a nonattainment area for the State PM_{10} standard. Construction associated with new residential and nonresidential developments accommodated under the proposed project have the potential to result in cumulatively considerable net increases in ozone precursors (ROG and NO_X), PM_{10}, and $PM_{2.5}$. Emissions would originate from construction equipment exhaust, employee and haul truck vehicle exhaust, and activities such as land clearing, demolition, architectural coatings, and asphalt paving. Construction-related emissions would vary substantially depending on the level of activity, length of the construction period, specific construction operations, types of equipment, number of personnel, wind and precipitation conditions, and soil moisture content.

While the proposed project does propose an overall up-zoning of the Program 10/11 areas, it does not propose any specific development projects. Rather, construction of new residential and

commercial developments allowable under the proposed project's zoning amendments would occur intermittently on the identified sites throughout the course of the build-out period. As the timing and intensity of future development projects are not known at this time, the precise effects of construction activities associated with build-out of the proposed project cannot be accurately quantified at this time. The details of future development within the Program 10/11 Housing Element Rezone areas within the City are currently unknown because development would be driven by market forces and applicants. Based on the zoning amendments, it is assumed that implementation of the proposed project could result in an increase of up to 2,397 new dwelling units over existing conditions and as much as 943,000 square feet of nonresidential uses at build-out in 2039, which represents a conservative, worst-case modeling scenario. As such, it is anticipated that in any given year multiple residential and/or commercial development projects would be constructed on the identified sites within the Program 10/11 areas of the City. As noted previously, South Coast AQMD's project-level thresholds were developed to analyze emissions generated by a single development project. While the construction emission impacts associated with each new residential and nonresidential development would be short term in nature (relative to the build-out year) and limited to the period of time when construction activity is taking place for that particular development, the concurrent construction of a multitude of individual development projects that could occur at any one time in the City facilitated by the proposed project could generate combined criteria pollutant emissions on a daily basis that could exceed South Coast AQMD's project-level thresholds.

The proposed project would implement Mitigation Measure AQ-2a to help reduce criteria air pollutant emissions from future construction-related activities due to the development of the new residential and/or nonresidential land uses allowable under the proposed project. Implementation of Mitigation Measure AQ-2a—which would require applicants for new development projects to incorporate mitigation measures and/or project design features to reduce air pollutant emissions during construction activities including fugitive dust control measures and the use of more construction equipment with more stringent emission controls—would help reduce exhaust- and dust-related criteria air pollutant emissions from construction-related activities to the extent feasible. However, construction timeframes and equipment for site-specific development projects are not available at this time, and there is a potential for multiple development projects to be constructed at one time, potentially resulting in significant construction-related emissions. The City would need to consider all future site-specific developments accommodated by the proposed project and subject to CEQA by requiring approval on a case-by-case basis to ascertain whether an individual development would generate potentially significant air quality impacts during construction, and, where necessary, would by requiring implementation of additional mitigation measures to minimize air emissions and reduce potentially significant impacts. Therefore, despite adherence to Mitigation Measure AQ-2a, the City has conservatively concluded that impacts would remain significant and unavoidable. Given the extent of construction activities that would occur in the City over the proposed project build-out, the construction-related regional air quality impacts would be potentially significant.

Operation

As noted, implementation of the proposed project could result in the addition of up to 2,397 new dwelling units and up to 943,000 square feet of nonresidential space, which reflects a conservative, worst-case modeling scenario. These proposed land uses were modeled in CalEEMod for the baseline year of 2032, with an assumed project build-out of late 2039. Table 3.2-3 summarizes the total criteria air pollutant emissions associated with operation of the proposed project.

Table 3.2-3: Proposed Project Criteria Pollutant Operational Emissions

Source	Criteria Air Pollutant Emissions (pounds per day)					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Area Sources	720.66	51.33	1,396.69	3.12	171.26	168.11
Energy Sources	0.78	13.66	8.69	0.08	1.07	1.07
Mobile Sources	49.53	43.37	458.93	1.36	144.59	37.13
Total Emissions	770.97	108.36	1,864.31	4.56	316.92	206.31
Regional Significance Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Threshold Exceeded?	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**Yes**

Notes:
Totals may not add up exactly due to rounding.
CO = carbon monoxide
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in diameter
PM_{10} = particulate matter less than 10 microns in diameter
ROG = reactive organic gases
SO_2 = sulfur dioxide
Source: CalEEMod modeling output provided in Appendix B. The emissions in the table represent the highest daily maximum (in summer or winter).

As shown in Table 3.2-3, implementation of the proposed project would result in increases of certain criteria air pollutant emissions as compared to existing conditions. These increases would exceed South Coast AQMD regional significance thresholds for ROG, NO_X, CO, PM_{10} and $PM_{2.5}$. The exceedances of ROG, NO_X, and CO emissions with proposed project operation are largely due to area sources, which result from architectural coatings (i.e., periodic painting), use of consumer products (i.e., household cleaning products, aerosols), and landscaping, as well as mobile sources (such as passenger vehicles) associated with both residential and nonresidential uses. Mitigation Measure AQ-2b contains several strategies for reducing emissions from operational sources, including installation of electrical outlets in residential common areas and use of electrical landscaping equipment. Because the exact nature and timing of specific development within the rezone is unknown and cannot be predicted, it is not possible to quantify the exact reductions that would occur as a result of implementation of MM AQ-2b and, as such, it cannot be stated with certainty

that emissions would be reduced below significance thresholds with implementation of this mitigation. Because cumulative development within the City would exceed the South Coast AQMD regional significance thresholds, the proposed project could contribute to an increase in health effects in the Basin until the attainment standards are met. Accordingly, impacts related to regional criteria pollutants from project operation would be significant and unavoidable.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

MM AIR-2a Implement measures to reduce construction-related criteria air pollutant emissions.

Prior to approval by the City for non-ministerial projects proposed in the areas defined by the proposed project, the applicant shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the Planning Division for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (South Coast AQMD) methodology for assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the South Coast AQMD-adopted thresholds of significance, the City shall require that applicants for new development projects incorporate mitigation measures and/or project design features to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans or construction drawings) submitted to the City and shall be verified by the City's Building and Safety Division. While specific mitigation measures and/or project design features to reduce construction-related emissions would be determined during project-level analysis, potential mitigation could include, but is not limited to:

- Requiring fugitive-dust control measures that exceed South Coast AQMD's Rule 403, such as:
  - Use of nontoxic soil stabilizers to reduce wind erosion.
  - Applying water every 3 hours to active soil-disturbing activities.
  - Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.
- Using construction equipment rated by EPA as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower.
- Ensuring that construction equipment is properly serviced and maintained to the manufacturer's standards.
- Limiting nonessential idling of construction equipment to no more than 5 consecutive minutes
- Limiting on-site vehicle travel speeds on unpaved roads to 15 miles per hour.

- Installing wheel washers for all exiting trucks or washing all trucks and equipment leaving the project area.
- Using super-compliant volatile organic compound (VOC) paints for coating of architectural surfaces whenever possible.

MM AIR-2b Implement measures to reduce criteria air pollutant emissions during operation.

Prior to approval by the City for non-ministerial projects proposed in the areas defined by the proposed project, applicants shall prepare and submit a technical assessment evaluating potential project operation phase-related air quality impacts to the Planning Division for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (South Coast AQMD) methodology in assessing air quality impacts. If operational-related air pollutants are determined to have the potential to exceed the South Coast AQMD-adopted thresholds of significance, the Planning Division shall require incorporation of mitigation measures and/or project design features to reduce air pollutant emissions during operational activities, to be included as part of the conditions of approval. Possible mitigation measures and/or project design features to reduce long-term emissions could include, but are not limited to, the following:

- Providing truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with CARB Rule 2845 (13 California Code of Regulations Chapter 10 § 2485).
- Providing changing/shower facilities as specified in Section A5.106.4.3 of the California Green Building Standards Code (CALGreen) (Nonresidential Voluntary Measures).
- Providing bicycle parking facilities per Section A4.106.9 (Residential Voluntary Measures) of CALGreen.
- Providing preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per Section A5.106.5.1 of CALGreen (Nonresidential Voluntary Measures). Encouraging facilities to support electric charging stations per Section A5.106.5.3 (Nonresidential Voluntary Measures) and Section A5.106.8.2 (Residential Voluntary Measures) of CALGreen.
- Providing appliances shall be Energy Star-certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star-certified or equivalent appliances shall be verified by Building & Safety during plan check.
- Equipping landscaped common areas with electrical outlets to enable use of electric landscaping equipment to the extent feasible.

Level of Significance After Mitigation

Significant and unavoidable impact

Cumulative Impacts

The cumulative area for the discussion of air quality impacts is the Basin. Due to the nonattainment status of the Basin, the primary air pollutants of concern would be NOx and VOCs, which are ozone precursors, and PM_{10} and $PM_{2.5}$. Project-related construction emissions of NO_X and VOCs are primarily emitted from motor vehicles and construction equipment, while PM_{10} and $PM_{2.5}$ are emitted primarily as fugitive dust. Because of the nature of ozone as a regional air pollutant, emissions from the entire geographic area for this cumulative impact analysis would tend to be important, although maximum ozone impacts generally occur downwind of the area in which the ozone precursors are released. PM_{10} and $PM_{2.5}$ impacts, on the other hand, would tend to occur locally; thus, projects occurring in the same general area and in the same time period would tend to create cumulative air quality impacts.

As discussed above, South Coast AQMD's regional thresholds consider existing air quality concentrations and attainment or nonattainment designations under the NAAQS and CAAQS. The NAAQS and CAAQS are informed by a wide range of scientific evidence that demonstrates that there are known safe concentrations of criteria pollutants. While recognizing that air quality is a cumulative problem, the South Coast AQMD considers projects that generate criteria pollutant and ozone precursor emissions below the thresholds to be minor in nature. Such future development projects would not adversely affect air quality to the extent that the health-protective NAAQS or CAAQS would be exceeded. Regional emissions generated by a development project could increase photochemical reactions and the formation of tropospheric ozone and secondary PM, which, at certain concentrations, could lead to an increased incidence of specific health consequences. Although the health effects are associated with ozone and particulate pollution, they result from cumulative and regional emissions.

The proposed project would contribute criteria pollutants to the area during temporary project construction and operation. Several individual projects in the area may be under construction simultaneously. Depending on construction schedules and actual implementation of projects in the area, generation of fugitive dust and pollutant emissions during construction could result in substantial short-term increases in air pollutants. However, each project would be required to comply with the South Coast AQMD's standard construction emissions control measures and mitigation measures AIR-2a and AIR-2b.

Should other projects occur in the vicinity of the proposed project, significant effects related to NOx, CO, PM_{10}, and $PM_{2.5}$ emissions would be further intensified due to multiple sites with potential earthmoving activities associated with site preparation and grading (resulting in increased PM_{10} and $PM_{2.5}$ emissions) and exhaust emission from construction equipment, worker vehicles, and truck trips associated with material deliveries and on-site hauling activities (resulting in increased CO and NO_X emissions). The 2022 AQMP describes and evaluated regional/area-wide conditions within the Basin and sets regional emission significance thresholds for both construction and operation of development projects. The South Coast AQMD recommends that a project's potential contribution to cumulative impacts should be assessed using the same significance criteria as those for project specific impacts. If a project does not exceed the South Coast AQMD recommended daily regional

emission thresholds, the project-specific impacts would also not result in a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.

As previously discussed, the proposed project would have significant and unavoidable impacts related to the considerable net increase of any criteria pollutant for which the region is in non-attainment under an applicable federal or State ambient air quality standard, even after implementation of mitigation measures AIR-2a and AIR-2b. Therefore, cumulative impacts would be significant and unavoidable.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

Implement MM AIR-2a and MM AIR-2b.

Level of Significance After Mitigation

Significant and unavoidable impact.

Sensitive Receptors Exposure to Pollutant Concentrations

Impact AIR-3:	**The proposed project would expose sensitive receptors to substantial pollutant concentrations.**

Impact Analysis

The term *sensitive receptors* refer to uses associated with people who are considered to be more sensitive than others to air pollutants. The reasons for greater-than-average sensitivity include pre-existing health problems, proximity to emissions sources, or duration of exposure to air pollutants. Schools, hospitals, and convalescent homes are considered to be relatively sensitive to poor air quality because children, elderly people, and the infirm are more susceptible to respiratory distress and other air quality–related health problems on average than the general public. Residential areas are considered sensitive to poor air quality because people usually stay home for extended periods of time, with associated greater exposure to ambient air quality. Recreational uses are also considered sensitive due to the greater exposure to ambient air quality conditions because vigorous exercise associated with recreation places a high demand on the human respiratory system.

Localized Significant Thresholds

LSTs were developed in response to the South Coast AQMD Governing Board's Environmental Justice Enhancement Initiative. The South Coast AQMD provided the Final Localized Significance Threshold Methodology (revised July 2008) for guidance. The LST methodology assists lead agencies in analyzing localized impacts associated with project-specific level proposed development projects. The South Coast AQMD provides the LST lookup tables for 1-, 2-, and 5-acre projects emitting CO, NO_X, $PM_{2.5}$, or PM_{10}. The LST methodology and associated mass rates are not designed to evaluate localized impacts from mobile sources traveling over the roadways. LSTs are applicable at the project-specific level and generally are not applicable to regional projects, such as local general plans, or larger scale programmatic analyses.

Construction

The proposed project includes the rezone of up to 89.66 acres and does not include specific development proposals. However, implementation of the rezoning amendments associated with the proposed project would facilitate an increase of new development compared to the existing conditions in the City. The timing and intensity of development projects that would occur within the rezone are not known at this time, and therefore the precise effects of construction activities associated with the build-out cannot be accurately quantified at this time. Because potential development and redevelopment could occur close to existing sensitive receptors, future development projects that would be accommodated by the proposed project have the potential to expose sensitive receptors to substantial localized pollutant concentrations during construction. Projects that exceed the LST thresholds within the City would be required to conduct air dispersion modeling, consistent with the South Coast AQMD's LST guidance document, and mitigate impacts accordingly. Implementation of MM AQ-2a would reduce emissions of localized criteria pollutants resulting from future construction to the extent feasible. However, as stated previously, construction time frames and equipment for site-specific development projects are not available at this time and the City conservatively presumes that there could be potential for construction equipment exhaust combined with fugitive PM emissions to exceed relevant thresholds (including the South Coast AQMD LSTs), even with implementation of MM AQ-2a. Therefore, construction generated by individual development projects would have a significant and unavoidable impact.

Operation

According to South Coast AQMD's LST methodology, LSTs would apply to the operational phase of a proposed development project if the development includes stationary sources or attracts mobile sources that may spend extended periods queuing and idling at the site (e.g., warehouse or transfer facilities). Future individual development projects facilitated by the proposed project could involve combustion of natural gas for space and water heating (i.e., "stationary" sources). However, the timing and intensity of development projects that would occur within the rezone are not known at this time, and therefore the precise effects of operational activities associated with the build-out cannot be accurately quantified at this time. Individual development associated with the proposed project would occur in incremental phases over time, and these individual projects would each be required to analyze operational LSTs pursuant to South Coast AQMD guidance. Implementation of MM AQ-2b would reduce emissions of localized criteria pollutants resulting from future operation to the extent feasible. However, as stated previously, operational time frames and the specific end uses at each site, including the presence or absence of stationary sources such as diesel generators, for site-specific development projects are not available at this time. Therefore, the City conservatively presumes that there could be potential for operational emissions to exceed relevant thresholds (including the South Coast AQMD LSTs), even with implementation of MM AQ-2b, and operational emissions generated by individual development projects would have a significant and unavoidable impact.

Health Risk Assessment

Construction and operation of future development allowed under the proposed project would increase activities that may expose sensitive receptors to substantial TAC and/or DPM pollutant concentrations during construction and/or operation. Land uses include a variety of multi-family

residential and mixed-use zoning designations, which would include commercial, retail, and office uses within infill areas. These land uses are not typically associated with on-going (operational) sources of TACs and/or DPM emissions because they are not associated with significant truck activity, industrial activity, or stationary sources such as diesel back-up generators. Any development projects that would propose uses subject to South Coast AQMD permitting for air toxics (e.g., such as diesel back-up generators) would need to comply with South Coast AQMD permit requirements to ensure that health risks are minimized. Furthermore, proposed development projects within the City would be required to comply with the most current version of Title 24 of the California Building Standards Code and CALGreen. Currently, these codes require that newer construction include building filtration systems with Minimum Efficiency Report Value (MERV) 13 or higher. MERV 13 filters help reduce $PM_{2.5}$ and PM_{10} emissions by approximately 85 percent, which helps reduce indoor exposure to outdoor concentrations of TACs and/or DPM. However, ultimate implementation of the proposed project would result in land uses that could generate TACs during construction and/or operation that could contribute to elevated levels in the Air Basin. The timing and intensity of development projects that would occur within the rezone are not known at this time; therefore, the precise effects of construction and operational activities associated with the build-out cannot be accurately quantified at this time. All construction would be required to comply with South Coast AQMD rules regulating construction activities. Implementation of MM AQ-3 would serve to reduce emissions of—and exposure to—TACs and/or DPM during construction and operational activities from development within the rezone area. However, as stated previously, construction and operational time frames and the specific end uses at each site, including the presence or absence of stationary sources such as diesel generators for site-specific development projects, are not available at this time. Therefore, the City conservatively presumes that there could be potential for construction and operational emissions to exceed relevant health risk thresholds even with implementation of MM AQ-3, and therefore construction and operational emissions generated by individual development projects would have a significant and unavoidable impact.

Carbon Monoxide Hot Spots

A CO hot spot is a localized concentration of CO that is above the State or national 1-hour or 8-hour ambient air standards for the pollutant. CO hot spots at roadway intersections are typically found in areas with substantial traffic congestion. CO is a public health concern because at high enough concentrations it can cause health problems such as fatigue, headache, confusion, dizziness, and even death. However, it should be noted that ambient concentrations of CO have declined dramatically in California because of existing controls and programs.

As part of South Coast AQMD's 2003 AQMP, which is the most recent AQMP that addresses CO concentrations, a revision to the Federal Attainment Plan for Carbon Monoxide that was originally approved in 1992 was provided that included a CO hot spots analysis at four specified heavily traveled intersections in Los Angeles at the peak morning and afternoon time periods. These four intersection locations selected by South Coast AQMD for CO modeling were considered to be the worst-case intersections that would likely experience the highest CO concentrations in the Basin. The CO hot spots analysis in the 2003 AQMP did not predict a violation of CO standards at the four intersections. Of these four intersections, the busiest intersection evaluated was that at Wilshire Boulevard and Veteran Avenue, which was described as the most heavily congested intersection in

Los Angeles County, and subsequently the Basin, with an average daily traffic volume of approximately 100,000 vehicles per day. Based on the CO modeling, the 2003 AQMP estimated that the 1-hour and 8-hour concentrations at this intersection were 4.6 parts per million (ppm) and 3.5 ppm, respectively, which would not exceed the most stringent 1-hour CO standard of 20.0 ppm and 8-hour CO standards of 9 ppm.

According to data provided by the traffic analysis prepared by Urban Crossroads, the roadway segment within the proposed project that would experience the highest level of average daily trips would be the southern portion of La Cadena Drive.[24] According to the traffic study, this roadway segment experiences 31,400 average daily trips, and with project implementation it would experience 31,500 average daily trips, which are below the 100,000 vehicles per day modeled in the 2003 AQMP. In addition, the Basin is attainment for the NAAQS and CAAQS CO standard. Therefore, the proposed project would not contribute a significant level of CO such that localized air quality and human health would be substantially degraded and impacts would be less than significant.

Asbestos

Asbestos is a naturally occurring mineral that was previously used in building construction because of its heat resistance and strong insulating properties. Exposure to airborne dust containing asbestos, however, has been shown to cause many disabling and fatal diseases, including lung cancer, mesothelioma, and pleural plaques. Demolition of existing buildings and hardscape (asphalt and concrete) within the City may expose workers and nearby receptors to asbestos if the material was used during construction of the original buildings and hardscape. However, future development within the City would comply with South Coast AQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities). South Coast AQMD Rule 1403 specifies work practices to limit asbestos emissions from building demolition and renovation activities including the removal and disturbance of ACM. Because the future development projects facilitated by the proposed project would be required to control asbestos emissions according to South Coast AQMD regulations, receptors would not be exposed to substantial asbestos risks and impacts associated with asbestos emissions would be less than significant.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

MM AIR-3 Prior to discretionary approval by the City, project applicants for new development projects that (1) have the potential to generate emissions of toxic air contaminants (TACs) and/or diesel particulate matter (DPM) emissions during construction or operation, and (2) are within 1,000 feet of a sensitive land use (e.g., residential, schools, hospitals, or nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a Health Risk Assessment (HRA) to the City for review and approval. The HRA shall be prepared in accordance with policies and procedures of the California Office of Environmental Health Hazard Assessment (OEHHA) and the South Coast Air Quality Management

[24] Urban Crossroads. 2025. Colton Housing Element Traffic Analysis. April 23.

District (South Coast AQMD). If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceed the respective thresholds, as established by the South Coast AQMD at the time a project is considered, the project applicant will be required to identify and demonstrate that best available control technologies for toxics (T-BACT), including appropriate enforcement mechanisms, are capable of reducing potential cancer and noncancer risks to an acceptable level. T-BACTs identified in the HRA shall be identified as Mitigation Measures in the environmental document and/or incorporated into the site plan.

Level of Significance After Mitigation

Significant and unavoidable impact.

Cumulative Impacts

The geographic scope for analyzing potential impacts to sensitive receptors is the South Coast Air Basin. As discussed under Impact AIR-3, localized health risks are primarily associated with exposure to TAC and/or DPM emissions, which would primarily occur during construction, because the ultimate land uses proposed under the rezone do not include land uses associated with ongoing sources of TAC and/or DPM emissions (such as heavy truck traffic or industrial activities).

However, as previously discussed, because the exact timing and intensity of future development projects in the rezone area are not known at this time, the precise effects of construction and operational activities associated with implementation of the rezone cannot be accurately quantified at this time. In addition, it is unknown at this time what, if any, nearby construction projects would also be occurring concurrently with development of the rezone. Construction of a multitude of individual development projects that could occur nearby throughout the buildout period could generate concentrations of TACs and/or DPM emissions that cause adverse health effects. To reduce health risks, the proposed project would implement MM AIR-3 to reduce emissions of and exposure to TACs and/or DPM resulting from future construction- and operational-related activities from the development of the rezone. Implementation of MM AIR-3 would help reduce health risks from construction-related and operational-related activities to the extent feasible.

However, because construction and ultimate operational time frames and equipment for site-specific development projects are not available at this time, there is potential for implementation of the proposed project to result in the exposure of sensitive receptors to substantial pollutant concentrations even with implementation of MM AIR-3. Therefore, even with implementation of MM AIR-3, it cannot be assured that implementation of the proposed project would not expose sensitive receptors to substantial pollutant concentrations and impacts would be significant and unavoidable from a cumulative standpoint.

Level of Cumulative Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

Implement MM AIR-3.

Level of Cumulative Significance After Mitigation

Significant and unavoidable impact.

Objectionable Odors Exposure

Impact AIR-4:	**The proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.**

Impact Analysis

Odor impacts could occur if the proposed project introduces a new odor source near existing receptors. Residential and/or commercial establishments are not considered to be odor-generating uses.

Construction

Potential sources that may emit odors during construction activities include exhaust from diesel construction equipment, the application of architectural coatings, and/or the installation of asphalt surfaces. However, because of the temporary nature of these emissions, the intermittent duration of construction activities, and the highly diffusive properties of DPM exhaust, nearby receptors would not be affected by diesel exhaust odors associated with project construction. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. The proposed project would be required to comply with South Coast AQMD Rule 1113 standards for paint applications and Rule 1108 standards regarding application of asphalt as a matter of regulatory policy. Thus, the proposed project would not introduce a new odor source near existing receptors. Therefore, the proposed project would have less than significant impacts during construction.

Operation

Land uses generally associated with long-term (i.e., operational) objectionable odors include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and/or various heavy industrial uses. As previously stated, residential and commercial land uses have not been identified as being as sources of objectionable odors. The proposed project would result in the addition of mobile source emissions from vehicles associated with residential and/or commercial uses. Minor sources of odors, such as exhaust from mobile sources, are not typically associated with odor complaints, but potential odors would be temporary and insignificant. Therefore, the proposed project would have less than significant odor impacts during operation.

Summary

In conclusion, the proposed project would not result in odors that would adversely affect a substantial number of people during project construction or operation and impacts would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Impacts

The geographic context for odor is generally localized and is limited to the proposed project and its immediate vicinity. As discussed in Impact AIR-4, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and/or various heavy industrial uses. No cumulative projects in the project vicinity result in significant odor impacts. The proposed project will not introduce new sources of odors; therefore, it will not contribute to a cumulative odor problem. As such, the proposed project would not result in a cumulatively considerable odor impact and impacts would be less than significant.

Level of Cumulative Significance

Less than significant impact

Mitigation Measures

No mitigation required.

3.3 - Biological Resources

3.3.1 - Introduction

This section of the Draft Program Environmental Impact Report (Draft Program EIR) evaluates impacts to biological resources that are anticipated to occur from implementation of the City of Colton Housing Element Update Program 10/11 Rezone and General Plan Amendment (Program 10/11 Rezone/GPA, or proposed project) and describes the existing biological resources within the Study Area, including special-status plant and wildlife species, sensitive habitats, regulated waterways and wetlands, mature native trees, and wildlife movement corridors. This section also identifies mitigation measures to reduce these potential effects to less than significant levels. Future discretionary projects facilitated by the Program 10/11 Rezone/GPA would be evaluated for project-specific impacts related to biological resources at the time they are proposed.

The properties proposed for rezoning in the Study Area are located in central and eastern Colton. The nine areas proposed for rezoning include the following, as described in Chapter 2.0, Project Description, of this Draft Program EIR:

- **Area 1:** 500, 530 and 660 South La Cadena Drive (3 parcels)–Assessor's Parcel Numbers (APNs): 0163-211-02, 05 and 25; Existing General Plan land use designation "General Commercial" amended to "Mixed Use–Downtown." Zoning Map amended from C-2 (General Commercial) to M-U/D (Mixed Use–Downtown).
- **Area 2:** 233 South La Cadena Drive (1 parcel)–APN: 0163-074-31; Existing General Plan land use designation "General Commercial" amended to "Mixed Use–Downtown." Zoning Map amended from C-2 (General Commercial) to M-U/D (Mixed Use–Downtown).
- **Area 3:** 158 and 170 South La Cadena Drive, 115 and 131 East L Street (4 parcels)–APNs: 0163-081-06, 07, 08, and 09; Existing General Plan land use designation "General Commercial" amended to "Mixed Use–Downtown." Zoning Map amended from C-2 (General Commercial) to M-U/D (Mixed Use–Downtown).
- **Area 4:** 1202, 1300, and 1500 East Fairway Drive and 1200, 1250, 1300, 1350, 1400, and 1500 Crossroads Drive (11 Parcels)–APNs: 0164-182-38, 41, 43, 46, 47, 48, 51, 53, 55, 57, and 58; Existing General Plan land use designation "Industrial Park" amended to "Mixed Use–Downtown." Zoning Map amended from 1-P (Industrial Park) to M-U/D (Mixed Use–Downtown)."
- **Area 5:** 1201 and 1301 East Fairway Drive (6 Parcels)–APNs: 0164-281-01, 02, 09, and 11 and APN(s): 0164-181-08, and 12; Existing General Plan land use designation "Industrial Park" amended to "Mixed Use–Downtown." Zoning Map amended from I-P (Industrial Park) to M-U/D (Mixed Use–Downtown).
- **Area 6:** E. Santo Antonio Drive and Mt. Vernon Avenue (2 Parcels)–PNs: 276-144-30 and 276-144-31; Exisitng General Plan land use designaton "General Commercial." Zoning Map ammeded from C-2 (General Commercial) to C-2/R-O (General Commercial/Residential Overlay).

- **Area 1-A:** 609, 613, 645, 655 and 659 South 7th Street (5 parcels)–APNs: 0163-172-46 and 47; Existing General Plan land use designation "Low Density Residential" amended to "Mixed Use–Downtown." Zoning Map amended from R-1 (Low Density Residential) to M-U/D (Mixed Use–Downtown). APNs: 0163-172-48, 49, and 50; Existing General Plan land use designation "General Commercial" amended to "Mixed Use–Downtown." Zoning Map amended from C-2 (General Commercial) to M-U/D (Mixed Use–Downtown).
- **Area 1-B:** Herts Street and Congress Street (1 parcel)–APN: Not Assigned; no existing General Plan land use designation. No existing zoning designation amended to M-U/D (Mixed Use–Downtown).
- **Area 4-A:** 1200 East Fairway Drive and 1200 Crossroad Drive (2 Parcels)–APNs: 0164-182- 52 and 54; Existing General Plan land use designation "Industrial Park" amended to "Mixed Use–Downtown." Zoning Map amended from 1-P (Industrial Park) to M-U/D (Mixed Use–Downtown).

Descriptions and analyses in this section are based, in part, on a review of the City of Colton General Plan (General Plan). Once the Program 10/11 Rezone/GPA is adopted, the General Plan would be amended to include the Program 10/11 Rezone/GPA. Therefore, all references to the General Plan include the Program 10/11 Rezone/GPA.

No public comments were received during the EIR scoping period related to biological resources.

3.3.2 - Environmental Setting

The Study Area, which includes all nine areas identified above, is located in the City of Colton (City), which is situated in the western portion of San Bernardino County (County), approximately 60 miles east of Los Angeles. The City is at the intersection of several major highways, including Interstate 10 (I-10) and I-215. Land uses in this area of San Bernardino County include primarily residential areas, commercial districts, and industrial zones.

The Santa Ana River flows along the southeastern border of the City and the San Bernardino Mountains are situated to the north. The climate of the region is characterized by hot, dry summers and cool, wet winters. The Study Area is located on the *San Bernardino South, California* (USGS) Topographic Quadrangle Map.

Topography and Hydrology

The Study Area contains several rezone sites located in urbanized areas of the City of Colton. Elevations in the Study Area range from approximately 940 to 990 feet above sea level. The Study Area is generally flat, which is typical for the developed areas of the City. The major hydrological features in the Study Area vicinity include Lytle Creek and the Santa Ana River. The Lytle Creek channel flows through Area 5 and drains into the Santa Ana River just south of the Study Area.

Soils

According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil data, soils in the Study Area consist of Psamments, Fluvents and frequently

flooded soils, Tujunga gravelly loamy sand, 0–9 percent slopes, Hanford coarse sandy loam, 2 to 9 percent slopes, and San Emigdio gravelly sandy loam, 2–9 percent slopes. Psamments and Fluvents and frequently flooded soils usually contain a 0–5 percent slope and are excessively draining, found in riparian habitats, and contain stratified gravelly sand to gravelly loam. Tujunga gravelly loamy sand with 0–9 percent slopes primarily consist of gravelly sand that is excessively drained and found in drainageways. Hanford coarse sandy loam, 2–9 percent slopes, is alluvium derived from granite and is somewhat excessively drained soil. This soil type is typically found in drainageways. San Emigdio gravelly sandy loam, 2–9 percent slopes, is alluvium derived from sedimentary rock that is well-drained and non-saline to very slightly saline.

In summary, the soils in the Study Area, as classified by the USDA NRCS, primarily consist of various sandy loams and gravelly sands with moderate slopes. These soils are generally well-drained to excessively drained and are found in riparian habitats, drainageways, and areas influenced by sedimentary or granite-derived alluvium. The composition and drainage characteristics suggest suitability for vegetation adapted to well-drained conditions, with some soils experiencing occasional flooding in certain locations.

Vegetation Communities and Land Cover Types

Vegetation communities are assemblages of plant species growing in an area of similar biological and enviromental factors. The following section describes the vegetation communities and land cover types present in the Study Area.

Ruderal

The majority of lands within the Study Area support a land cover type best described as ruderal (Exhibit 3.3-1). Ruderal areas are heavily disturbed by human activities or natural events, where the soil has been disrupted and vegetation is absent or sparse and dominated by hardy, opportunistic, and often invasive plant species. Ruderal areas are often frequently subjected to disturbances such as construction, agriculture, road building, or natural events like floods and landslides. Examples of ruderal areas include vacant lots, roadsides, abandoned fields, and construction sites.

Urbanized and Developed Lands

Portions of the Study Area are mapped as urbanized or developed lands (Exhibit 3.3-1). Urbanized and developed lands are characterized by areas that have been constructed upon or otherwise physically altered to an extent that native vegetation is no longer supported and retains no soil substrate. Urban/developed land is characterized by permanent or semi-permanent structures, pavement or hardscape, and landscaped areas that often require irrigation. Areas where no natural land is evident due to large amounts of debris or other materials having been placed upon it may also be conisidered urban/developed. Characteristic vegetation includes unvegetated or landscaped with a variety of ornamental plants. Bare or ruderal areas are often associated with urban/developed lands and may include features such as dirt lots and roads or other areas of bare soil where weedy, ruderal vegetation may grow.

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Source: ESRI Aerial Imagery. City of Colton

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1,500 750 0 1,500 Feet

Exhibit 3.3-1
Vegetation Map

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CITY OF COLTON
HOUSING ELEMENT PROGRAM 10/11 REZONE AND GENERAL PLAN AMENDMENT
ENVIRONMENTAL IMPACT REPORT

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Common Wildlife

The Study Area contains several land cover types that could provide suitable habitat for species adapted to disturbed and urbanized environments. These includes species such as coyote (*Canis latrans*), raccoon (*Procyon lotor*), California ground squirrel (*Otospermophilus beecheyi*), and desert cottontail (*Sylvilagus audubonii*). Avian species likely to be present within the Study Area consist of house finch (*Haemorhous mexicanus*), mourning dove (*Zenaida macroura*), and common raven (*Corvus corax*). Reptile species likely to be present include western side-blotched lizard (*Uta stansburiana elegans*).

Sensitive Biological Communities

Sensitive natural communities are vegetation communities or special wildlife habitats that are rare or occur in limited distributions or provide specific habitat requirements for special-status plant and wildlife species. The California Department of Fish and Wildlife (CDFW) maintains a geodatabase of sensitive natural communities in the California Natural Diversity Database (CNDDB) that were entered in the mid-1990s using a previous classification system. The CDFW recommends that these "Legacy Sensitive Natural Communities" be classified using the current Manual of California Vegetation (MCV) system and that they be addressed in the environmental review process under the new classification and current sensitivity rankings. Legacy Sensitive Natural Communities with records in or near the Study Area include the following:

Riversidian Alluvial Fan Sage Scrub

There is a previously recorded occurrence of Riversidian alluvial fan sage scrub approximately 3.5 miles north of the Study Area. Riversidian alluvial fan sage scrub is a distinctive ecological community found in areas characterized by alluvial fans, which are fan-shaped deposits of sediment formed by the action of flowing water. This sage scrub habitat is primarily dominated by drought-resistant shrubs, including various species of sagebrush and other native plants adapted to arid conditions. The unique geology of alluvial fans, combined with periodic flooding and sediment deposition, creates nutrient-rich soil and supports diverse plant and animal life. This ecosystem is crucial for various wildlife species, including birds, insects, and small mammals, and is often situated in transitional zones between desert and more mesic environments. Numerous classifications of scrub community alliances have been described in the MCV that were formerly classified as Riversidian alluvial fan sage scrub, including several alliances that are considered Sensitive by CDFW. This community is absent from the Study Area.

Southern California Arroyo Chub/Santa Ana Sucker Stream

The CNDDB maintains a record for Southern California Arroyo Chub/Santa Ana Sucker Stream in the Santa Ana River channel approximately 7.2 miles south of the Study Area. This resource provides habitat for the arroyo chub (*Gila orcuttii*) and Santa Ana sucker (*Pantosteus santaanae*). These streams exhibit streambeds composed of a mix of gravel, cobble, and finer sediments. Gravel and cobble substrates are particularly important for the Santa Ana sucker, which uses these areas for foraging and spawning. Riparian vegetation along these streams includes willows, cottonwoods, and other native shrubs and trees that provide shade and contribute to the overall habitat complexity. This vegetation helps stabilize the banks and provides habitat for various aquatic and terrestrial

species. Although the Study Area includes a portion of the Lytle Creek channel near its confluence with the Santa Ana River, this portion of the creek does not include the essential habitat features (e.g., mixed gravel and cobble substrates, riparian vegetation) that would provide habitat for arroyo chub and Santa Ana sucker. Therefore, this sensitive wildllife habitat does not occur within the Study Area.

Southern Coast Live Oak Riparian Forest

The CNDDB maintains a record for southern coast live oak riparian forest approximately 10 miles east of the Study Area. This riparian community dominated by coast live oak (*Quercus agrifolia*) and is typically found in bottomlands and outer floodplains along larger streams in Southern California. The soils in these areas are typically deep, sandy, or loamy with high organic matter content, and well-drained but retain enough moisture to support the dense vegetation characteristic of riparian zones. Other tree species that may be present include western sycamore (*Platanus racemosa*) and blue elderberry (*Sambucus mexicana*). Understory species include toyon (*Heteromeles arbutifolia*) and California wild rose (*Rosa californica*). Three classifications of coast live oak community alliances have been described in the MCV that were formerly classified as southern coast live oak Riparian forest, including California sycamore–coast live oak riparian woodlands alliance (Sensitivity Ranking S3), coast live oak woodland and forest alliance (Sensitivity Ranking S4), and mixed oak forest and woodland alliance (Sensitivity Ranking S4). These communities are absent from the Study Area.

Southern Cottonwood Willow Riparian Forest

The CNDDB maintains records for southern cottonwood-willow riparian forests recorded south of the Study Area along the Santa Ana River. This riparian community is predominantly composed of riparian tree species such as Fremont cottonwood, western sycamore, southern California black walnut, coast live oak, and blue elderberry. These forests often have a dense understory of willows (arroyo, Goodding's black, red), mulefat, California blackberry, snowberry, toyon, poison oak, and California rose, among others. Riparian communities provide important habitat for wildlife, particularly nesting Neotropical migrant species, and also play crucial roles in maintaining water quality, reducing erosion, and serving as wildlife movement corridors. Numerous classifications of riparian community alliances have been described in the MCV that were formerly classified as southern cottonwood willow riparian forest, including several alliances that are considered Sensitive by CDFW. These communities are absent from the Study Area.

Southern Mixed Riparian Forest

The CNDDB maintains a record for southern mixed riparian forest approximately 8.7 miles northeast of the Study Area along the Santa Ana River. This vegetation community, which is characterized by a mix of broad-leaved, winter-deciduous trees and shrubs forming a dense and multi-layered canopy, is typically found along streams and rivers in Southern California that experience seasonal flooding. The soils in these areas are typically alluvial, consisting of deep, well-drained sands and silts that are rich in nutrients. The canopy of this habitat type is dominated by species such as Fremont cottonwood (*Populus fremontii*), western sycamore (*Platanus racemosa*), and various willow species (*Salix* spp.). Numerous classifications of riparian community alliances have been described in the MCV that were formerly classified as southern mixed riparian forest, including several alliances that are considered Sensitive by CDFW. These communities are absent from the Study Area.

Southern Riparian Forest

The CNDDB maintains a record for southern riparian forest approximately 12.6 miles north of the Study Area. This vegetation community is characterized by a dense canopy of a diverse mix of broad-leaved, winter-deciduous trees and shrubs and is found along streams and rivers in Southern California. These forests are typically associated with perennial or intermittent streams that experience seasonal flooding. The soils in these areas are generally alluvial, consisting of deep, well-drained, nutrient-rich sands and silts. Numerous classifications of riparian community alliances have been described in the MCV that were formerly classified as southern riparian forest, including several alliances that are considered Sensitive by CDFW. These communities are absent from the Study Area.

Southern Riparian Scrub

The CNDDB maintains a record for southern riparian scrub approximately 2.2 miles northeast of the Study Area along the Santa Ana River. This vegetation community is characterized by a mix of shrubs and small trees that is found along streams and rivers in Southern California that experience seasonal flooding. The soils in these areas are generally alluvial, consisting of deep, well-drained, nutrient-rich sands and silts. The dominant species in this community include mulefat (*Baccharis salicifolia*), and willows (*Salix* spp.). Other species found in this community include California wild rose (*Rosa californica*), mugwort (*Artemisia douglasiana*), and various sedges (*Carex* spp.) and rushes (*Juncus* spp.). Numerous classifications of riparian community alliances have been described in the MCV that were formerly classified as southern riparian scrub, including several alliances that are considered Sensitive by CDFW. These communities are absent from the Study Area.

Southern Sycamore Alder Riparian Woodland

The CNDDB maintains a record for southern sycamore alder riparian woodland approximately 5.8 miles south of the Study Area. This woodland community is typically found in areas that are subject to high-intensity flooding, such as along gullies, intermittent streams, springs, seeps, stream banks, and terraces adjacent to floodplains. The soils in these areas are rocky or cobbly alluvium with permanent moisture at depth. This community is dominated by western sycamore (*Platanus racemosa*) and white alder (*Alnus rhombifolia*) and typically also includes species such as willows (*Salix* spp.), Fremont cottonwood (*Populus fremontii),* and coast live oak (*Quercus agrifolia*). Numerous classifications of riparian community alliances have been described in the MCV that were formerly classified as southern sycamore alder riparian woodland, including several alliances that are considered Sensitive by CDFW. These communities are absent from the Study Area.

Southern Willow Scrub

The CNDDB maintains a record for southern willow scrub approximately 5.8 miles south of the Study Area. This habitat is dominated by several species of willows, primarily *Salix lasiolepis* (arroyo willow*), Salix laevigata* (red willow), and *Salix gooddingii* (Goodding's black willow). Other associated species may include mule fat (*Baccharis salicifolia*) and various herbaceous plants. This community is usually found along low-gradient streams, floodplains, and areas with high water tables, frequent flooding, and/or saturated soils. The soils in this habitat are generally alluvial, consisting of sand, silt, and clay. Numerous classifications of riparian community alliances have been described in the MCV

that were formerly classified as southern willow scrub, including several alliances that are considered Sensitive by CDFW. These communities are absent from the Study Area.

Special-status Species

Federal, State, and local agencies monitor sensitive and special-status wildlife species and plant communities in California. Special-status species generally have limited distributions, require specialized habitat conditions, are under threat from human development, and/or are sensitive to anthropogenic disturbances.

The CDFW maintains a geodatabase of species identified as rare, threatened, endagnered, or of special concern by State and federal agencies in the CNDDB. Additionally, the California Native Plant Society (CNPS) maintains a geodatabase of listed, sensitive, rare, and/or special-status plant species, and the United States Fish and Wildlife Service (USFWS) provides an Information for Planning and Consultation (IPaC) online tool. Special-status plant and wildlife species with records in or near the Study Area are discussed below.

Special-status Plants

Special-status plants are those that meet the defintion of "endangered, rare, or threatened" under California Environmental Quality Act (CEQA) Guidelines Section 15380. For the purpose of this Draft Program EIR, this includes all plant species that meet any of the following criteria.

- Listed and proposed for listing as threatened or endgangered under the Endangered Species Act (50 Code of Federal Regulations [CFR] 17.12 [listed plants] and various notices in the Federal Register [proposed species]).
- Candidates for possible future listing as threatened or endangered under the Endangered Species Act.
- Listed as candidates for listing by the State of California as threatened or endangered under the California Endangered Species Act (14 California Code of Regulations [CCR] 670.50).
- Listed as rare under the California Native Plant Protection Act (California Fish and Game Code [FGC] (§) 1900 *et seq.*).
- Ranked by CNPS as 1A, 1B, 2A, 2B, 3, 4 or to be rare, threatened, or endangered in California (CNPS Lists ranked 1A, 1B, 2A, 2B, 3, 4).

The CNPS and CNDDB record searches found 45 special-status plant species that have previously been recorded in the Study Area vicinity and their records maintained in the CNDDB, CNPS Inventory of Rare Plants (Inventory), and/or IPaC[1,2] (Table 3.3-1). Of these, seven are both federally and State-listed. The remaining 38 special-status plant species recorded in the Study Area vicinity consist of non-listed species, such as Los Angeles sunflower (*Helianthus nuttallii* ssp. *Parishii*), horn's milk-vetch

[1] United States Geological Survey (USGS). 2023. National Geospatial Program. Website: https://www.usgs.gov/core-science-systems/national-geospatial-program/us-topo-maps-america?qt-science_support_page_related_con=4#qt-science_support_page_related_con. Accessed October 21, 2024.

[2] California Department of Fish and Wildlife (CDFW). 2023. CNDDB RareFind 5 California Natural Diversity Database Query for Special-status Species. Website: https://map.dfg.ca.gov/rarefind/view/RareFind.aspx. Accessed October 21, 2024.

(*Astragalus hornii* var. *hornii*), and bristly sedge (*Carex comosa*). A comprehensive list of the 47 special-status plant species that have been recorded in the Study Area vicinity is presented in Table 3.3-1. The vegetation communities and habitats in which these special-status plant species typically occur (e.g., chaparral, serpentine soils, riparian woodland, marshes, or swamps) are not found in the Study Area (see Exhibit 3.3-1). Accordingly, most special-status plant species that occur in the Study Area vicinity were assessed as being absent from the Study Area, and one special-status species—Santa Ana River woolly star—was assessed as having low potential to occur in portions of the Study Area. This species is discussed below.

Santa Ana River Woollystar

The Santa Ana River woollystar is an annual or perennial herb in the family Polemoniaceae. This species is restricted to a small area in eastern Orange County, southwestern San Bernardino County, and western Riverside County, where it inhabits sandy and gravelly soils in dry washes and associated floodplains and terraces on alluvial fans with scrub communities and chaparral. This species is listed as both federally and State Endangered. It is threatened by development, off-road vehicles, foot traffic, sand and gravel mining, hydrological alterations, illegal dumping, road construction, flood control projects, and non-native plants. This species could occur in sandy areas in the Lytle Creek channel and adjacent terrace in Areas 4 and 5. There are 12 occurrences of this species within 5 miles of the Study Area, with the closest occurrence approximately 0.5 mile east of Area 4 in the Santa Ana River channel.

Table 3.3-1: Special-status Plant Species Evaluated

Scientific Name Common Name	Status			Habitat Description[4]	Occurrence Determination and Rationale[5]
	USFWS[1]	CDFW[2]	CNPS[3]		
Allium howellii var. *clokeyi* Mt. Pinos onion	—	—	1B.3	Great Basin scrub, meadows and seeps, pinon, and juniper woodlands. Elevation: 1,385–1,800 meters Blooming period: April–June	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support occurrence of this species. There is one historical occurrence of this species recorded within 5 miles of the Study Area.
Ambrosia monogyra singlewhorl burrobush	—	—	1B.1	Chaparral, Sonoran desert scrub. Elevation: 5–475 meters Bloom period: August–November	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support occurrence of this species. There is one historical occurrence of this species recorded within 10 miles of the Study Area.
Ambrosia pumila San Diego ambrosia	—	—	1B.1	Perennial, rhizomatous herb found in chaparral, coastal scrub, valley and foothill grassland, and vernal pool communities. Elevation: 20–415 meters Bloom period: April–October	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support occurrence of this species. There are no records of this species within 10 miles of the Study Area.
Arenaria paludicola marsh sandwort	FE	SE	1B.1	Freshwater marsh, swamps and wetlands	**Absent from the Study Area.** The Study Area does not contain suitable

Scientific Name Common Name	Status			Habitat Description[4]	Occurrence Determination and Rationale[5]
	USFWS[1]	CDFW[2]	CNPS[3]		
				Elevation: 3–170 meters Bloom period: May–August	habitat to support occurrence of this species. There is one historical occurrence of this species within 10 miles of the Study Area.
Astragalus hornii var. *hornii* Horn's milk-vetch	—	—	1B.1	Alkali playa, meadows and seeps, wetlands. Elevation: 75–350 meters Bloom period: May–October	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support occurrence of this species. There are no records of this species within 10 miles of the Study Area.
Berberis nevinii Nevin's barberry	FE	SE	1B.1	Perennial, evergreen shrub found on steep, north-facing slopes or in low-grade sandy washes in coastal scrub, chaparral, cismontane woodland, and riparian scrub communities. Elevation: 290–1,575 meters Blooming period: March–June	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one historical occurrence of this species within 5 miles of the Study Area.
Brodiaea filifolia thread-leaved brodiaea	FT	SE	1B.1	Perennial, bulbiferous herb found in clay soils in chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, and vernal pools. Elevation: 25–1,120 meters Bloom period: March–June	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are no records of this species within 5 miles of the Study Area.
Calochortus palmeri var. *palmeri* Palmer's mariposa-lily	—	—	1B.2	Chaparral, lower montane coniferous forest, meadows and seeps. Elevation: 195–2,530 meters Bloom period: April–July	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one historic occurrence of this species within 5 miles of the Study Area.
Calochortus plummerae Plummer's mariposa-lily	—	—	4.2	Perennial, bulbiferous herb found in granitic and rocky soils in chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, and valley and foothill grassland communities. Elevation: 100–1,700 meters Bloom period: May–July	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are two historical occurrences of this within 10 miles of the Study Area.
Carex comosa bristly sedge	—	—	2B.1	Coastal prairie, freshwater marsh, swamps, valley and foothill grasslands, wetlands.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one historical

Scientific Name Common Name	Status			Habitat Description[4]	Occurrence Determination and Rationale[5]
	USFWS[1]	CDFW[2]	CNPS[3]		
				Elevation: 5–1,010 meters Bloom period: May–September	occurrences of this species within 10 miles of the Study Area.
Castilleja lasiorhyncha San Bernardino Mountains owl's-clover	—	—	1B.2	Meadows and seeps, pavement plain, riparian woodland, upper montane coniferous forest, wetlands. Elevation: 1,140–2,320 meters Bloom period: May–August	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are two historical occurrences of this species within 10 miles of the Study Area.
Centromadia pungens ssp. *laevis* smooth tarplant	—	—	1B.1	Annual herb found in alkali meadow and alkali scrub communities, and disturbed places in valley and foothill grassland, chenopod scrub, meadows, playas, and riparian woodland communities. Elevation: 0–640 meters Bloom period: April–September	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are two historical occurrences of this species within 10 miles of the Study Area.
Chloropyron maritimum ssp. *Maritimum* salt marsh bird's-beak	FE	SE	1B.2	Coastal dunes, marsh and swamps, salt marsh, wetlands. Elevation: 0-10 meters Bloom period: April–September	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are three historical occurrences of this species within 5 miles of the Study Area.
Chorizanthe parryi var. *parryi* Parry's spineflower	—	—	1B.1	Annual herb found in chaparral, coastal scrub, cismontane woodland, and valley and foothill grassland communities. Bloom period: April–June Elevation: 275–1,220 meters	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are nine historical occurrences of this species within 10 miles of the Study Area.
Chorinzanthe xanti var. *leucotheca* white-bracted spineflower	—	—	1B.2	Coastal scrub, Mojavean desert scrub, pinon and juniper woodlands. Elevation: 365-1,830 meters Bloom period: April–June	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are two historical occurrences of this species within 10 miles of the Study Area.
Cuscuta obtusiflora var. *glandulosa* Peruvian dodder	—	—	2B.2	Marsh and swamps, wetlands Elevation: 15–280 meters Blooming period: July–October	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are four historical occurrences of this species within 10 miles of the Study Area.

Scientific Name Common Name	Status			Habitat Description[4]	Occurrence Determination and Rationale[5]
	USFWS[1]	CDFW[2]	CNPS[3]		
Dodecahema leptoceras slender-horned spineflower	FE	SE	1B.1	Annual herb found in sandy soils in chaparral, coastal scrub and cismontane woodland communities. Elevation: 200–760 meters Bloom period: April–June	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one historical occurrence of this species within 5 miles of the Study Area.
Eriastrum densifolium ssp. *sanctorum* Santa Ana River woollystar	FE	SE	1B.1	Chaparral, coastal scrub. Elevation: 180–705 meters Bloom period: April–September	**Low Potential for Occurrence in the Study Area.** This species may occur in sandy areas in the Lytle Creek channel and adjacent terrace in Areas 4 and 5. There are 12 occurrences of this species within 5 miles of the Study Area, with the closest occurrence approximately 0.5 mile east of Area 4 in the Santa Ana River channel.
Fimbristylis thermalis hot springs fimbristylis	—	—	2B.2	Meadow and seep, wetland. Elevation: 115–1,585 meters Bloom period: July–September	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 10 miles of the Study Area.
Galium californicum ssp. primum Alvin Meadow bedstraw	—	—	1B.2	Chaparral, lower montane coniferous forest. Elevation: 1,460–1,830 meters Bloom period: May–July	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 10 miles of the Study Area.
Helianthus nuttallii ssp. parishii Los Angeles sunflower	—	—	1A	Freshwater marshes, marsh and swamps, salt marsh, wetlands. Elevation: 35-1,525 meters Blooming period: August–October	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 10 miles of the Study Area.
Heuchera parishii Parish's alumroot	—	—	1B.3	Alpine boulder and rock field, limestone, lower montane coniferous forest, subalpine coniferous forest, upper montane coniferous forest. Elevation: 1,340–3,505 meters Bloom period: June–August	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 10 miles of the Study Area.
Horkelia cuneata var. *puberula* mesa horkelia	—	—	1B.1	Perennial herb found in maritime chaparral, cismontane woodland, and coastal scrub. Sometimes grows in gravelly and sandy soils. Elevation: 70–810 meters Bloom Period: February–July (September)	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of occurrence of this species. There are four historical occurrences of this species within 10 miles of the Study Area.

Scientific Name Common Name	Status			Habitat Description[4]	Occurrence Determination and Rationale[5]
	USFWS[1]	CDFW[2]	CNPS[3]		
Imperata breviolia California satintail	—	—	2B.1	Chaparral, coastal scrub, meadow and seeps, Mojavean desert scrub. Elevation: 0–1,215 meters Blooming period: September–May	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of occurrence of this species. There are three historical occurrences of this species within 10 miles of the Study Area.
Ivesia argyrocoma var. *argyrocoma* silver-haired ivesia	—	—	1B.2	Meadow and seeps, pavement plain, upper montane coniferous forest. Elevation: 1,463–2,960 meters Blooming period: June–August	**Absent from the Study Area.** The Study Area does contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 10 miles of the Study Area.
Lasthenia glabrata ssp. *coulteri* Coulter's goldfields	—	—	1B.1	Annual herb found in marshes and swamps, playas, and vernal pools. Elevation: 1–1,220 meters Bloom period: February–June	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are two historical occurrences of this species within 10 miles of the Study Area.
Lepidium virginicum var. *robinsonii* Robinson's pepper-grass	—	—	4.3	Dicot annual herb found in dry soils in chaparral and coastal scrub communities. Elevation: 1–855 meters Bloom period: January–July	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are eight historical occurrences of this species within 10 miles of the Study Area.
Lilium parryi lemon lily	—	—	1B.2	Meadow and seeps, riparian forest, upper montane coniferous forest, wetlands. Elevation: 625–2,930 meters Blooming period: July–August	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 10 miles of the Study Area.
Lycium parishii Parish's desert-thorn	—	—	2B.3	Coastal scrub, Sonoran desert scrub. Elevation: 135–1000 meters Blooming period: March–April	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 10 miles of the Study Area.
Malacothamnus parishii Parish's bushmallow	—	—	1A	Chaparral, coastal scrub. Elevation: 305–455 meters Blooming period: March–April	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 10 miles of the Study Area.
Monardella pringlei Pringle's monardella	—	—	1A	Coastal scrub. Elevation: 300-400 meters	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of

Scientific Name Common Name	Status			Habitat Description[4]	Occurrence Determination and Rationale[5]
	USFWS[1]	CDFW[2]	CNPS[3]		
				Blooming period: May–June	this species. There are two historical occurrences of this species within 10 miles of the Study Area.
Monardella macrantha ssp. *hallii* Hall's monardella	—	—	1B.3	Perennial rhizomatous herb found in broadleaf upland forest, valley and foothill grassland, cismontane woodland, and lower montane coniferous forest habitat. Elevation: 730–2,195 meters Bloom Period: June–October	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 10 miles of the Study Area.
Opuntia basilaris var. *nrachyclada* short-joint beavertail	—	—	1B.2	Chaparral, Joshua tree woodland, Mojavean desert scrub, pinon and juniper woodlands. Elevation: 425–2,015 meters Blooming period: April–June (August)	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 10 miles of the Study Area.
Perideridia parishii ssp. *parishii* Parish's yampah	—	—	2B.2	Lower montane coniferous forest, meadows and seeps, upper montane coniferous forest. Elevation: 1,470–2,530 meters Blooming period: June–August	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are two historical records within 10 miles of the Study Area.
Phacelia stellaris Brand's star phacelia	—	—	1B.1	Coastal dunes, coastal scrub. Elevation: 3–370 meters Blooming Period: March–June	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 10 miles of the Study Area.
Ribes divaricatum var. *parishii* Parish's gooseberry	—	—	1A	Riparian woodland. Elevation: 65–300 meters Blooming period: February-August	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 10 miles of the Study Area.
Rorippa gambellii Gambel's watercress	FE	ST	1B.1	Occurs in freshwater and brackish marshes and at the margins of lakes and along streams in or just above the water level. Elevation: 5–330 meters Blooming period: April–October	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one historical occurrence of this species within 5 miles of the Study Area.

Scientific Name Common Name	Status			Habitat Description[4]	Occurrence Determination and Rationale[5]
	USFWS[1]	CDFW[2]	CNPS[3]		
Schoenus nigracans black bog-rush	—	—	2B.2	Marsh and swamps, wetlands. Elevation: 120–1,525 meters Blooming period: August–September	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 10 miles of the Study Area.
Senecio aphanactis chaparral ragwort	—	—	2B.2	Annual herb found in alkaline soils (sometimes) in chaparral, cismontane woodland, and coastal scrub communities. Elevation: 15-800 meters Bloom Period: January–April (May)	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are no occurrences of this species within 10 miles of the Study Area.
Sildacea malviflora ssp. *dolosa* Bear Valley checkerbloom	—	—	1B.2	Lower montane coniferous forest, meadows and seeps, riparian woodland, upper montane coniferous forest, wetlands. Elevation: 1,575–2,590 m Blooming period: May–August	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 10 miles of the Study Area.
Sidalcea neomexicana salt spring checkerbloom	—	—	2B.2	Perennial herb found in alkaline and mesic soils in chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, and playas. Elevation: 15–1,530 meters Blooming period: March–June	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are two occurrences of this species within 10 miles of the Study Area.
Sphenopholis obtusata prairie wedge grass	—	—	2B.2	Cismontane woodland, meadows and seeps, wetlands. Elevation: 15–2,625 m Blooming period: April–July	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are two occurrences of this species within 10 miles of the Study Area.
Streptanthus bernardinus Laguna Mountains jewelflower	—	—	4.3	Perennial herb found in chaparral and lower montane coniferous forest. Elevation: 670–2,500 meters Bloom period: May–August	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are two occurrences of this species within 10 miles of the Study Area.
Streptanthus campestris southern jewelflower	—	—	1B.3	Chaparral, lower montane coniferous forest, pinon and juniper woodlands. Elevation: 605-2,590 meters Blooming period: (April) May–July	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are four occurrences of this species within 10 miles of the Study Area.

Scientific Name Common Name	Status USFWS[1]	 CDFW[2]	 CNPS[3]	Habitat Description[4]	Occurrence Determination and Rationale[5]
Symphyotrichum defoliatum San Bernardino aster	—	—	1B.2	Perennial, rhizomatous herb found in banks of ditches, streams, and springs in cismontane woodlands, coastal scrub, lower montane coniferous forests, meadows and seeps, marshes and swamps, and vernally mesic valley and foothill grassland communities. Elevation: 2–2,040 meters Bloom period: July–November	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are four occurrences of this species within 10 miles of the Study Area.

Code Designations

[1] Federal Status: 2024 USFWS Listing

- **ESU** = Evolutionary Significant Unit is a distinctive population.
- **FE** = Listed as endangered under the federal Endangered Species Act
- **FT** = Listed as threatened under the Endangered Species Act.
- **FC** = Candidate for listing (threatened or endangered) under the Endangered Species Act.
- **FD** = Delisted in accordance with the Endangered Species Act.
- **FPD** = Federally Proposed to be Delisted.
- **MBTA** = protected by the Migratory Bird Treaty Act
- **—** = Not federally listed

[2] State Status: 2024 CDFW Listing

- **SE** = Listed as endangered under the California Endangered Species Act (CESA).
- **ST** = Listed as threatened under the CESA.
- **SC** = Candidate for listing under CESA.
- **SSC** = Species of Special Concern as identified by the California Department of Fish and Wildlife (CDFW).
- **FP** = Listed as fully protected under the Fish and Game Code.
- **CFG** = FGC =protected by Fish and Game Code Section 3503.5
- **CR** = Rare in California.
- **—** = Not State-listed

[3] CNPS: 2024 CNPS Listing

- **Rank 1A** = Plants species that are presumed extinct in California.
- **Rank 1B** = Plant species that are rare, threatened, or endangered in California and elsewhere.
- **Rank 2** = Plant species that are rare, threatened, or endangered in California, but more common elsewhere.
- **Rank 3** = Plants about which we need more information—A Review List
- **Rank 4** = Plants of limited distribution—A Watch List

Blooming period: Months in parentheses are uncommon.

[4] **Habitat Description:** Habitat description adapted from CNDDB and CNPS online inventory or other specified source*.

[5] **Potential to Occur and Rationale**: Location of recorded species occurrences determined by geospatial information from BIOS 6 or other specified source.

Sources:

California Department of Fish and Wildlife (CDFW). 2024. CNDDB RareFind 6 California Natural Diversity Database Query for Special-Status Species. Website: https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data. Accessed October 21, 2024.

California Native Plant Society (CNPS). 2024. California Native Plant Society Rare and Endangered Plant Inventory. Website: http://www.rareplants.cnps.org/. Accessed October 7, 2024.

California Department of Fish and Wildlife (CDFW). 2024. Biogeographic Information and Observation System (BIOS 6). Website: https://wildlife.ca.gov/Data/BIOS. Accessed October 7, 2024.

Special-status Wildlife

Special-status wildlife are animals that meet the definition of "endangered, rare, or threatened" under CEQA Guidelines Section 15380. For the purposes of this Draft Program EIR, this includes all animal species that meet any of the following criteria:

- Listed or proposed for listing as threatened or endangered under the Endangered Species Act (50 CFR 17.11 [listed animals] and various notices in the Federal Register [proposed species]).
- Candiates for possible future listing as threatened or endagnered under the Endangered Species Act.
- Listed or candidates for listing by the State of California as threatened or endangered under CESA (14 CCR 670.5).
- Special protected by the federal Migratory Bird Treaty Act (MBTA) (16 United States Code [USC] 703-711).
- Species designated by the CDFW as Species of Special Concern.
- Species designated by the CDFW as Fully Protected.
- Otherwise protected under State and federal law.

A query of the CNDDB found that 46 special-status wildlife species have been recorded in the Study Area vicinity and their records maintained in the CNDDB and IPaC[3,4] (Table 3.3-2). Of these, 20 are either federally listed, State-listed, or both. The remaining 26 special-status wildlife species are not listed but are fully protected, or are Species of Special Concern under the California Fish and Game Code, appear on a watch list, appear on the California Special Animals list, or are tracked in the CNDDB. These species include, but are not limited to, Cooper's hawk (*Astur cooperii*), arryo chub (*Gila orcuttii*), San Diego desert woodrat (*Neotoma lepida intermedia*), and southern California legless lizard (*Anniella stebbinsi*). A list of the special-status wildlife species recorded within 5 miles of the Study Area vicinity is presented in Table 3.3-2. The Study Area lacks habitats that would support most special-status wildlife species or it is outside of their known ranges. Accordingly, most special-status wildlife species that occur in the Study Area vicinity were assessed as being absent from the Study Area, and five special-status species–burrowing owl, Santa Ana sucker, arroyo chub, San Bernardino kangaroo rat, and southern California legless lizard–were assessed as having low potential to occur in portions of the Study Area. These species are discussed further below.

Burrowing Owl

The burrowing owl is an owl in the family Strigidae. Burrowing owls occur in open, dry, annual, or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. This species utilizes, modifies, and nests in burrows created by other species, most notably those of the California ground squirrel but also those excavated by coyotes, American badgers, and other burrowing mammals. Burrowing owl populations are threatened by habitat loss, pesticide use, and ground

[3] California Department of Fish and Wildlife (CDFW). 2024. CNDDB RareFind 5 California Natural Diversity Database Query for Special-Status Species. Website: https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data. Accessed October 21, 2024.

[4] United States Fish and Wildlife Service (USFWS). 2024. Information for Planning and Consultation (IPaC). Website: https://ecos.fws.gov/ipac/. Accessed October 21, 2024.

squirrel eradication programs, which limit suitable burrowing habitat. On October 10, 2024, the California Fish and Game Commission designated the burrowing owl as a Candidate for listing under CESA. As a Candidate species, burrowing owls receive full protections under CESA, and any projects or activities that could result in "take" would need to obtain an Incidental Take Permit. The burrowing owl is also designated as a California Species of Special Concern and a federal Bird of Conservation Concern. Their nesting burrows are protected by the MBTA and California Fish and Game Code pertaining to native nesting avian species. Marginally suitable burrowing and nesting habitat for this species is present in the weedy and ruderal areas in Areas 4, 5, and 6, and there is low potential for this species to occur in these areas. There are five recent occurrences of this species within 5 miles of the Study Area.

Santa Ana Sucker

The Santa Ana sucker is a freshwater fish in the family Catostomidae. This species is endemic to Southern California, where it inhabits the Los Angeles, San Gabriel, Santa Ana, and Santa Clara River systems. The Santa Ana sucker prefers shallow streams with cool, clear water, access to algae, and sand, gravel or cobble bottoms. This species is listed as Threatened federally and is considered a California Species of Special Concern. Santa Ana suckers are threatened by population isolation, and habitat loss, alteration and degradation associated with significant anthropogenic changes in the hydrology of rivers and streams. There is marginally suitable habitat in the Lytle Creek channel located in the Study Area (Area 5), in the Santa Ana River channel adjacent to Area 4, and in the unnamed tributary of the Santa Ana River adjacent to Area 6. There are four recent occurrences of this species within 5 miles of the Study Area in the Santa Ana River.

Arroyo Chub

The arroyo chub is a freshwater fish in the family Cyprinidae. This species is endemic to coastal Southern California, where it may be found in the Los Angeles, Santa Margarita, San Gabriel, San Luis Rey, and Santa Ana Rivers, as well as Rainbow, Temecula, Malibu, and San Juan Creeks. This species is tolerant of a wide range of conditions, inhabiting streams that range from cool to warm water temperatures, high to low flows, and low to high dissolved oxygen. They are also tolerant of different substrates, from muddy to sandy to gravelly/rocky. They feed on algae, water fern (Azolla), insects, and mollusks. This species is considered a California Species of Special Concern. The arroyo chub is threatened by development, dams, channelization, invasive species, floods, fires, decreased water quality, and the loss of genetic diversity due to habitat fragmentation. There is marginally suitable habitat in the Lytle Creek channel located in the Study Area (Area 5), in the Santa Ana River channel adjacent to Area 4, and in the unnamed tributary of the Santa Ana River adjacent to Area 6. There are three recent occurrences of this species within 5 miles of the Study Area in the Santa Ana River.

San Bernardino Kangaroo Rat

The San Bernardino kangaroo rat is one of three subspecies of the Merriam's kangaroo rat, a rodent in the family Heteromyidae. The Merriam's kangaroo rat is a widespread species that can be found from the inland valleys to the deserts of Southern California. The San Bernardino kangaroo rat is restricted to a small area in southwestern San Bernardino and western Riverside Counties, where it inhabits sandy loam substrates in dry washes and associated floodplains and terraces on alluvial fans with scrub communities. Threats include alterations to river systems for flood control efforts, mining, off-road vehicle use, road construction, and housing development. The San Bernardino kangaroo rat

is listed as Endangered under both the federal Endangered Species Act and CESA. This species is somewhat tolerant of disturbances and there is marginally suitable habitat in the ruderal, weedy habitats in Areas 4, 5, and 6. There is one occurrence of this species within 5 miles of the Study Area.

Southern California Legless Lizard

The southern California legless lizard is a lizard in the family Anniellidae. This species is found in coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans. Much of the coastal dune habitat the species occupied has been destroyed by coastal development. The southern California legless lizard species is designated as a California Special Species of Concern. There is marginally suitable habitat in the ruderal/weedy habitat in Areas 4, 5, and 6. There are 43 occurrences of this species within 5 miles of the Study Area.

Table 3.3-2: Special-status Wildlife Species Evaluated

Scientific Name Common Name	Status		Habitat Description[3]	Occurrence Determination and Rationale[4]
	USFWS[1]	CDFW[2]		
Amphibians				
Rana draytonii California red-legged frog	FT	SSC	Estivates and overwinters in terrestrial lowlands and foothills near breeding habitat: permanent sources of deep water with dense, shrubby or emergent riparian vegetation.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. The Study Area is surrounded by urbanized development and isolated from other populations. There are no recorded occurrences within 5 miles of the Study Area.
Rana muscosa southern mountain yellow-legged frog South Coast DPS	FE	SE	Disjunct populations known from southern Sierras (northern DPS) and San Gabriel, San Bernardino, and San Jacinto Mtns (southern DPS). Found at 1,000 to 12,000 feet in lakes and creeks that stem from springs and snowmelt. May overwinter under frozen lakes.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species and the Study Area is outside of the known range of the species. There are no records of this species within 10 miles of the Study Area.
Spea hammondii western spadefoot	—	SSC	Occurs in open areas with sandy or gravelly soils in mixed woodlands, grasslands, coastal sage and Riversidian alluvial fan sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Breeds in ephemeral rain pools that do not contain bullfrogs, fish, or crayfish.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. The Study Area is surrounded by urbanized development and isolated from other populations. There is one occurrence of this species within 5 miles of the Study Area.
Birds				
Agelaius tricolor tricolored blackbird	BCC; MBTA	ST; SSC; FGC	Occurs and nests in large freshwater marshes with dense stands of hydrophytic vegetation (cattails, bulrushes, etc.). Short-distance migrant.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are two occurrences of this species within 5 miles of the Study Area and three occurrences between 5 and 10 miles of the Study Area.

Scientific Name Common Name	Status		Habitat Description[3]	Occurrence Determination and Rationale[4]
	USFWS[1]	CDFW[2]		
Athene cunicularia burrowing owl	BCC; MBTA	SC; FGC	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	**Low Potential for Occurrence in the Study Area**: There is marginally suitable habitat in ruderal or weedy areas in Areas 4 and 5. There are five recent occurrences of this species within 5 miles of the Study Area.
Buteo swainsoni Swainson's hawk	— MBTA	ST; FGC	Occurs and nests in grasslands with scattered trees, juniper-sage flats, riparian areas, savannas, and agricultural or ranch lands with groves or lines of trees. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations. Long-distance migrant.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 5 miles of the Study Area.
Coccyzus americanus western yellow-billed cuckoo	FT; MBTA	SE; FGC	Inhabits wooded riparian habitats with dense cover and water nearby, including woodlands with low, scrubby, vegetation, overgrown orchards, abandoned farmland and dense thickets along streams and marshes. Nests are often placed in willows along streams and rivers, with nearby cottonwoods serving as foraging sites.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are several historical records for this species in the vicinity of the Study Area.
Coturnicops noveboracensis yellow rail	BCC; MBTA	SSC; FGC	Freshwater marsh, meadows and seeps	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence between 5 and 10 miles of the Study Area.
Empidonax traillii extimus southwestern willow flycatcher	FE; MBTA	SE; FGC	Riparian woodlands, adjacent to rivers and streams. These habitats are characterized by dense vegetation, often including willows, cottonwoods, and tamarisk.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are no occurrences of this species within 5 miles of the Study Area.
Haliaeetus leucocephalus bald eagle	FD; BGEPA; MBTA	SE; FP; FGC	Ocean shore, lake margins, and rivers for both nesting and wintering. Most nests within 1 mile of water.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species between 5 and 10 miles of the Study Area.
Icteria virens yellow-breasted chat	MBTA	SSC; FGC	Riparian forest, riparian scrub, riparian woodland.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence between 5 and 10 miles of the Study Area.
Lanius ludovicianus	MBTA	SSC; FGC	Occurs and nests in broken woodlands, savanna, pinyon-juniper, Joshua tree, and riparian	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are two

Scientific Name Common Name	Status		Habitat Description[3]	Occurrence Determination and Rationale[4]
	USFWS[1]	CDFW[2]		
loggerhead shrike			woodlands, desert oases, scrub and washes. Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	historical occurrences of this species between 5 and 10 miles of the Study Area.
Laterallus jamaicensis coturniculus California black rail	MBTA	ST; FP; FGC	Brackish marsh, freshwater marsh, marsh and swamps, salt marsh and wetlands.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are two historical occurrences of this species within 5 miles of the Study Area.
Polioptila californica californica coastal California gnatcatcher	FT; MBTA	SSC; FGC	Occurs and nests in arid washes, on mesas, and slopes in coastal sage scrub below 2,500 feet. Year-round resident in California.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one historical occurrence of this species within 5 miles of the Study Area.
Setophaga petechia yellow warbler	MBTA	SSC; FGC	Occurs and nests in willow shrubs and thickets, cottonwoods, sycamores, ash, and alders, predominantly in riparian habitats. Long-distance migrant.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are three occurrences of this species between 5 and 10 miles of the Study Area.
Vireo bellii pusillus least Bell's vireo	FE; MBTA	SE; FGC	Occurs in low riparian habitat in the vicinity of water or in dry river bottoms. Nests placed along margins of bushes or in twigs projecting into pathways, usually willows, coyote bush, mule fat, or mesquite. Long-distance migrant.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are no occurrences of this species within 5 miles of the Study Area.
Fish				
Calostomus santaanae Santa Ana sucker	FT	SSC	Habitat generalist, but prefer sand-rubble-boulder bottoms, cool clear water, and algae.	**Low Potential for Occurrence in the Study Area**: There is marginally suitable habitat in the Lytle Creek channel located in the Study Area (Area 5). There are four recent occurrences of this species within 5 miles of the Study Area in the Santa Ana River.
Gila orcuttii arroyo chub	—	SSC	Occurs in streams and rivers of the Los Angeles plain in Southern California. Inhabits streams that fluctuate between large winter storm flows and low summer flows. Tolerates low dissolved oxygen and wide temperature fluctuations. Feeds on plants such as algae and water fern, as well as insects and mollusks.	**Low Potential for Occurrence in the Study Area**: There is marginally suitable habitat in the Lytle Creek channel located in the Study Area (Area 5). There are three recent occurrences of this species within 5 miles of the Study Area in the Santa Ana River.
Oncorhynchus mykiss irideus steelhead – Southern California DPS	FE	SC	Southern steelhead likely have greater physiological tolerances to warmer water and more variable conditions.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one historical occurrence of this species within 5 miles of the Study Area.

Scientific Name Common Name	Status		Habitat Description[3]	Occurrence Determination and Rationale[4]
	USFWS[1]	CDFW[2]		
Rhinichthys osculus ssp. 8 Santa Ana speckled dace	—	SSC	Requires permanent flow streams with summer water temps of 17-20°C. Usually inhabits shallow cobble and gravel riffles.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are five occurrences of this species within 5 and 10 miles of the Study Area.
Invertebrates				
Bombus crotchii Crotch's bumble bee	—	SC	Occurs in grassland and scrubland habitats. Nests in abandoned rodent burrows. Food plant genera include *Antirrhinum*, *Phacelia*, *Clarkia*, *Dendromecon*, *Eschscholzia*, and *Eriogonum*.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are no occurrences of this species within 5 miles of the Study Area.
Euphydryas editha quino quino checkerspot butterfly	FE	—	Occurs in grasslands, coastal sage scrub, chamise chaparral, red shank chaparral, juniper woodland, and semi-desert scrub habitats. Larval host plants are native species of plantain.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. there are no occurrences of this species within 5 miles of the Study Area.
Rhaphiomidas terminatus abdominalis Delhi sands flower-loving fly	FE	—	Requires fine, sandy soils, often with wholly or partly consolidated dunes and sparse vegetation. Oviposition require shade.	**Absent from the Study Area.** The Study Area does not contain suitable habitat (Delhi sands) to support the occurrence of this species. There are 20 occurrences of this species within 5 miles of the Study Area.
Streptocephalus woottoni Riverside fairy shrimp	FE	—	Vernal pools on the Santa Rosa Plateau on Murrieta stony clay loams, Las Posas series, Wyman clay loam, and Willows soils.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are no occurrences of this species within 5 miles of the Study Area.
Mammals				
Anthrozous pallidus pallid bat	—	SSC	Chaparral, coastal scrub, desert wash, great basin grassland, great basin scrub, Mojavean desert scrub, riparian woodland, Sonoran desert scrub, upper montane coniferous forest, valley and foothill grassland.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 5 and 10 miles of the Study Area.
Dipodomys merriami parvus San Bernardino kangaroo rat	FE	SE; SSC	Occurs on sandy loam substrates on first terraces and floodplains of washes in Riversidian alluvial fan sage scrub habitat.	**Low Potential for Occurrence in the Study Area**: There is marginally suitable habitat in the ruderal, weedy habitats in Areas 4 and 5. There is one occurrence of this species within 5 miles of the Study Area.
Dipodomys stephensi Stephens' kangaroo rat	FT	ST	Occurs primarily in annual and perennial grasslands, but also occurs in coastal sage scrub with sparse canopy cover. Can burrow into firm soil.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species.
Eumops perotis californicus	—	SSC	Occurs in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are

Scientific Name Common Name	Status		Habitat Description[3]	Occurrence Determination and Rationale[4]
	USFWS[1]	CDFW[2]		
western mastiff bat			scrub, grasslands, chaparral. Roosts in crevices in cliff faces, high buildings, trees, and tunnels.	seven historical occurrences of this species between 5 and 10 miles of the Study Area.
Lasiurus xanthinus western yellow bat	—	SSC	Occurs in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats. Roosts in skirts of dead fronds in both native and non-native palm trees.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are seven historical occurrences of this species between 5 and 10 miles of the Study Area.
Neotoma lepida intermedia San Diego desert woodrat	—	SSC	Occurs in rock outcrops, rocky cliffs, and slopes in coastal sage and Riversidian alluvial fan sage scrub with moderate to dense canopies.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are three occurrences of this species within 5 miles of the Study Area and three occurrences between 5 and 10 miles of the Study Area.
Nyctinomops femorosaccus pocketed free-tailed bat	—	SSC	Inhabits a variety of arid areas in Southern California supporting pine-juniper woodlands, desert scrub, palm oasis, desert wash, desert riparian, etc.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 5 miles of the Study Area and two occurrences between 5 and 10 miles of the Study Area.
Onychomys torridus ramona southern grasshopper mouse	—	SSC	Occurs in desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 5 miles of the Study Area and one occurrence between 5 and 10 miles of the Study Area.
Perognathus altiloca alticola white-eared pocketed mouse	—	SSC	Lower montane coniferous forest, Mojavean desert scrub, pinon and juniper woodlands.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 5 miles of the Study Area and one occurrence between 5 and 10 miles of the Study Area.
Perognathus longimembris brevinasus Los Angeles pocket mouse	—	SSC	Occurs in open areas with fine, sandy soils in lower elevation grasslands and coastal sage and Riversidian alluvial fan sage scrub habitats.	Absent from the Study Area. The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species between 5 and 10 miles of the Study Area.
Taxidea taxus American badger	—	SSC	Found in drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Requires sufficient food sources (rodents), friable soils, and open, uncultivated ground. Digs large burrows.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are two occurrences of this species between 5 and 10 miles of the Study Area.
Reptiles				
Actinemys pallida	—	SSC	Found in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are no

Scientific Name Common Name	Status		Habitat Description[3]	Occurrence Determination and Rationale[4]
	USFWS[1]	CDFW[2]		
southwestern pond turtle			vegetation, and either rocky or muddy bottoms, in woodland, forest, and grassland. In streams, prefers pools to shallower areas. Logs, rocks, cattail mats, and exposed banks are required for basking. May enter brackish water and even seawater.	occurrences of this species within 5 miles of the Study Area.
Aspidoscelis tigris stejnegeri San Diegan (coastal) tiger whiptail	—	SSC	Occurs in dry, open areas with sparse foliage in coastal sage and Riversidian alluvial fan sage scrub, chaparral, woodland, and riparian habitats.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are three occurrences of this species within 5 miles of the Study Area and 11 occurrences between 5 and 10 miles of the Study Area.
Charina umbratica southern rubber boa	—	ST	Meadows and seeps, riparian forest, riparian woodland, upper montane coniferous forest, wetlands.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species and the Study Area is outside of the known range of the species. There are 12 occurrences of this species within 5 miles of the Study Area.
Arizona elegans occidentalis California glossy snake	—	SSC	Occurs in areas of rocky washes and loose, sandy soils and for burrowing in desert scrub grassland, coastal sage and Riversidian alluvial fan sage scrub, and chaparral habitats. Prefers open sandy areas with scattered brush, but also found in rocky areas.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are 16 occurrences of this species within 5 miles of the Study Area.
Anniella stebbinsi southern California legless lizard	—	SSC	Occurs in moist, loose soil in coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans. Tolerant of disturbances.	**Low Potential for Occurrence in the Study Area***:* There is marginally suitable habitat in the ruderal/weedy habitat in Areas 4 and 5. There are 43 occurrences of this species within 5 miles of the Study Area.
Coleonyx variegatus abbotti San Diego banded gecko	—	SSC	Prefers rocky areas in coastal sage and chaparral.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species within 5 and 10 miles of the Study Area.
Crotalus ruber red-diamond rattlesnake	—	SSC	Occurs in arid, rocky areas in creosote scrub, coastal sage and Riversidian alluvial fan sage scrub, chaparral, oak and pine woodlands, grasslands, on cultivated areas.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are three occurrences of this species within 5 miles of the Study Area and eight occurrences between 5 and 10 miles of the Study Area.
Phrynosoma blainvillii coast horned lizard	—	SSC	Occurs in open areas with sandy soil and low vegetation in grasslands, coniferous forests, woodlands, and chaparral.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are five occurrences of this species within 5 miles of the Study Area and 20 occurrences between 5 and 10 miles of the site.

Scientific Name Common Name	Status		Habitat Description[3]	Occurrence Determination and Rationale[4]
	USFWS[1]	CDFW[2]		
Salvadora hexalepis virgultea coast patch-nosed snake	—	SSC	Coastal scrub and brushlands. It inhabits openings in the coastal scrub, the scrub areas themselves, and grasslands.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species between 5 and 10 miles of the Study Area.
Thamnophis hammondii two-striped gartersnake	—	SSC	Found near permanent water sources, including pools, creeks, cattle tanks, and others, often in rocky areas in oak woodland, willow, coastal sage scrub, scrub oak, sparse pine, chaparral, and scrubland.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There are five occurrences of this species between 5 and 10 miles of the Study Area.
Thamnophis sirtalis pop. 1 South Coast gartersnake	—	SSC	Artificial standing waters, marsh and swamps, riparian scrub, riparian woodland, south coast flowing waters, south coast standing waters, wetlands.	**Absent from the Study Area.** The Study Area does not contain suitable habitat to support the occurrence of this species. There is one occurrence of this species between 5 and 10 miles of the Study Area.

Code Designations

[1] Federal Status: 2024 Endangered Species Act Listing	[2] State Status: 2024 California Endangered Species Act (CESA) Listing
ESU = Evolutionary Significant Unit (ESU) is a distinctive population. FE = Listed as endangered under the Endangered Species Act. FT = Listed as threatened under the Endangered Species Act. FC = Candidate for listing (threatened or endangered) under Endangered Species Act. FD = Delisted in accordance with the Endangered Species Act. FPD = Federally Proposed to be Delisted. MBTA = protected by the Migratory Bird Treaty Act — = Not federally listed	SE = Listed as endangered under CESA. ST = Listed as threatened under CESA. SC = Candidate for listing under CESA. SSC = Species of Special Concern as identified by CDFW. FP = Listed as fully protected under the Fish and Game Code. FGC = protected by Fish and Game Code 3503.5 CR = Rare in California. — = Not State-listed

Notes:
[3] Habitat Description: Habitat description adapted from CNDDB and CNPS online inventory or other specified source.
[4] Potential to Occur and Rationale: Location of recorded species occurrences determined by geospatial information from BIOS 6 or other specified source.

Wetlands and Waters of the United States and the State

Wetlands are habitats found in and along the edge of lakes (referred to as lacustrine habitat), arroyos and canals (riparian habitat), as well as springs and other ephemeral water sources. Wetlands are those areas that are inundated by water at a frequency and duration sufficient to support vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Portions of the Study Area along the western boundary of Area 4 are adjacent to the Santa Ana River. Lytle Creek flows through portions of Area 5, and Area 6

is adjacent to an unnamed tributary or the Santa Ana River. These features would likely be considered jurisdictional waters of the United States and the State.

Wildlife Movement Corridors and Nursery Sites

Wildife movement corridors allow wild animals to move between suitable habitats that are disconnected by either natural barriers or human development. Fragmentation of natural habitats by rivers or mountains in combination with roads and urban areas can create "islands" for wildlife populations. These islands may not be sufficient habitats to allow population growth and can impact genetic and species diversity. Movement corrridors are areas of suitable substrate for particular species that can safely be used to mix with other populations, increasing genetic exchange and access to corridors for fish and other aquatic animals, while natural land cover such as grasslands or forests provide corridors for mammals, birds, reptiles, and more. Wildlife nursery sites include nesting birds and maternity bat roosts, aquatic breeding habitat, and special-status and non-special-status wildlife breeding or nesting colonies.

The majority of the Study Area consists of either developed areas or vacant lands that have been subject to varying degrees of anthropogenic disturbances and support only ruderal, weedy plant species. Areas 1, 1-A, 2, and 3 are developed and are surrounded by urban development, and do not function as wildlife movement corridors. Areas 1-B, 4, 4-A, 5, and 6 are not developed, but these areas do not function to link undeveloped areas to allow passage of wildlife. However, the channels of Lytle Creek and the Santa Ana River in the Vicinity of Areas 4 and 5 and the unnamed tributary of the Santa Ana River adjacent to Area 6 may themselves facilitate wildlife movements through the area.

There are no native wildlife nursery sites (e.g., rookeries, nesting beaches) present within the Study Area; however, the Study Area contains habitats (e.g., trees, shrubs, ground surfaces, other structures and surfaces) that could potentially provide nesting sites for birds.

Tree Preservation Policy

The Study Area likely contains trees that would be protected under the City of Colton Municipal Code Chapter 12.20 Tree Protection Guidelines.[5] These guidelines would apply to any mature, public tree, particularly those that are landmark, landmark eligible, native, or specimen trees. The guidelines also direct the City to strongly consider the preservation of mature trees during an application for any permit or approval.

Habitat Conservation Plans

There is one Habitat Conservation Plan (HCP) in the City of Colton, the West Valley HCP. This HCP was developed to protect and manage habitat of the federally endangered Delhi sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*) and provides specific actions to preserve and restore the habitat for the species, such as habitat restoration projects, land acquisition, and management practices to maintain suitable conditions for the species. The HCP also provides guidelines for

[5] Municode Codification. 2025. Colton, CA. Website: https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT12STOTPUPL_CH12.20TRSH_12.20.070PAPLSTPARIREREPP. Accessed May 28, 2025.

development activities to minimize impacts such as setting aside conservation areas, implementing buffer zones, and conducting environmental impact assessments. The HCP plan area covers 416.3 acres in the City of Colton; however, the Study Area is outside of the boundaries of the HCP plan area.

Critical Habitat

Critical Habitat for two species, Santa Ana sucker and southwest willow flycatcher, has been designated in the vicinity of the Study Area (Table 3.3-2). Both Critical Habitat units are located in the Santa Ana River channel south of the Study Area and neither overlaps with the Study Area.

3.3.3 - Regulatory Framework

Federal

Endangered Species Act

The United States Congress passed the Endangered Species Act in 1973 to protect those species that are endangered or threatened with extinction. The Endangered Species Act is intended to operate in conjunction with the National Environmental Policy Act (NEPA) to help protect the ecosystems upon which endangered and threatened species depend.

The Endangered Species Act prohibits the "take" of endangered or threatened wildlife species. "Take" is defined to include harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting wildlife species or any attempt to engage in such conduct (16 United States Code [USC] § 1531 *et seq*.). "Harm" is further defined to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns (CFR § 17.3). "Harass" is defined as actions that create the likelihood of injury to listed species to such an extent as to significantly disrupt normal behavior patterns (50 CFR § 17.3). Actions that result in take can result in civil or criminal penalties.

The USFWS has jurisdiction over species listed as threatened or endangered under the Endangered Species Act. A proposed project may acquire permission to take listed and candidate species through implementation of sections of the Endangered Species Act. If the proposed project is funded by, authorized by, or otherwise involves a federal agency, Section 7 requires those agencies to consult with the USFWS to ensure that the project does not jeopardize the future existence of any listed species. The consultation results in either a concurrence letter from USFWS stating that the proposed action does not jeopardize the species, or a Biological Opinion issued by USFWS that includes a defined limit of take of listed species that is authorized for the action. When there is no federal nexus to pursue Section 7 permissions, USFWS may authorize take of listed species through Section 10, which allows private landowners, corporations, Native American Tribes, states, cities, and counties to implement projects that could affect listed species. Under this process, the project proponent seeks take permissions through completing and submitting an HCP for approval by the USFWS. The HCP defines the project and potential for take of species and outlines measures to mitigate or compensate for impacts that would occur during implementation of the project. Often a draft Implementing Agreement (IA) is included with the permit application for larger HCPs, such as a regional plan. An IA is a contract that describes the roles and responsibilities of the permit holder, the federal wildlife agency, and any other parties responsible for implementing the HCP.

The Endangered Species Act and the Clean Water Act (CWA) Section 404 guidelines prohibit the issuance of wetland permits for projects that jeopardize the continued existence of any endangered species or threatened species or result in the destruction or adverse modification of habitat of such species. The United States Army Corps of Engineers (USACE) must consult with the USFWS and/or the National Marine Fisheries Service (NOAA Fisheries) when threatened or endangered species under their jurisdiction may be affected by a proposed project. In the context of the proposed project, Endangered Species Act consultation would be initiated if development resulted in take of a threatened or endangered species or if issuance of a Section 404 permit or other federal agency action could result in take of an endangered species or adversely modify critical habitat of such a species.

Migratory Bird Treaty Act

Raptors (birds of prey), migratory birds, and other avian species are protected by a number of State and federal laws. The federal MBTA implements international treaties between the United States and other nations by prohibiting the killing, possessing, or trading of migratory birds except in accordance with regulations prescribed by the Secretary of the Interior. The MBTA protects migratory birds, their parts, eggs, and nests from activities such as hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. All migratory birds and their nests are protected from take and other impacts under the MBTA (16 United States Code [USC] §§ 703, *et seq*.).

Bald and Golden Eagle Protection Act

The golden eagle (*Aquila chrysaetos*) and bald eagle (*Haliaeetus leucocephalus*) are afforded additional protection under the Eagle Protection Act, amended in 1973 (16 USC § 669, *et seq*.) and the Bald and Golden Eagle Protection Act (16 USC §§ 668–668d).

Clean Water Act

Section 404

The agencies are in receipt of the U.S. Supreme Court's May 25, 2023 decision in the case of *Sackett v. Environmental Protection Agency*. In light of this decision, the agencies will interpret the phrase "waters of the United States" consistent with the Supreme Court's decision in the *Sackett* case. In *Sackett*, the Supreme Court adopted the *Rapanos* plurality's test for adjacent wetlands: only those wetlands with a continuous surface connection to other regulated waters, such that the two are indistinguishable.

The United States Army Corps of Engineers (USACE) administers Section 404 of the federal Clean Water Act (CWA), which regulates the discharge of dredge and fill material into waters of the United States. The term "waters of the United States" is defined in USACE regulations at 33 Code of Federal Regulations Part 328.3(a) as:

1. Waters which are:
    a. Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;

   b. The territorial seas; or
   c. Interstate waters;

2. Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (a)(5) of this section;
3. Tributaries of waters identified in paragraphs (a)(1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;
4. Wetlands adjacent to the following waters:
   a. Waters identified in paragraph (a)(1) of this section; or
   b. Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;
5. Intrastate lakes and ponds not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section.

The following are not "waters of the United States":

1. Waste treatment systems, including treatment ponds or lagoons, designed to meet the requirements of the Clean Water Act;
2. Prior converted cropland designated by the Secretary of Agriculture. The exclusion would cease upon a change of use, which means that the area is no longer available for the production of agricultural commodities. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with the United States Environmental Protection Agency (EPA);
3. Ditches (including roadside ditches) excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water;
4. Artificially irrigated areas that would revert to dry land if the irrigation ceased;
5. Artificial lakes or ponds created by excavating or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing;
6. Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating or diking dry land to retain water for primarily aesthetic reasons;
7. Waterfilled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States; and
8. Swales and erosional features (e.g., gullies, small washes) characterized by low volume, infrequent, or short duration flow.

Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the CWA, the final authority regarding CWA jurisdiction remains with the EPA and/or USACE.

"Wetland" refers to areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and seasonal wetlands. Wetlands are considered jurisdictional if they fall under one of the categories of waters of the United States defined above. The USACE jurisdiction typically extends up to the ordinary high water mark (OHWM).

In general, a USACE permit must be obtained before placing fill in wetlands or other waters of the United States. The type of permit depends on the impacted acreage, the purpose of the proposed fill, and other factors.

Section 401

Section 401 of the CWA states that "any applicant for a federal permit for activities that involve a discharge to waters of the State, shall provide the federal permitting agency a certification from the State in which the discharge is proposed that states that the discharge will comply with the applicable provisions under the federal Clean Water Act." Therefore, before the USACE will issue a Section 404 permit, applicants must apply for and receive a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB).

State

California Endangered Species Act

The State of California enacted CESA in 1984. CESA pertains to State-listed endangered and threatened species. CESA requires State agencies to consult with the CDFW when preparing CEQA documents. The purpose of CESA is to ensure that the lead agency actions do not jeopardize the continued existence of a listed species or result in the destruction or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available (FGC § 2080). CESA directs agencies to consult with CDFW on projects or actions that could affect listed species, directs CDFW to determine whether jeopardy would occur, and allows CDFW to identify "reasonable and prudent alternatives" to the project consistent with conserving the species. CESA allows CDFW to authorize exceptions to the State's prohibition against take of a listed species if the take is incidental to carrying out an otherwise lawful project that has been approved under CEQA (FGC § 2081). Under CESA, the California Fish and Game Commission may authorize taking of candidate species, and the CDFW may recommend that the Commission authorize (or not authorize) the taking of listed or candidate species (FGC § 2084).

California Fish and Game Code

Rare, Threatened, and Endangered Species

Under CESA, the CDFW has the responsibility for maintaining a list of endangered and threatened species (FGC § 2070). Fish and Game Code Sections 2050 through 2098 outline the protection

provided to California's rare, endangered, and threatened species. Fish and Game Code Section 2080 prohibits the taking of plants and animals listed under the CESA, and Fish and Game Code Section 2081 established an Incidental Take Permit Program for State-listed species. The CDFW maintains a list of "candidate species" which it formally notices as being under review for addition to the list of endangered or threatened species.

Fully Protected Species

Fish and Game Code Sections 3500—5500 outline protection for fully protected species of mammals, birds, reptiles, amphibians, and fish. Species that are fully protected by these sections may not be taken or possessed at any time. The CDFW cannot issue permits or licenses that authorize the take of any fully protected species except under certain circumstances such as scientific research and live capture and relocation of such species pursuant to a permit for the protection of livestock.

Species of Special Concern

In addition to formal listing under the Endangered Species Act and CESA, some species receive additional consideration by the CDFW and local lead agencies during the CEQA process. Species that may be considered for review are those listed as a "Species of Special Concern." The CDFW maintains lists of Species of Special Concern that serve as species "watch lists." Species with this status may have limited distributions or limited populations and/or the extent of their habitats has been reduced substantially, such that their populations may be threatened. Thus, their populations are monitored, and they may receive special attention during environmental review. While Species of Special Concern are not State-listed and do not receive CESA protection, they can be shown to meet the criteria for State listing and are thus protected under CEQA, where they meet the CEQA definition of rare, threatened, or endangered species (CEQA Guidelines § 15380). In addition to Species of Special Concern, the CDFW Special Animals List identifies animals that are tracked by the CNDDB and may be potentially vulnerable but warrant no federal interest and no legal protection.

Other Sensitive Species

Sensitive species that would qualify for listing but are not currently listed are afforded protection under CEQA. CEQA Guidelines Section 15065 (Mandatory Findings of Significance) requires that a substantial reduction in numbers of a rare or endangered species be considered a significant effect. CEQA Guidelines Section 15380 (Rare or Endangered Species) provides for the assessment of unlisted species as rare or endangered under CEQA if the species can be shown to meet the criteria for listing. Unlisted plant species on the CNPS List ranked 1 and 2 would typically require evaluation under CEQA.

Native Bird Protection

Sections 3503, 3503.5, and 3513 protect native birds. Under Fish and Game Code Section 3503, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any native bird. Under Fish and Game Code Section 3503.5, it is unlawful to take, possess, or destroy any birds in the orders of *Falconiformes* or *Strigiformes* (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird. Under Fish and Game Code Section 3513, it is unlawful to take or possess any native, migratory bird as designated in the MBTA except as provided by rules and provisions of the MBTA.

Mitigation for avoidance of impacts to nesting birds is typically included in CEQA and other permitting documents to ensure project compliance with these Fish and Game Code Sections.

Native Plant Protection Act

The Native Plant Protection Act of 1977 (NPPA) (FGC §§ 1900, *et seq*.) allows the California Fish and Game Commission to designate plants as Rare or Endangered and prohibits the taking, possessing, or sale within the State of any plants with a State designation of Rare, Threatened, or Endangered. An exception to this prohibition in the NPPA allows landowners to take listed plant species under specified circumstances, provided that the owners first notify CDFW and give the agency at least 10 days to retrieve (and presumably replant) the plants before they are destroyed. Fish and Game Code Section 1913 exempts from take prohibition "the removal of endangered or rare native plants from a canal, lateral ditch, building site, or road, or other right-of-way."

Lake or Streambed Alteration

Fish and Game Code Section 1602 requires any entity to notify the CDFW before beginning any activity that "may substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of any river, stream, or lake" or "deposit debris, waste, or other materials that could pass into any river, stream, or lake." "River, stream, or lake" includes waters that are episodic and perennial and ephemeral streams, desert washes, and watercourses with a subsurface flow. Additionally, the CDFW may assert jurisdiction over native riparian habitat adjacent to aquatic features, including native trees over 4 inches in diameter at breast height (DBH). If an existing fish or wildlife resource may be substantially adversely affected by the activity, CDFW may propose reasonable measures that will allow protection of those resources. If these measures are agreeable to the parties involved, they may enter into an agreement with CDFW identifying the approved activities and associated mitigation measures. A Lake or Streambed Alteration Agreement will be required if the CDFW determines that project activities may substantially adversely affect fish or wildlife resources through alterations to a covered body of water and riparian habitat.

Natural Community Conservation Planning Act

Section 2800 of the California Fish and Game Code establishes the Natural Community Conservation Planning Act (NCCP Act), which allows the CDFW to authorize Natural Community Conservation Plans (NCCPs) to allow take of species listed under CESA and other sensitive species and vegetation communities on a regional scale. The primary objective of the NCCP Act is to conserve covered natural communities and species at the ecosystem scale while accommodating compatible land uses or covered activities. NCCPs must provide conservation and management of natural communities and species in perpetuity within the area covered by permits. Each NCCP provides measures necessary to conserve and manage sensitive biological resources, including natural vegetation communities and the plant and wildlife species they support, within a reserve system, while also allowing compatible developments and other projects to take species and habitats under special conditions outside of areas targeted for conservation. NCCPs are different from HCPs because the NCCP Act requires that conservation actions improve the long-term conservation of species, whereas HCPs typically only require avoidance of adverse impacts to species. Additionally, while HCPs can be implemented at a project or regional scale, an NCCP must be applied across regional scales to promote

the long-term recovery of species, protection of habitats and natural communities, and maintenance of species diversity at the landscape level.

Porter-Cologne Water Quality Control Act

The RWQCB regulates actions that would involve "discharging waste, or proposing to discharge waste, within any region that could affect the waters of the State" (Water Code § 13260(a)), pursuant to provisions of the Porter-Cologne Water Quality Act. "Waters of the State" are defined as "any surface water or groundwater, including saline waters, within the boundaries of the State" (Water Code § 13050(e)). Section 13260(a) of the Porter-Cologne Water Quality Control Act (contained in the California Water Code) requires any person discharging waste or proposing to discharge waste, other than to a community sewer system, within any region that could affect the quality of the waters of the State (all surface and subsurface waters) to file a report of waste discharge. The discharge of dredged or fill material may constitute a discharge of waste that could affect the quality of waters of the State.

Historically, California relied on its authority under Section 401 of the CWA to regulate discharges of dredged or fill material to California waters, which requires an applicant to obtain "water quality certification" from the State Water Resources Control Board (State Water Board) through one of its nine RWQCBs to ensure compliance with State water quality standards before certain federal licenses or permits may be issued. The permits subject to Section 401 include permits for the discharge of dredged or fill material (CWA Section 404 permits) issued by the USACE. Waste discharge requirements under the Porter-Cologne Water Quality Control Act were typically waived for projects requiring certification. With the recent changes that limited the jurisdiction of wetlands under the CWA, the State Water Board has needed to rely on the report of the waste discharge process.

Natural Community Sensitivity Rankings

The CDFW maintains sensitivity rankings of natural vegetation communities in the California Sensitive Natural Communities list.[1] CDFW evaluates natural communities using the NatureServe Heritage Methodology and ranking system that indicates conservation status of communities accordingly.[2]

- **Rank S1–Critically Imperiled:** At very high risk of extirpation in the jurisdiction due to very restricted range, very few populations or occurrences, very steep declines, severe threats, or other factors.
- **Rank S2–Imperiled:** At high risk of extirpation in the jurisdiction due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
- **Rank S3–Vulnerable:** At moderate risk of extirpation in the jurisdiction due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
- **Rank S4–Apparently Secure:** At a fairly low risk of extirpation in the jurisdiction due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.

- **Rank S5–Secure:** At very low or no risk of extirpation in the jurisdiction due to a very extensive range, abundant populations or occurrences, with little to no concern from declines or threats.

Per the CDFW, natural communities ranked S1–S3 are considered Sensitive Natural Communities to be addressed during CEQA review or other environmental review. Not all the natural communities listed on the 2023 CDFW California Natural Community List are ranked; however, all sensitive natural communities are indicated by a "Y" in the Sensitive column, while those that are not considered sensitive are indicated by an "N" in the Sensitive column.[3] Thus, potential impacts to communities ranked S1-S3 and/or marked "Y" in the Sensitive column on the Sensitive Natural Communities list should be analyzed during the preparation of environmental documents pursuant to CEQA as they may meet the definition of Rare or Endangered under the CEQA Guidelines Section 15380 criteria.

The CNDDB maintains listings of sensitive communities in the database that were entered in the mid-1990s using a previous classification system. The CDFW recommends that these "Legacy Sensitive Natural Communities" be classified using the current MCV system and that they be addressed in the environmental review process under the new classification and current sensitivity rankings.

California Native Plant Society Rare Plant Rankings

The CNPS maintains a rank of plant species native to California that have low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the Inventory of Rare and Endangered Vascular Plants of California. Potential impacts to populations of CNPS ranked plants receive consideration under CEQA review. The following identifies the definitions of the CNPS ranks:

- **Rank 1A:** Plants presumed extirpated in California and either rare or extinct elsewhere
- **Rank 1B:** Plants Rare, Threatened, or Endangered in California and elsewhere
- **Rank 2A:** Plants presumed extirpated in California but common elsewhere
- **Rank 2B:** Plants rare, threatened, or endangered in California, but more numerous elsewhere
- **Rank 3:** Plants about which more information is needed
- **Rank 4:** Watch List: Plants of limited distribution

Potential impacts to populations of California Rare Plant Rank (CRPR) plants receive consideration under CEQA review. All plants appearing on the CNPS List ranked 1 or 2 are considered to meet the CEQA Guidelines Section 15380 criteria. Rank 3 and 4 plants do not automatically meet this definition. Rank 4 plants do not clearly meet CEQA standards and thresholds for impact considerations. Nevertheless, some level of CEQA review is justified for CRPR 4 taxa, and under some circumstances, a full impact analysis is warranted. Taxa that can be shown to meet the criteria for endangered, rare, or threatened status under CEQA Section 15380(d) or that can be shown to be regionally rare or unique as defined in CEQA Section 15125(I) must be fully analyzed in a CEQA document. Some circumstances, such as local rarity, having occurrences peripheral to the taxon's distribution, or having occurrences on unusual substrates or rare and declining habitats, provide justification for treating some CRPR 4 taxa occurrences as regionally rare or unique. One limitation to

fully analyzing impacts on CRPR 4 taxa is the difficulty in obtaining current data on the number and condition of the occurrences.

Regional and Local

West Valley Habitat Conservation Plan

The West Valley HCP has been prepared by the City of Colton in coordination with USFWS to fulfill the requirement of a Section 10(a)(I)(B) Permit application for proposed projects within Delhi sands flower-loving fly habitat within the City of Colton north of the I-10 Freeway.

City of Colton General Plan

Biological resources related goals, policies and programs of the General Plan serve to guide the location, design, and quality of development to protect protected wildlife, plants, and their associated habitats. The relevant goals policies and programs are provided below.

Conservation and Open Space Elements

Policy LU-13.1 Continue to monitor any changes to the flood zone boundaries of the Santa Ana River made by federal agencies, and modify figure LU-4 as appropriate to reflect the most current Federal Emergency Agency (FEMA) flood maps.

Policy LU-13.2 Prohibit development within designated flood plain areas, as shown on Figure LU-4 and more specifically as shown on adpoted Flood Insurance Rate Maps published by FEMA. Figure LU-4 is incorporated into the Safety Elements with this reference and policies LU-13.1 and LU-13.2.

Policy LU-13.3 Work with the U.S. Fish and Wildlife Service and California Department of Fish and Game to establish and maintain the minimal area needed for Delhi sands flower loving fly habitat.

Policy LU-13.4 Require formal fault investigations for development of properties along the San Jacinto Fault zone consistent with State law. For areas where development is prohibited due to fault restrictions, require that such space be set aside open space to the maximum extent feasible by law.

City of Colton Municipal Code

The City of Colton Municipal Code Chapter 12.20 outlines the tree protection guidelines for the protection and maintenance of all mature and healthy trees with special consideration afforded to mature, public, landmark eligible, native and specimen trees.

A. Tree protection guidelines are the standards and specifications for the protection of trees under this chapter. The tree protection guidelines, and any revision thereto, shall be effective as of the date of their adoption by resolution of the City Council.

B. All departments, agencies and personnel of the City shall consult with the Public Works Director prior to engaging in any action which would require the removal of, or which would otherwise substantially affect or seriously jeopardize the health of any existing public tree.

C. It shall be the policy of the City to protect and maintain mature and healthy trees. Special consideration shall be afforded to mature, public, landmark, landmark eligible, native and specimen trees as forth in this chapter.

D. The preservation of mature trees is strongly considered during an application for any permit or approval. A decision may be made through the design review process or other entitlement process to waive development standards or accept alternative solutions to assist in the preservation of these trees. The review authority or director, if there is no other review authority, may modify the development standards or accept alternative solutions to these standards.

3.3.4 - Methodology

Literature Review and Records Searches to Identify Existing Biological Resources

Existing Documentation

As part of the literature review, FirstCarbon Solutions (FCS) Biologists reviewed existing environmental documentation for the Study Area and immediate vicinity. This documentation included a desktop level review of existing biological conditions in the City of Colton, literature pertaining to the habitat requirements of special-status species potentially occurring on or near the Study Area, and Federal Register listings, protocols, and species data provided by the USFWS and CDFW.

Topographic Maps and Aerial Photographs

FCS Biologists reviewed the USGS 7.5-minute *San Bernardino South* California (USGS) Topographic Quadrangle Map and aerial photographs as a preliminary analysis of the existing conditions within the Study Area and immediate vicinity. Information obtained from the review of the topographic maps included elevation range, general watershed information, and potential drainage feature locations. Aerial photographs provide a perspective of the most current site conditions relative to on-site and off-site land use, plant community locations, and potential locations of wildlife movement corridors.

Soil Surveys

FCS also reviewed USDA soil surveys to determine whether the soil conditions within the Study Area are suitable for any special-status plant species. These soil profiles include soil series with similar thickness, arrangement, and other important characteristics. The soil series consist of separate soil mapping units that provide specific information regarding soil characteristics. Many special-status plant species have a limited distribution based exclusively on soil type. To determine the existing soil mapping units within the Study Area and to establish if soil conditions are suitable for supporting special-status species populations, an FCS Biologist reviewed pertinent USDA soil survey data.

Special-status Species Database Search

FCS Biologists compiled a list of threatened, endangered, and otherwise special-status species previously recorded within the Study Area vicinity. The list was based on a search of the CDFW CNDDB, a special-status species and plant community account database[6]; the CNPS Inventory[7]; and a USFWS IPaC Report Search for the *San Bernardino South*, *California* USGS 7.5-minute quadrangle maps. The potential for occurrence in the Study Area was assessed for each of the special-status species identified in the database searches. The assessment of potential for occurrence was based on conditions in the Study Area, habitat requirements of special-status species, and number of recent (<20 years old) occurrences in the project vicinity.

Trees and Native Vegetation

An FCS Biologist reviewed applicable City ordinances pertaining to tree and native vegetation preservation and protection and ascertained whether measures or permits are required to remove, replace, or transplant protected trees or native vegetation.

Jurisdictional Waters and Wetlands

An FCS Biologist reviewed EPA WATERS and aerial photography to identify potential natural drainage features and water bodies. In general, all surface drainage features identified as blue-line streams on USGS maps and linear patches of vegetation are expected to exhibit evidence of flows and considered potentially subject to State and federal regulatory authority as waters of the United States and/or State. A preliminary assessment was conducted to determine the location of any existing drainages and limits of project-related grading activities to aid in determining whether a formal delineation of waters of the United States or State is necessary.

Other Local Ordinances

An FCS Biologist reviewed the City of Colton General Plan goals, policies, and programs pertaining to biological resources and an assessment of whether their implementation would reduce potential project impacts to less than significant levels. The FCS Biologist also reviewed the City of Colton Municipal Code for regulations pertaining to trees and vegetation and performed a search of HCPs and designated Critical Habitat at the USFWS Environmental Conservation Online System.[8]

Approach to Analysis

Impacts to biological resources were assessed for the likelihood that special-status species, sensitive habitats, wildlife corridors, and protected trees are present in the Study Area and its immediate vicinity, and the likely effects of project construction or operation on these resources. For the purposes of this Draft Environmental Impact Report (Draft EIR), the word “substantial” as used in the significance thresholds above is defined by the following three principal components:

- Magnitude and duration of the impact (e.g., substantial/not substantial),

[6] California Department of Fish and Wildlife (CDFW). 2024. Biogeographic Information and Observation System (BIOS 6). Website: https://wildlife.ca.gov/Data/BIOS. Accessed October 7, 2024.

[7] California Native Plant Society (CNPS). 2024. California Native Plant Society Rare and Endangered Plant Inventory. Website: http://www.rareplants.cnps.org/. Accessed October 7, 2024.

[8] United States Fish and Wildlife Service (USFWS). 2024. Environmental Conservation Online System. Website: https://ecos.fws.gov/ecp/. Accessed October 7, 2024.

- Uniqueness of the affected resource (rarity), and
- Susceptibility of the affected resource to disturbance.

3.3.5 - Thresholds of Significance

Significance Criteria

The lead agency derives its significance criteria based on the following questions in the City of Colton's Local CEQA Guidelines, Appendix J. The City's Appendix J is based on the independent judgment of the City of Colton, taking into consideration CEQA Guidelines Appendix G; the City of Colton's Municipal Code and adopted City policies; the judgment of the technical experts who prepared the technical studies in support of this Draft Program EIR; performance standards adopted, implemented, and monitored by regulatory agencies; significance standards recommended by regulatory agencies; and the standards in CEQA that trigger the preparation of an EIR.

According to the City of Colton's Local Guidelines for Implementing CEQA, Appendix J, Environmental Checklist, to determine whether biological resource impacts from implementation of the proposed project would be considered significant, the following questions should be analyzed and evaluated. Accordingly, impacts to biological resources would be considered significant environmental effects if the proposed project would:

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

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

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?

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 wildlife nursery sites?

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

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan?

As part of the mandatory findings of significance, Section 15065 of the CEQA Guidelines requires a lead agency to determine whether a project may have a significant effect on the environment. With respect to biological resources, to determine whether impacts related to biological resources are significant environmental effects, the following questions are analyzed and evaluated. Would the Program 10/11 Rezone/GPA:

1. Substantially reduce the habitat of a fish or wildlife species.
2. Cause a fish or wildlife population to drop below self-sustaining levels.
3. Threaten to eliminate a plant or animal community.
4. Substantially reduce the number or restrict the range of an endangered, rare or threatened species.

3.3.6 - Program 10/11 Rezone/GPA Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of projects in the Study Area under the new Program 10/11 Rezone/GPA and provides mitigation measures where appropriate.

Special-status Species

Impact BIO-1:	**The proposed project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service.**

Impact Analysis

Projects implemented in Areas 4, 4-A, 5, and 6 of the Study Area that are in or near areas that could potentially support special-status species have a potential to cause impacts to these special-status species. An impact to special-status plant or wildlife species would be considered significant if project construction and/or operations resulted in either (1) direct harm resulting in injury or death; or (2) substantial, adverse changes in any of the physical conditions, including habitat loss/modification within the area affected by the project. Potential impacts to these species and others would be identified, analyzed, and avoided or mitigated through the implementation of Mitigation Measure (MM) BIO-1, which requires that prior to the issuance of grading permits, a qualified Biologist shall prepare a project-specific Biological Resources Analysis, consisting of a project-specific analysis of potential impacts on all biological resources, including impacts on special-status species and their habitat, migratory birds and other protected nesting birds, roosting bats, rare plants, sensitive communities, protected waters and wetlands, wildlife corridors and nursery sites.

The analysis contained in Section 3.3.2 identified six special-status species with low potential to occur in Areas 4, 4A, 5, and 6 in the Study Area, including Santa Ana River woollystar, burrowing owl, Santa Ana sucker, arroyo chub, San Bernardino kangaroo rat, and southern California legless lizard. Potential impacts to special-status plant and wildlife species that could result from projects implemented in these portions of the Study Area and mitigation measures that will be implemented in those areas are discussed further below. Projects implemented in Areas 1, 2, and 3 are not anticipated to impact special-status species and would not be required to implement mitigation measures pertaining to special-status species.

Santa Ana River Woollystar

While activities are not planned for the Lytle Creek channel segment in Area 4A, projects implemented adjacent to Lytle Creek in Area 4A, adjacent to the either Lytle Creek or Santa Ana River near Area 5, and adjacent to the unnamed drainage near Area 6 could potentially impact Santa Ana River woollystar if they are present within or adjacent to the channel(s). Destruction of individuals of this species or habitat occupied by this species would be considered take under the federal Endangered Species Act and the CESA. Unauthorized take of individuals would be considered a violation of these acts and a significant impact under CEQA. Implementation of MM BIO-1 (production of a Biological Resources Analysis by a qualified Biologist) would reduce any potential project impacts to less than significant levels under CEQA.

Burrowing Owl

There is potential for burrowing owls to inhabit the weedy, ruderal areas of Areas 4, 4A, 5, and 6. If burrowing owls are present in these areas, construction could result in direct loss of burrowing owls or the degradation of burrowing owl habitat due to temporary construction impacts and increased human activity. Destruction of individuals of this species or habitat occupied by this species would be considered take under CESA, and destruction of the nest, eggs, or young of this species would be considered take under the MBTA and California Game and Fish Code sections pertaining to the protection of nests and eggs and native bird species. Burrowing owls could potentially be present in the weedy and ruderal areas in Areas 4 and 5. Projects implemented in these areas could potentially result in take of burrowing owls if they are present. Unauthorized take of individuals or nests would be considered a violation of these acts and a significant impact under CEQA. Implementation of MM BIO-1 (production of a Biological Resources Analysis by a qualified Biologist) would reduce any potential project impacts to less than significant levels under CEQA.

Santa Ana Sucker

While activities are not planned for the Lytle Creek channel segment in Area 5, projects implemented adjacent to Lytle Creek or the Santa Ana River in Area 5, adjacent to Lytle Creek in Area 4A, adjacent to the Santa Ana River near Area 4, or adjacent to the unnamed drainage near Area 6, could potentially impact Santa Ana suckers if they are present within the channel(s). Destruction of individuals of this species or habitat occupied by this species would be considered take under the federal Endangered Species Act and CESA. Unauthorized take of individuals would be considered a violation of these acts and a significant impact under CEQA. Implementation of MM BIO-1 (production of a Biological Resources Analysis by a qualified Biologist) would reduce any potential project impacts to less than significant levels under CEQA.

Arroyo Chub

While activities are not planned for the Lytle Creek channel segment in Area 5, projects implemented adjacent to Lytle Creek or the Santa Ana River in Area 5, adjacent to the Santa Ana River near Area 4, adjacent to Lytle Creek in Area 4A, or adjacent to the unnamed drainage near Area 6 could potentially impact arroyo chubs if they are present within the channel(s). Destruction of individuals of this species could be considered a significant impact under CEQA. Implementation of MM BIO-1 (production of a Biological Resources Analysis by a qualified Biologist) would reduce any potential project impacts to less than significant levels under CEQA.

San Bernardino Kangaroo Rat

There is potential for San Bernardino kangaroo rats to inhabit the weedy, ruderal areas of Areas 4, 4A, 5, and 6 and projects implemented in these areas could potentially impact individuals of this species if they are present within or adjacent to the channel(s). Destruction of individuals of this species or habitat occupied by this species would be considered take under the federal Endangered Species Act and CESA. Unauthorized take of individuals would be considered a violation of these acts and a significant impact under CEQA. Implementation of MM BIO-1 (production of a Biological Resources Analysis by a qualified Biologist) would reduce any potential project impacts to less than significant levels under CEQA.

Southern California Legless Lizard

There is potential for southern California legless lizards to inhabit the weedy, ruderal areas of Areas 4, 4A, 5, and 6 and projects implemented in these areas could potentially impact individuals of this species if they are present within or adjacent to the channel(s). Destruction of individuals of this species could be considered a significant impact under CEQA. Implementation of MM BIO-1 (production of a Biological Resources Analysis by a qualified Biologist) would reduce any potential project impacts to less than significant levels under CEQA.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

The following mitigation measure shall be implemented as a condition of approval for all future development implemented in Areas 4, 4A, 5, and 6 consistent with the Program 10/11 Rezone.

MM BIO-1 Biological Resources Assessment

Prior to the issuance of entitlements for any site in Areas 4, 4A, 5, and 6, which have potential to support sensitive biological resources such as special-status species, nesting native or migratory birds, jurisdictional features, or other sensitive resource, the project applicant or sponsor shall retain a qualified Biologist to prepare a Biological Resources Assessment (BRA). The BRA shall include a project-specific analysis of potential impacts on sensitive and regulated biological resources, including impacts on special-status species and their habitat, migratory birds and other protected nesting birds, roosting bats, rare plants, sensitive communities and riparian habitats, protected waters and wetlands, wildlife corridors and nursery sites, and shall identify thresholds of significance with a significance conclusion and measures to reduce potential project impact(s) to less than significant level(s). These measures shall be included as conditions of approval for building and grading permits issued for demolition and/or construction. The project applicant or sponsor shall implement these measures, as identified in the BRA, to avoid, minimize, and/or mitigate potential project impacts.

Future development consistent with the Program 10/11 Rezone/GPA may be required to undergo additional environmental review and incorporate additional

mitigation depending on results of future biological studies. This may include acquisition of take permits if any project proponent proposes take of federal or State-listed or candidate species. If take is proposed, the project proponent shall consult with the California Department of Fish and Wildlife (CDFW) and/or the United States Fish and Wildlife Service (USFWS), as applicable, regarding an Incidental Take Permit (ITP) pursuant to Section 2081 of the California Endangered Species Act (CESA) or Sections 7 or 10 of the federal Endangered Species Act. Other measures may include focused surveys, regulatory permits, avoidance measures, and on-site mitigation. If on-site mitigation is not feasible in the City's discretion, off-site mitigation shall be implemented within the City of Colton Planning Area whenever possible, with a priority given to existing habitat mitigation banks. Habitat mitigation shall be accompanied by a long-term management plan and monitoring program prepared by a qualified Biologist and include provisions for protection of mitigation lands in perpetuity through the establishment of easements and adequate funding for maintenance and monitoring; the time frame for the funding shall be detailed in the long-term management plan and monitoring program completed prior to disturbance of occupied habitat or water feature. If a water feature is found to be jurisdictional or potentially jurisdictional, the applicant shall comply with the appropriate permitting process with each agency claiming jurisdiction prior to disturbance of the feature.

Level of Significance After Mitigation

Less than significant impact.

Cumulative Impacts

While the City of Colton and surrounding region is mainly urbanized, there are areas with potential to contain habitat for special-status wildlife species, such as the Delhi sands flower-loving fly, the Santa Ana sucker, orange-throated whiptail *(Aspidoscelis hyperythra*) and others. Future development within the cumulative geographic context could have significant cumulative impacts on special-status species if development would be allowed to encroach into these areas. The geographic scope for the analysis of cumulative biological impacts is the General Plan Area (plan area).

However, development of future projects within the cumulative geographic context would be required to comply with federal, State, and local laws and policies, including the Endangered Species Act and CESA, and all applicable permitting requirements of the regulatory and oversight agencies intended to address potential impacts on special-status species. Because cumulative development would be required to comply with the oversight and requirements discussed above and adhere to the overall land use vision and design review regulations of the applicable jurisdictions, policies in local and regional plans, and implement project-specific mitigation as needed (e.g., MM BIO-1), cumulative biological impacts would be less than significant.

Additionally, the proposed project would have a less than significant contribution to the less than significant cumulative impact with implementation of MM BIO-1. The Program 10/11 Rezone/GPA's incremental contribution to these less than significant cumulative impacts would not be significant

with implementation of the policies and programs described above and incorporation of MM BIO-1. MM BIO-1 requires that a focused assessment be conducted to determine whether special-status species occur on a given project site in the Rezone/GPA area, that potential impacts to special-status species be avoided and minimized, and that any losses be fully compensated on-site or at a habitat mitigation bank. Although the Program 10/11 Rezone/GPA does not approve any specific development, MM BIO-1 would apply to future development projects consistent with the Program 10/11 Rezone/GPA and would ensure that individual development project impacts on special-status plant and wildlife species would be less than significant.

Therefore, the Program 10/11 Rezone/GPA, in combination with other projects within the cumulative context, would not result in a cumulatively significant impact on special-status species and the proposed project would not result in a considerable incremental contribution to cumulative impacts to biological resources.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

Implement MM BIO-1

Level of Significance After Mitigation

Less than significant impact.

Sensitive Natural Communities or Riparian Habitat

Impact BIO-2:	**The proposed project could have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service.**

Impact Analysis

There are no known sensitive vegetation communities or riparian communities or habitats in the Study Area. The major hydrological features in and adjacent to the Study Area include the Santa Ana River, Lytle Creek, and the unnamed tributary of the Santa Ana River adjacent to Area 6 appear to be devoid of vegetation. However, there is a possibility that habitat could be identified or become established in portions of the Study Area, specifically Areas 4, 4A, 5, and 6, prior to project buildout during a site-specific general biological survey performed by a qualified Biologist. The potential for impacts to sensitive natural communities or riparian habitats is highly dependent on the specific characteristics of individual sites and project design, as well as the amount of time before project buildout. Therefore, it is infeasible to conduct project-specific biological surveys for future discretionary projects consistent with Program 10/11 until such time as specific projects have been proposed. Future discretionary projects consistent with Program 10/11 will be evaluated for project-specific impacts to biological resources at the time individual applications are submitted to the City. It would be premature to consider these projects on a project-specific level as part of this Program EIR, as these projects have not yet been sited or designed and other key project components that

would influence potential environmental impacts have not yet been determined. Accordingly, it would be inappropriate and speculative under CEQA to conduct a project-specific analysis in this Program EIR. However, due to the programmatic nature of this report, site-specific surveys are required prior to development to adhere to CEQA requirements.

Accordingly, if a sensitive vegetation community or riparian habitat is found on a site in Areas 4, 4A, 5, or 6 of the Study Area, implementation of MM BIO-1 would reduce any potential impact of projects implemented in these areas to a less than significant level. MM BIO-1 requires that a qualified Biologist prepare a BRA that shall include a project-specific analysis of potential impacts on sensitive and regulated biological resources, including impacts on special-status species and their habitat, migratory birds and other protected nesting birds, roosting bats, rare plants, sensitive communities and riparian habitats, protected waters and wetlands, wildlife corridors and nursery sites, and shall identify thresholds of significance with a significance conclusion and measures to reduce potential project impact(s) to less than significant level(s). Therefore, future development consistent with the Program 10/11 Rezone/GPA would not result in significant adverse effects to riparian habitat or other sensitive natural communities, and impacts would be less than significant.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

Implement MM BIO-1.

Level of Significance After Mitigation

Less than significant impact.

Cumulative Impacts

There are several areas within the cumulative geographic scope in which development could result in potential impacts to sensitive natural communities and riparian habitat, including the Santa Ana River and Lytle Creek. Future development within the geographic context could have significant cumulative impacts on sensitive natural communities and riparian habitat if development would be allowed to encroach in these areas. However, development within the cumulative geographic context would be required to comply with federal, State, and local laws and policies and all applicable permitting requirements of the regulatory and oversight agencies intended to address potential impacts on sensitive natural communities or riparian habitat. However, even with compliance with local, State and federal regulations, cumulative development could result in potentially significant impact. Accordingly, site-specific mitigation would be implemented as needed (MM BIO-1). For example, future development within the cumulative geographic scope would be required to obtain a “Streambed Alteration Agreement” from CDFW prior to any alteration of a lakebed, stream channel, or their banks. The Streambed Alteration Agreement program requires projects that impact riparian habitat be mitigated at a minimum 1:1 ratio (e.g., no net loss). Because cumulative development would be required to comply with the above oversight and requirements, as well as the overall land use vision of the applicable jurisdictions, including design review regulations and policies in local and regional plans, and the implementation of mitigation measures,

cumulative impacts to sensitive natural communities or riparian habitat would be less than significant.

The Program 10/11 Rezone/GPA's incremental contribution to these less than significant cumulative impacts would not be significant with implementation of mitigation and the policies and programs included in the General Plan. The General Plan contains policies and programs to protect habitat, and future development within the cumulative geographic context would be required to comply with regulations set forth by local, State, and federal agencies to protect biological resources. Therefore, implementation of the Program 10/11 Rezone/GPA would not result in a considerable incremental contribution to less than significant cumulative impacts to sensitive natural communities or riparian habitat. Impacts would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Wetlands and Jurisdictional Features

Impact BIO-3:	**The proposed project could 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.**

Impact Analysis

Lytle Creek is located within Area 5 and is adjacent to Area 4-A. The Santa Ana River is adjacent to Area 4, and an unnamed tributary of the Santa Ana River is located adjacent to Area 6, in the Study Area. Development of individual projects in these areas consistent with the Program 10/11 Rezone/GPA could potentially result in impacts to State and federally protected waters and wetlands. Projects implemented within Areas 1, 2, or 3 are not anticipated to impact State and/or federally protected waters and/or wetlands.

Section 404 of the CWA requires any project that involves impacts to a protected wetland obtain a permit that authorizes fill of that feature. If a wetland is determined to be present, then a permit must be obtained from the USACE to authorize filling of the wetland. Although subsequent projects may impact protected wetlands, the regulatory process that is established through Section 404 of the CWA would ensure that there is "no net loss" of protected wetlands. If, through the design process, it is determined that a future development project cannot avoid a protected wetland, then the USACE would require that there be an equal amount of wetland created elsewhere to mitigate any loss of wetland.

Section 401 of the CWA (33 USC § 1341) requires an applicant who is seeking a 404 permit to also obtain a water quality certification from the RWQCB. To issue a water quality certification, the RWQCB must indicate that the proposed fill is consistent with the standards set forth by the State and confirm that any discharge into regulated wetlands comply with applicable water quality standards.

Future development consistent with the Program 10/11 Rezone/GPA and implemented in Areas 4, 4A, 5, and 6 would comply with adopted State, federal, and local regulations for the protection of wetlands and waters of the United States and/or State. In addition, future projects would comply with requirements of the Municipal Code and the General Plan goals, policies, and programs related to the protection of these biological resources. Compliance with these goals, policies, programs, and State and federal requirements would reduce impacts; however, the potential for impacts to State or federally protected waters or wetlands is highly dependent on the specific characteristics of individual sites and project design. Therefore, future discretionary projects consistent with Program 10/11 and implemented within Areas 4, 4A, 5, and 6 will be evaluated for project-specific impacts to biological resources at the time individual applications are submitted to the City. It would be premature to consider these projects on a project-specific level as part of this Program EIR, as these projects have not yet been designed and other key project components that would influence potential environmental impacts have not yet been determined. Accordingly, it would be inappropriate and speculative under CEQA to conduct a project-specific analysis in this Program EIR.

Accordingly, prior to the issuance of grading permits for projects implemented in Areas 4, 4A, 5, or 6, a qualified Biologist would conduct a site investigation and assessment for projects on sites where potentially jurisdictional wetlands or waterways are present during implementation of MM BIO-1. MM BIO-1 requires that a qualified Biologist prepare a BRA that shall include a project-specific analysis of potential impacts on sensitive and regulated biological resources, including impacts on special-status species and their habitat, migratory birds and other protected nesting birds, roosting bats, rare plants, sensitive communities and riparian habitats, protected waters and wetlands, wildlife corridors and nursery sites, and shall identify thresholds of significance with a significance conclusion and measures to reduce potential project impact(s) to less than significant level(s). MM BIO-1 would reduce potentially significant impacts on wetlands and waters of the United States and/or State by emphasizing avoidance, minimization, and mitigation of impacts, including finding that there is “no net loss” of wetlands or other adverse effects on wetlands through hydromodification, filling, diversion, or change in water quality before approving development permits. Therefore, with mandatory regulatory compliance and implementation of MM BIO-1, future development projects consistent with the Program 10/11 Rezone/GPA would have less than significant adverse effects related to federally protected wetlands, waters of the United States, or waters of the State.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

Implement MM BIO-1.

Level of Significance After Mitigation

Less than significant impact.

Cumulative Impacts

Future development within the geographic scope could have significant cumulative impacts on jurisdictional waters and wetlands if development would be allowed to encroach in these areas. Development within the cumulative geographic context would be required to comply with federal, State, and local laws and policies and all applicable permitting requirements of the regulatory and oversight agencies intended to address potential impacts on waters of the United States and wetlands. For example, future cumulative development within the cumulative geographic scope would be required to obtain permits from the USACE and RWQCB for any development that involves disturbance to a wetland or waters of the United States and/or State to ensure that there is "no net loss" of wetlands or jurisdictional waters. If, through the design process, it is determined that a future development project cannot avoid a wetland or jurisdictional water, then the USACE and/or RWQCB would require that there be an equal amount of wetland created elsewhere to mitigate any loss of wetland. Because cumulative development would be required to comply with the oversight and requirements as described above, as well as the overall land use vision of the applicable jurisdictions, including design review regulations and policies in local and regional plans, cumulative impacts to waters of the United States and wetlands would be less than significant.

The Program 10/11 Rezone/GPA's incremental contribution to these less than significant cumulative impacts would not be cumulatively considerable with implementation of the policies and programs in the General Plan, as well as MM BIO-1. As analyzed above, the Program 10/11 Rezone/GPA would comply with federal, State, and local laws and policies and all applicable permitting requirements of the regulatory and oversight agencies intended to address potential impacts on waters of the United States and wetlands, including Section 404 and 401 of the CWA. Furthermore, MM BIO-1 requires that, prior to the issuance of grading permits, a qualified Biologist conduct a site investigation and assessment for projects on sites where potentially jurisdictional wetlands or waterways are present. MM BIO-1 further requires that if a feature is found to be jurisdictional or potentially jurisdictional, that the applicant would comply with the appropriate permitting process of each agency claiming jurisdiction prior to disturbance of the feature. Therefore, implementation of the Program 10/11 Rezone/GPA would not result in a considerable incremental contribution to the less than significant cumulative impacts to wetlands or jurisdictional waters.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Fish and Wildlife Movement Corridors

Impact BIO-4:	**The proposed project could 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 wildlife nursery sites.**

Construction

As described in the Environmental Setting, portions of the Study Area contain or are adjacent to the Santa Ana River, Lytle Creek, and an unnamed tributary of the Santa Ana River, which could contain wildlife movement corridors (Exhibit 3.3-1). Additionally, trees, shrubs, ground surfaces, and built structures or surfaces throughout the Study Area could provide nesting habitat for bird species protected under the MBTA and California Fish and Game Code sections pertaining to the protection of nesting native or migratory birds and raptors. Therefore, future development consistent with the Program 10/11 Rezone/GPA could result in impacts to wildlife movement corridors or nursery sites and has the potential to interfere with the movement of native resident migratory fish or wildlife species. Future development implemented in the Study Area could impact the breeding and nesting activities of native and migratory species of birds, which would be considered take under the MBTA and California Fish and Game Code sections and a significant impact under CEQA. These impacts include, but are not limited to direct mortality resulting from removal of trees with active nests, or abandonment of eggs or young and subsequent nest failure resulting from construction-related noises.

Future development consistent with the Program 10/11 Rezone/GPA would comply with adopted State, federal, and local regulations for the protection of fish and wildlife movement corridors and wildlife nurseries, including protected nesting birds. Compliance with these goals, policies, programs, and State and federal requirements would reduce impacts; however, the potential for impacts to fish and wildlife movement corridors and nursery (nesting) sites remains potentially significant due to the need for project-specific general biological surveys to confirm wildlife movement corridors and nursery sites (including avian nests) within each site. It would be premature to consider these projects on a project-specific level as part of this Program EIR, as these projects have not yet been sited or designed and other key project components that would influence potential environmental impacts have not yet been determined. Accordingly, due to the programmatic nature of this report, site-specific surveys are required prior to development of specific projects as discussed in MM BIO-1.

Accordingly, prior to the issuance of grading permits for each project implemented within Area 4, 4A, 5, and 6, a qualified Biologist would conduct a site investigation and assessment to assess whether the proposed project would impact wildlife movement corridors and/or nursery sites present on-site during implementation of MM BIO-1. MM BIO-1 requires that a qualified Biologist prepare a BRA that shall include a project-specific analysis of potential impacts on sensitive and regulated biological resources, including impacts on special-status species and their habitat, migratory birds and other protected nesting birds, roosting bats, rare plants, sensitive communities and riparian habitats, protected waters and wetlands, wildlife corridors and nursery sites, and shall identify thresholds of significance with a significance conclusion and identify measures to reduce potential project impact(s) to less than significant level(s). Future development implemented in Areas 4, 4A, 5, and 6 shall be required to incorporate these measures into project design documents as conditions of approval. Therefore, future development consistent with the Program 10/11 Rezone/GPA would not result in significant adverse effects to wildlife corridors or native wildlife nursery sites, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife species to drop below self-sustaining levels, eliminate a plant or animal community, or substantially reduce the number or restrict the range of a species and impacts would be less than significant.

Prior to the issuance of grading permits for each project implemented within Areas 1, 1-A, 1-B, 2, and 3, the project applicant shall contract a qualified Biologist to conduct a pre-construction survey for nesting birds, as described in MM BIO-2.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

Implement MM BIO-1 (Areas 4, 5, and 6).

The following mitigation measure shall be implemented as a condition of approval for all future development implemented in Areas 1, 2, and 3 consistent with the program 10/11 rezone.

MM BIO-2 Nesting Bird Protection

Prior to the issuance of entitlements for projects implemented in Areas 1, 2, or 3, the project applicant or sponsor shall retain a qualified Biologist to conduct a pre-construction survey for nesting birds if project construction activities will be initiated during the avian nesting season (generally, raptor nesting season is January 1 through September 15; and passerine bird nesting season is February 1 through September 1). Pursuant to Fish and Game Code Sections 3503 and 3503.5, to prevent impacts to birds and their nests by the proposed project, the pre-construction survey will be conducted no more than 3 days prior to commencement of project activities in all suitable areas including trees, shrubs, bare ground, buildings, burrows, cavities, and structures, at the appropriate time of day/night, during appropriate weather conditions to verify the absence of active nests. Pre-construction surveys should focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior (e.g., copulation, carrying of food or nest materials, nestbuilding, removal of fecal sacks, flushing suddenly from atypically close range, agitation, aggressive interactions, feigning injury or distraction displays, or other behaviors).

If an active nest is located during a pre-construction survey, the City shall be notified about the status of the nest and the qualified Biologist shall immediately establish a conservative buffer surrounding the nest, as indicated below. Construction activities shall be restricted as necessary to avoid disturbance of the nest until it has been determined by a qualified Biologist that the juveniles have fledged or are independent of the nest.

Restrictions shall include the establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 100-foot radius around an active bird nest), or at a distance determined by the qualified Biologist that will prevent project-related disturbances. The buffer zone will be maintained around the active nest site(s) until the young have fledged and are foraging independently, as confirmed by the qualified Biologist.

Level of Significance After Mitigation

Less than significant impact.

Cumulative Impacts

Future development within the cumulative geographic scope would not substantially interfere with the movement of any fish or wildlife species because development would be required to comply with federal, State, and local laws and policies and all applicable permitting requirements of the regulatory and oversight agencies intended to address potential impacts on fish and wildlife movement corridors. In addition, development of future projects within the cumulative geographic context would be required to comply with federal, State, and local laws and policies, including the MBTA and California Game and Fish Code sections pertaining to the protection of nesting native and migratory birds and raptors, and all applicable permitting requirements of the regulatory and oversight agencies intended to address potential impacts on nesting birds. Because cumulative development would be required to comply with the oversight and requirements discussed above, adhere to the overall land use vision of the applicable jurisdictions, design review regulations, and policies in local and regional plans, cumulative biological impacts would be less than significant.

Moreover, the Program 10/11 Rezone/GPA's incremental contribution to these less than significant cumulative impacts would not be significant with implementation of the policies and programs included in the General Plan, as well as MM BIO-1. Therefore, implementation of the Program 10/11 Rezone/GPA would not result in a considerable incremental contribution to less than significant cumulative impacts to fish or wildlife movement corridors and nursery sites. Program 10/11 Rezone/GPA's incremental contribution to cumulative impacts would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Local Policies or Ordinances

Impact BIO-5:	**The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.**

Impact Analysis

The Study Area may contain trees protected under the City of Colton Municipal Code Chapter 12.20.041. Therefore, development within the Study Area could impact protected trees, resulting in conflicts with local policies or ordinances protecting biological resources. All departments, agencies and personnel of the City shall consult with the Public Works Director prior to engaging in any action which would require the removal of, or which would otherwise substantially affect or seriously jeopardize the health of any existing public tree. It shall be the policy of the City to protect and maintain mature and healthy trees. Special consideration shall be afforded to mature, public landmark, landmark eligible, native and specimen trees. Future development consistent with the Program 10/11 Rezone/GPA would be subject to these applicable local policies and regulations

related to the protection of public trees. Compliance with these goals, policies, programs, and State and federal requirements would reduce impacts to less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Impacts

From a cumulative effects perspective, each project developed within the plan area would be required to comply with local laws and policies and all applicable permitting requirements of the regulatory and oversight agencies intended to address potential impacts on biological resources. Projects in the plan area considered for the cumulative impact analysis would also be required to comply with all applicable laws and regulations, including obtaining all required regulatory permits and achieving consistency with Chapter 12.20.041 of the Municipal Code which outlines the City's Tree Preservation Policy. Projects within the plan area would also be required to comply with General Plan Policies LU-13.1 through LU-13.4 which restrict developent in designated floodplain areas, require collaboration with federal and State agencies to maintain Delhi sands flower-loving fly habitat, and preserve restricted areas as open space when legally feasible. Because cumulative development would be required to comply with regulations and policies in local and regional plans, as well as with measures and conditions in regional, State, and federal permits, cumulative impacts would be less than significant.

The Program 10/11 Rezone/GPA's incremental contribution to these less than significant cumulative impacts would not be significant with implementation of Chapter 12.20.041 of the Municipal Code, which outlines the City's Tree Preservation Policy and regulates protected trees located on City property. All development facilitated by the Program 10/11 Rezone/GPA would be subject to these mandatory requirements to preserve trees and other sensitive habitat. Therefore, implementation of the Program 10/11 Rezone/GPA would not result in a considerable incremental contribution to cumulative impacts with respect to conflicts with local policies or ordinances and the Program 10/11 Rezone/GPA's incremental contribution to less than significant cumulative impacts would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Local, Regional, or State Habitat Conservation Plan

Impact BIO-6: **The proposed project 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.**

Construction

The Study Area is not within the boundaries of an NCCP or HCP. As such, there would be no conflicts with an HCP or NCCP and no direct, indirect or cumulative impacts would occur.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Impacts

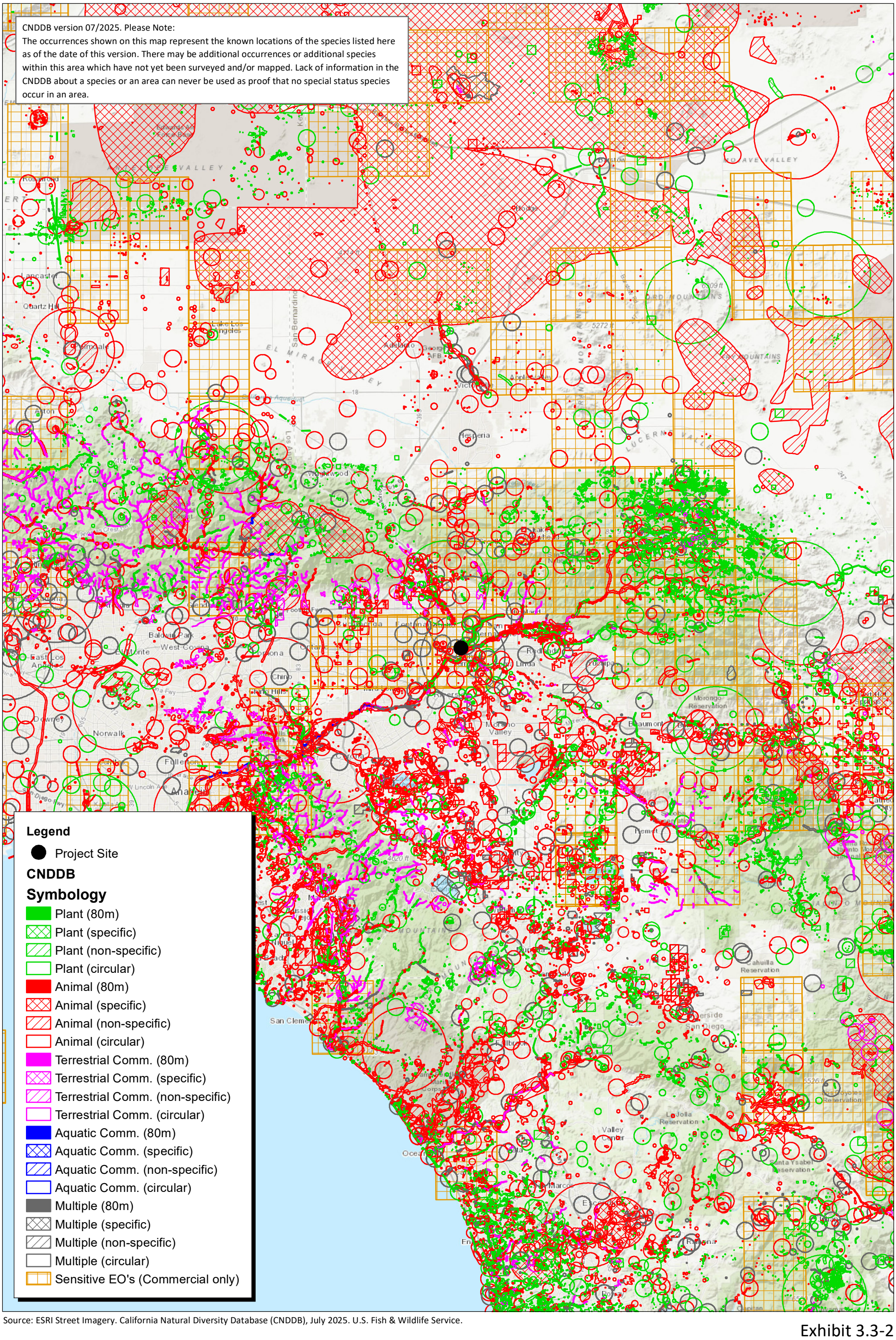
The City of Colton is subject to the West Valley HCP. Therefore, future development within the cumulative geographic scope may fall within these plans. However, the proposed project is not within the West Valley HCP area, which precludes it having any contribution to any potential cumulative impacts. Accordingly, there would be no impact with respect to consistency with a Habitat Conservation Plan or Natural Community Conservation Plan.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.



Source: ESRI Street Imagery. California Natural Diversity Database (CNDDB), July 2025. U.S. Fish & Wildlife Service.

FIRSTCARBON SOLUTIONS™

Exhibit 3.3-2
CNDDB Special-Status Species Occurrences

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3.4 - Cultural Resources

3.4.1 - Introduction

This section of the Draft Program Environmental Impact Report (Draft Program EIR) describes the existing cultural resources setting and the potential impacts related to cultural resources resulting from development consistent with the Housing Element Update. Future discretionary projects consistent with the City of Colton Housing Element Update Program 10/11 Rezone and General Plan Amendment (Program 10/11 Rezone/GPA, or proposed project) would be evaluated for project-specific impacts to cultural resources at the time they are proposed.

Cultural resources refer broadly to pre-contact and historic buildings, structures, objects, sites, and districts exhibiting important historical, cultural, scientific, or technological associations and which exhibit historic integrity.[1]

Information in this section is based, in part, on information provided by the City of Colton General Plan (General Plan), the City's Historic Preservation Ordinance, National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), the California Historical Landmarks List, the California Points of Historical Interest List, that may be impacted by the Program 10/11 Rezone/GPA (Appendix D).

3.4.2 - Environmental Setting

Overview

The term "cultural resources" encompasses historic resources, archaeological resources, TCRs, and burial sites and cemeteries, which are generally defined as follows:

- **Historic Resources:** Historic resources are associated with the recent past. In California, historic resources are typically associated with the Spanish, Mexican, and American periods in the State's history and are generally less than 200 years old. Historic resources often take the form of buildings, structures, and other elements of the built environment.
- **Archaeological Resources:** Archaeology is the study of artifacts and material culture with the aim of understanding human activities and cultures in the past. Archaeological resources may be associated with pre-contact indigenous cultures as well as later historic periods.
- **Burial Sites and Cemeteries:** Burial sites are formal or informal locations where human remains, usually associated with indigenous cultures, are interred.

More specifically, cultural resources may be understood as resources that have been formally recognized by a lead agency and/or are listed or determined eligible for listing on the CRHR (Public Resources Code [PRC] § 5024.1, Title 14 California Code of Regulations [CCR] § 4852). However, the fact that a resource is not yet identified as a historical resource or found eligible for the CRHR does

[1] To retain historic integrity a property will always possess several, and usually most, of the seven aspects of integrity. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The seven aspects of integrity include location, design, setting, materials, workmanship, feeling, and association.

not preclude a lead agency from determining that said resource is a historical resource pursuant to Public Resources Code Sections 5020.1(j) or 5024.1. Under the California Environmental Quality Act (CEQA), a substantial adverse change in the significance of a historical resource would constitute a significant effect on the environment.

Cultural Setting

Following is an overview of the relevant historic background, providing context in which to understand the background and relevance of sites found in the general Program 10/11 of the Housing Element Update Area. This section is not intended to be a comprehensive review of the current academic resources available; rather, it serves as a general overview. Unless otherwise stated, information contained in this section is drawn directly from the City of Colton General Plan Cultural Resources Element Update conducted by SWCA Environmental Consultants. Further details can be found in ethnographic studies, mission records, and major published sources.

Regional Historic Background

Post-Contact history in California is generally divided into three periods: the Spanish (or Mission) Period (1769–1822), Mexican (or Rancho) Period (1822–1848), and American Period (1848–present). The Spanish Period in California begins with the 1769 establishment of San Diego's Mission San Diego de Alcalá. Mexico's independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican-American War, signals the beginning of the American Period when California became a territory of the United States. These historic periods are summarized below from the City of Colton General Plan, Cultural Resources Element Update in May 2024.

Spanish Period (1769 to 1822)

In the mid-1500s and mid-1700s, Spanish explorers launched expeditions to sail the coast of California. Juan Rodríquez Cabríllo stopped in 1542 at present-day San Diego Bay and explored the shorelines of what is now known as Catalina Island, San Pedro, and Santa Monica Bays. The Spanish crown laid claim to California based on the surveys conducted by Cabríllo and other early explorers.

Spaniard Pedro Fages was the first European to pass through San Bernardino Valley in 1772. Looking for deserters from the San Diego military post, Fages crossed into San Bernardino Valley, crossing the Santa Ana River at what is now called the Pedley or Riverside Narrows. In 1774, the expedition of Juan Bautista de Anza entered the San Bernardino Valley through the Riverside Narrows. Anza's expedition opened an overland travel route from Sonora in the Mexican interior to Monterey in California. After Anza established a mission and presidio in San Francisco in 1775, another 30 years passed before Spaniards returned to the region.

The Spanish established 21 missions in California that paralleled the coastline between San Diego and Sonoma. Coastal locations were preferred for colonization since they were easier to defend and supply. However, as the chain of missions prospered, their livestock holdings increased and became vulnerable to theft. The Spaniards responded by planning inland missions that could provide additional security and establish a presence beyond the coast.

By 1806, a formal expedition to find potential locations for these inland missions was mounted to the San Bernardino Valley. In May 1810, Fr. Francisco Dumetz established a religious site, or capilla, at a Cahuilla ranchería called "Kaawchama" (Hispanicized as "Guachama"). The valley received its name from this site, which Dumetz dedicated to San Bernardino de Siena in honor of the saint's feast day, celebrated on May 10. From these early beginnings, the valley, the mountains, and eventually the city and county were named. Mission lands, extending from the San Bernardino Valley to the Cajon and San Gorgonio passes, were primarily used for grazing cattle and sheep. In 1933, the Guachama Rancheria, southwest of Redlands, was listed as California State Historical Landmark No. 95.

Mexican Period (1822 to 1848)

In 1821, after more than a decade of intermittent rebellion and warfare, "New Spain," which included Mexico and California, won its independence from the Spanish. As the new era began, extensive land grants were established in the interior of California, including Southern California, in part to increase the inland population. The influence of the California missions waned in the late 1820s and early 1830s. In 1833, this diminishing influence was sealed with the adoption of the Secularization Act. With this, the Mexican government privatized most of the church's land, including the missions. By 1836, this process had reduced most missions to parish churches and released their vast properties.

Earlier secularization plans had called for redistributing lands to Native American neophytes, who had been responsible for building the mission empire. However, following adoption of the Secularization Act, former mission lands and livestock were redistributed by the Mexican government through several hundred land grants to non–Native American ranchers. The Mexican citizens who received the ranchos subsequently released their neophyte "workers" to fend for themselves.

In San Bernardino County, the first of these land grants was made in 1838 to Juan Bandini. This was known as the Jurupa Grant, spanning 32,000 acres between Slover Mountain and the Chino Hills. Immediately upon receiving his grant, Bandini began stocking his rancho and built an adobe where he and his family resided.

In 1842, a second land grant in San Bernardino County was given to Antonio Maria Lugo of Los Angeles. This grant, known as Rancho San Bernardino, included over 37,000 acres of land in San Bernardino Valley. Its boundary ran west of Colton's present-day city limits. The San Bernardino Rancho was held by the Lugo family until they sold it to the Mormons in 1851. Colton largely consists of the remnants of these two large-scale grants: Lugo's Rancho San Bernardino and Bandini's Jurupa Grant. During this period, the creation of the Old Spanish Trail in 1829 established a direct link between Colton and other southwestern states (which in turn led to the creation of the Agua Mansa and La Placita settlements, described in more detail below). Colton became an important site along the trail as the location for an annual rendezvous of traders.

American Period (1848 to present)

The Mexican-American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering in the American Period in California. In 1850, California officially became a state. Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate

the Southern California economy through 1850s. As the 1860s began, Native American residents of San Bernardino comprised more than half (3,200 of 5,000) of the total population. However, in 1862, a smallpox epidemic in San Bernardino took a tremendous toll on the Native American population, which experienced devastating losses.

In the 1870s, efforts to establish a southern transcontinental railroad, which had been on hold during the Civil War, were revived. In 1871, the Texas and Pacific Railway Company conducted surveys in support of this initiative. In 1873, however, when construction of the Texas & Pacific line stalled, San Francisco railway investors stepped in to extend their own Southern Pacific Railroad line through Imperial Valley in 1877. This same year, in 1873, American-era settlement in Colton gained momentum with the formation of the Slover Mountain Colony Association. Led by President William H. Mintzer, the association obtained approximately 2,000 acres of land on the plains of the Santa Ana River, which the association in turn platted and offered for sale. One of the first settlers was Pennsylvania native Dr. W.R. Fox, who purchased 40 acres (for $1,430) and became the fledgling town's first residents. Dr. Fox's home was on Citrus Street. During these early years, Colton saw its first school district and newspaper established.

One of the most consequential days in Colton's history during these founding years was August 11, 1875. On this day, the first train of the Southern Pacific Railroad arrived in town. Seven years later, in August 1882, Colton's status as a "hub city" took a significant step forward with the opening of the Santa Fe Railroad line in Colton. In Colton (as throughout California), the advent of the transcontinental railroad was a powerful catalyst for development and new settlement. Even in this broader story, though, Colton's status as home to the overlapping lines of the region's most important connectors was exceptional. Against this backdrop, in the 1870s and 1880s, the presence of the multiple railroad lines not only brought new growth but also served to put Colton on the map.

In July 1887, Colton incorporated as a city, spanning about one square mile. In a reflection of the primacy of the railroads, the town was named for David Doulty Colton, Southern Pacific Railroad Vice President (and former Civil War general). The City's first marshal was Virgil Earp, of the famous Earp family; the Earp House (528 West "H" Street) is Colton Historical Landmark #33. In 1884, Earp's father, Nicholas Earp, was elected justice of the peace in Colton. In 1886, Virgil Earp opened a private detective agency, and by July, he was elected village constable. The Earp family has had a long presence in Colton, extending into the 21st century, when W. Don Earp (1944-2020) served on the Historic Preservation Commission.

With this interconnecting hub of lines, the City was, and still is, a major rail hub for the region. This position at the intersection of important rail lines contributed to the City's rise as a major shipping and transportation hub. Colton became the only place in California where two transcontinental railroads met. As such, it played a vital role in regional agricultural development and settlement. With the railway providing access, new settlers arrived, primarily from Tennessee, Alabama, Massachusetts, Illinois, Pennsylvania, and Kansas.

The 1870s brought another milestone event to the region: the first citrus trees and groves were planted, and Colton quickly became a major producer of citrus products. In Colton, the first groves were planted in 1875 by William Fox and Reverend James Cameron, who selected land in the "Terrace," in present-day north central Colton, for their farms and homesteads. This elevated area,

with its favorable temperatures, soon became Colton's principal fruit growing section. (The Terrace is the location of one of the City's designated historic districts.)

As the City grew, other areas were also planted with fruit and nut trees. New groves in turn attracted more workers, drawn to Colton's emerging employment centers in agriculture, railway lines, lumber, and shipping, and cement works. During this time, following the devastating floods of the 1860s, some residents of La Placita and Agua Mansa (both of which are described in detail below) relocated to South Colton. Stores and hotels were constructed for the fledgling community, but in general, the town developed gradually in its early years.

According to San Bernardino Tax Assessor data, Colton retains at least 50 properties, mostly residential, from the 19th century. The highest concentrations of 19th century buildings are in clusters east and west of North La Cadena Drive and in South Colton. Historical archaeological remains associated with the eras described above and below may also be present throughout the City, especially within the City's historical center.

Boom of the 1880s

As of 1880, Colton had a population of approximately 300. By decade's end, the population had expanded nearly fivefold, to over 1,300. As with other communities throughout Southern California, the establishment of the transcontinental railway brought new settlement. When a railway rate war began in the 1880s, passage to Southern California was aggressively marketed throughout the United States, with prices for a transcontinental trip dipping to a single dollar. With this, the ongoing influx of settlers turned into a flood, with an accompanying round of speculative real estate development and new townsites and tracts.

During the boom of the 1880s, Colton—as an emerging transportation hub—saw particularly dramatic growth. The second important railroad line arrived in Colton at this time, in 1882, with the establishment of the California Southern Railroad (a subsidiary of the Atchison, Topeka and Santa Fe line). This line extended into Colton from San Diego, and Colton's new status as a crossroads of two major railroads further stimulated its growth and increased its connections to other cities. During this time, residential, commercial, and infrastructure development expanded rapidly to serve the growing population.

Formally incorporated in 1887, Colton had already become one of California's leading citrus producing, processing, and shipping communities by the late 1880s. Additional transportation links established during this period included a road and streetcar line into San Bernardino in 1887 and 1902, respectively. The streetcar line became part of the Pacific Electric Company in 1913, further establishing Colton as a transportation hub for the region.

In these founding years, early local commerce was largely based on the railroad, citrus growing, processing and shipping, cement manufacturing, and limestone and marble quarries. The citrus industry, however, quickly became Colton's principal employer; as in neighboring communities, the citrus industry was the economic engine for growth.

As the 1880s boom turned to an 1890s bust throughout Southern California, Colton largely maintained its expanded population, losing only 30 residents between 1890 and 1900 (1,315 to

1,285). And, in a reflection of Colton's regional and national profile, the 19th century ended with a visit from US President William McKinley in 1898, setting the stage for the 20th century.

Turn of the Century Through the Roaring 1920s

The opening decades of the 20th century were eventful for Colton. With the population growing more than sixfold between 1900 and 1930 (from 1,285 to over 8,000), Colton took its place among the region's emerging cities. New construction expanded in all directions, with the largest concentration from 1900 to 1929 east and west of North La Cadena Drive, south of Laurel Street, and throughout South Colton. Among parcels with dates of construction, Colton retains more than 1,100 buildings from 1900 through 1929. The maps in Figure CR-60 through Figure CR-63 provide an overview of these dates of construction.

A variety of new institutional and social organizations were established during this time, to serve new residents and continue attracting settlers and businesses. Industrial ventures included Globe Flour Mills, which opened in 1902 as one of the largest mills in California, and the Pacific Fruit Express, in 1908. Other enterprises that continued to serve as employment centers included the California Portland Cement Works. Social, community, and commercial organizations such as the Chamber of Commerce and the Colton Woman's Club were founded in the 1900s. And by 1909, Colton was home to four elementary schools and a high school, serving 120 students.

The year 1908 brought a Carnegie-funded library to Colton. Through the efforts of the Colton Woman's Club and City Council, and partial funding from the Andrew Carnegie Foundation, the new Classical-Revival style library opened to the public in November 1908. The building currently houses the Colton Area Museum and is Historic Landmark #8.

Apart from introducing Prohibition to Colton, the 1910s saw the establishment of Colton Hardware, the Colton Courier, and new churches and schools, including Lincoln School, Jewel Methodist Church, and the Mexican Baptist Mission. Among those parcels with associated construction dates, nearly 1,200 of the extant properties in Colton were constructed between 1900 and 1929, with the 1920s representing more than half of those. The 1920s capped this expansion, with the opening of churches, schools (including San Bernardino Valley College), clubs (Rotary Club and Kiwanis Club chapters), a remodeled City Hall, and recreational centers such as the Caldera Plunge, Municipal Park Plunge, and Fleming Park, the latter of which was donated by Colton Portland Cement Company and remains in active use. Colton's first airport was also constructed during the Roaring 1920s, in 1927.

Behind this economic growth, of course, was the labor force that made it possible. On the whole, the workers driving Colton's early growth were immigrant and migrant workers. Leading up to the early 1880s, for example, Chinese immigrants in Colton were essential laborers working on the railroad, in agricultural fields, canneries, and laundries. Passage of racially exclusionary immigration laws in the early 1880s, however, led to a decrease in Chinese (and Japanese) immigration. To fill the gap, employers, including citrus farmers and railway lines, actively recruited Mexican workers.

The continuing need for a readily available, ever-growing labor pool, coupled with events in Mexico, set the stage for a significant influx of Mexican immigrants to Colton and the region in general. The boom in the level of Mexican immigration to the United States in the 1910s rested on two central events. The first event was the Mexican Revolution, from 1910 to 1920, which triggered waves of

immigration to the US. The second event was the US entry into World War I, which created a national labor shortage.

These two events provided the backdrop for a large influx into the United States, with Latino communities in Southern California growing significantly. Many people and families came to communities that were already well established, to join friends or relatives. New immigration laws passed in 1917 also sought to end the pattern of circular migration for migrant workers by making it preferable to settle permanently. This lent itself to the formation of cohesive ethnic enclaves, where cultural and religious traditions survived and flourished.

Through the 1910s, the political turmoil in Mexico, then, along with the ongoing demand for workers, shifted the balance in favor of laborers from Mexico. This trend was shared in the growing industries of Colton, San Bernardino County, and the region in general, including in mining and agriculture. The Southern Pacific Railroad also employed Mexican and Mexican American laborers for construction and maintenance of the rail lines. Railroad labor camps built adjacent to the tracks contributed to the establishment of South Colton's Mexican American community.

In addition, South Colton's location near the railroad and cement plant, along with existing Spanish-speaking settlers, drew new Mexican immigrants to the community. South Colton residents also interacted with Agua Mansa residents who shared their Hispanic roots—one indicator of close cultural ties is seen in the relocation of the San Salvador Church to South Colton in 1912. The area became almost exclusively Hispanic by about 1910.

In terms of residential expansion through the first quarter of the 20th century, many new homes were constructed on "F," "G," and "H" Streets, between 9th and La Cadena Drive (formerly San Bernardino Street). An extended swath of North La Cadena Drive retains a notable concentration of historic properties and is one of the City's designated historic districts. These were primarily large-scale homes exhibiting Craftsman and period-revival architectural styles. Most faced south, toward the commercial center of town.

In 1902, La Cadena Drive became a major thoroughfare and the location for a streetcar line, further facilitating access and increasing its attractiveness as a corridor for residential and commercial development. (That line later became part of the Pacific Electric Company's streetcar system.)

Colton's status as a key transportation hub in the Inland Empire continued to fuel growth. Additional land was subdivided and annexed, including the Raynor Addition on 9th Street between E and H Streets. Homes in this neighborhood constructed between the early 1900s and 1930s display a range of period revival styles and the Craftsman style.

Through this time, in terms of the agricultural industry, Colton's original citrus processing center shifted from the east to the west side of town, following the establishment of the California Southern Railroad. This line ran parallel to Sixth Street along the eastern edge of the Terrace. The area became a hub of activity with numerous packing and canning plants. The two major local citrus associations were the Colton Fruit Growers Association and the Colton Fruit Exchange.

Great Depression & World War II (1930 to 1945)

In Colton, the onset of the Great Depression slowed but did not stop new development. The population expanded through the decade, from just over 8,000 to nearly 9,700. Among those parcels with dates of construction, over 400 extant buildings in Colton were constructed during the 1930s. The maps in Figure CR-60 through Figure CR-63 provide an overview of these dates of construction.

Through the Great Depression, the local citrus industry experienced a decline, as land began to shift from agricultural to residential uses. Following a peak in productivity for the citrus industry, by 1936, the Colton Fruit Exchange, with its business dwindling, closed its packinghouse. Orchard land in the southern portion of the "Terrace" area began being subdivided and developed for residential use. Residential construction in the area included neighborhoods of Minimal Traditional style homes, as well as other period-revival styles.

While Colton's overall rate of growth slowed during the Great Depression, new infrastructure projects funded by the New Deal and Works Progress Administration arrived. Two of these are prominent designated landmarks in Colton: Fire Station No. 211, constructed in 1936, and Woodrow Wilson School, constructed in 1938.

Featuring a Spanish Revival architectural style, Fire Station No. 211 is at 303 East "E" Street. The building, which is Colton's Historic Landmark #10, was designated in 1991. Woodrow Wilson School, which exhibits a WPA/Streamline Moderne architectural style, was constructed at 750 South 8th Street in South Colton in 1938. The school is Colton's Historic Landmark #45 and was designated in 1995.

Another notable change in the City during this period was the end of streetcar service due to a decrease in ridership stemming from the popularity of the automobile. The Pacific Electric made its final trip in 1940, and the tracks were later removed. By the eve of the Great Depression, Colton's commercial amenities and corridors were well established. In South Colton, for example, the community could rely on nearly 20 grocery stores, multiple churches, barbershops, shoe repair, appliance and hardware stores, and restaurants.

At the same time, the onset of the Great Depression saw the rise of nativist, anti-immigrant sentiment; by 1932, the federal government began a repatriation program that resulted in the expulsion and deportations of an estimated 500,000 Mexican Americans in the United States through the course of the 1930s. This disproportionately affected those cities with large Mexican and Mexican American communities, including Colton and other neighboring communities.

In 1937, the Colton Courier observed that, in spite of the Great Depression, the City recorded "prosperous and progressive years, local building and industry are high." The next year, in 1938, however, a devasting flood wreaked havoc in Colton and neighboring communities. By the early 1940s, however, the region's economy received a significant boost with federal, war-related investment and infrastructure, including a significant military buildup in preparation for and upon entering World War II. Nearby Riverside was home to several major military installations, including March Field and Camp Haan, where tens of thousands of troops completed their training. Camp Anza also served as a staging center for soldiers entering or returning from the Pacific Theatre of war.

Colton's expansion during World War II is still reflected in the built environment. In addition to the annexing of east Colton in 1940, Colton saw robust new construction during the war years, with over 500 extant buildings dating to 1940 and 1944.

Post-World War II Boom (1945 to 1969)

Colton experienced a rapid growth in postwar years, with expansion of the population and the City itself, through annexations. With this heightened demand for housing—and the national housing shortage reaching crisis levels in the immediate postwar period—the loss of agricultural land accelerated. Colton saw a residential building boom as well as commercial, office, and institutional development.

Between 1940 and 1960, the population of Colton expanded 50 percent, rising to over 14,300 by 1950, and up to 18,600 by 1960. This boom is reflected in the extant City—among parcels with dates of construction, nearly 10 percent were built between 1940 and 1969. This construction boom lives on in highest concentrations north of the I-10, to the west and east of the La Cadena Drive north–south corridor.

Colton continued to serve as an important rail hub in the region, a status reflected in a 1948 visit by President Harry S. Truman, who selected Colton for a campaign speech (Harry S. Truman Library and Museum 2008). After 1950, as industrial and urban development increased, agricultural uses decreased. To support its growing population, Colton gained new shopping centers and a new civic center constructed in the early 1960s.

In addition, redevelopment projects resulted in a considerable number of buildings being demolished, including a portion of the central commercial district that was lost to the construction of I-10 (San Bernardino Freeway) along a portion of what was once J Street. Many businesses in the older commercial district relocated to other areas of the City.

The postwar years also brought initiatives for honoring veterans. For example, the Fidel Hernandez American Legion Post (No. 754) was established in South Colton, named after one of Colton's first World War II casualties. Colton also established a chapter of the American G.I. Forum, a national organization founded in 1948 for Latino servicemen and women. With the postwar years, modernist architectural styles arrived in Colton—with buildings influenced and inspired by the International Style, Midcentury Modernism, and later styles such as New Formalism. Modernist-inspired styles are most often seen in the City's institutional, office, and commercial architecture. Overall, these styles sought a break with the ornamental, period-eclecticism of the 1920s and 1930s. Common ideas included moving away from Classical forms of architecture and basing design on the function of the building, and honestly expressing materials and structure.

In Southern California, a middle path for modernist architecture also emerged. Called "Midcentury Modernism" or Regional Modernism, this style brings together the formal, machine age aesthetic of the International Style with regional identify, local precedent, materials, and topography. More of a vocabulary than a style, the various strains of Midcentury Modernism became common throughout the United States in the postwar period, in particular in residential design, with Southern California becoming a world-famous center for modernist design and culture.

Circa 1970 to Present

As agricultural property was transformed into industrial property and the Ontario airport expanded, agricultural enterprises in the Colton area decreased. In the 1970s, the Colton area experienced rapid population growth as people working in Los Angeles and Orange counties sought more affordable housing in suburban areas.

This growth is reflected in the City's present-day built environment. Among parcels with associated construction dates, at least 1,000 extant properties in Colton were constructed in the 1970s. As shown in Figure CR-60 through Figure CR-63, the largest swaths of post-1970s construction are in the northwest and southeast quadrants, and South Colton.

Colton, as well as the larger Inland Empire region, experienced another building boom in the 1980s, as people in surrounding areas such as Los Angeles and Orange counties sought housing in outlying suburban areas. Numerous new neighborhoods emerged at this time, including in the areas of Cooley Ranch and Reche Canyon on the east side of the City. According to San Bernardino County parcel data, over 22 percent of the City's buildings were constructed in the 1980s.

This expansion was also reflected in the City's population, which nearly doubled from approximately 21,000 to 40,000 residents. Expanded commercial and institutional development arrived along with this increase, to support the growing demand for goods and services. The Colton post office, for example, became overcrowded with such dramatic growth; thus, a new post office was built in 1970.

Around the same time, the Colton I-10/I-215 freeway interchange was modernized and rebuilt, and construction began on a new San Salvador Church (Maltsberger 1974). In the 2000s, the Agua Mansa area saw increased industrial development and a new sewage treatment plant, the Colton/San Bernardino Rapid Infiltration and Extraction Facility. At present, Colton encompasses nearly 16 square miles, with a population of over 50,000.

Agua Mansa and La Placita

In 1842 and 1843, a dozen families from New Mexico relocated to Southern California. Leading the group was Lorenzo Trujillo and several other men of Mexican and Native American descent. The men had served for years as trade-caravan guides along the Old Spanish Trail, from Santa Fe to Los Angeles.

These pioneering settlers represent the first colonizing expedition from northern New Mexico to Southern California. The community they founded was the first post-Mission era settlement, not to mention the first Catholic parish, east of San Gabriel. Although short-lived, these pioneering communities paved the way for the founding of the Inland Empire's two largest cities: San Bernardino (founded 1851) to the northeast, Riverside (founded 1870) to the southwest, along with Colton to the northeast (founded 1873).

The two communities, Agua Mansa and La Placita (known collectively as "San Salvador") were founded on opposite sides of the Santa Ana River in San Bernardino Valley. Known as the "Bandini Donation," the land was given to the settlers in 1843 by Juan Bandini. Bandini gave over 2,200 acres of his Jurupa Grant to the settlers; in exchange, they worked as vaqueros and provided security for Bandini's livestock and holdings.

From the Bandini Donation, Trujillo and his fellow pioneers established the new towns of Agua Mansa and La Placita de los Trujillos in 1844 and 1845, respectively. Agua Mansa, meaning "gentle water" in Spanish, was on the north bank of the river, and La Placita de los Trujillos, referring to a plaza that connected the founding Trujillo family's homes, was on the south bank. These small agricultural communities prospered in the fertile Santa Ana flood plain, growing grapes and grain; raising sheep, goats, cattle, and horses; and selling surplus in both the San Bernardino and Los Angeles markets. Fruits and vegetables thrived with little irrigation in the productive, low-lying farmland.

Agua Mansa and La Placita differed from other Californio settlements in two important ways. In contrast to the quasi-feudal system of contemporary ranchos, Agua Mansans (as they were collectively called) owned their own land and were economically independent. Each family owned a narrow lot that included river frontage, farm fields, and grazing lands. Although they worked as vaqueros and a security force for Bandini, each family sustained itself with the fruits of the land.

The Catholic residents of Agua Mansa and La Placita built an adobe church in La Placita in 1852, but it collapsed prior to its completion. The replacement church, named San Salvador and on high ground in Agua Mansa, served the valley from 1853 through 1878. The associated cemetery at Agua Mansa remains the county's oldest cemetery and is designated as Colton Historical Landmark No. 7 and California State Historical Landmark No. 121. The cemetery is estimated to contain 6,000 to 6,500 graves.

In early 1862, 15 days of rain triggered a devastating flood on January 22, destroying both Agua Mansa and La Placita. Adobe buildings melted and collapsed. Trees, crops, and fertile soils washed away; and coarse sand covered what remained. Involving approximately 320,000 cubic feet per second, this was the largest flood event in the recorded history of the Upper Santa Ana River Basin. Only the church, graveyard, and Cornelius Jensen's home in Agua Mansa survived the deluge; La Placita was entirely destroyed. The Los Angeles Star gave the following account:

The flood in the Santa Ana river [*sic*] was so great as to pour into the town, washing away the houses, leaving the people without shelter. The church, fortunately, withstood the flood, and thither the people flocked. Everything, of provisions and clothing, has been destroyed, and the people are left absolutely in a state of starvation. There are now fully 500 persons in the church, without the means of subsistence.

Agua Mansa was rebuilt in place, and La Placita was rebuilt on higher ground, on a plateau on the western side of the La Loma Hills. The communities never regained their former prominence, however, with the move to higher and less fertile ground, irrigation became a priority for the communities. Post-flood rebuilding efforts included construction of two earthen canals, drawing water from the Santa Ana River. The Agua Mansa Ditch ran south and west from the river to water its namesake community, whereas the Trujillo Ditch ran due south to water La Placita. Because local residents referred to the rebuilt La Placita as "Spanish-town," an alternate name for the Trujillo Ditch was the Spanishtown Flume.

The establishment of Riverside County in 1893 divided La Placita in two. Along with the creation of new churches and schools to serve the north and south portions of the community, the balance of

power among the resident families shifted. Long dominated by the Trujillo family, north La Placita was now led by the large Garcia family. David Santiago Garcia, Sr., who was born in Agua Mansa in 1866, acquired the lands of several settlers who had moved away by the 1890s. Anton Pellissier moved into northern La Placita around the same time, built a house on the former site of another Garcia family home, and operated a dairy and winery. Pellissier emigrated from France in 1888 and by 1920 lived with his second wife and two children on North Orange Street. Northern La Placita continued to be used for agriculture through the 1980s.

South Colton

One of the oldest areas of the City, South Colton was also the traditional home for a longtime Mexican American communities in the region. In 2004, South Colton's Mexican American community was recognized in the National Park Service's landmark study, Five Views: An Ethnic Historic Site Survey for California.

Spanning approximately 1.4 square miles, the area developed as a predominantly Latino quarter, with four main barrios, or neighborhoods: La Reserva in the northwest, La Calle Cinco along 5th Street, La Calle Siete along 7th Street, and La Paloma east of La Cadena Avenue. South Colton is generally south of the Southern Pacific Railroad and I-10, between the Santa Ana River to the east and Slover Mountain to the west.

As of 2004, among a population of 3,350, 85 percent of the South Colton residents were of Mexican descent. With this cultural cohesiveness, over time South Colton developed an independent identity and culture. Some of the earliest residents in South Colton came from the settlements of Agua Mansa and La Placita. In addition, immigrants employed by the railroad and citrus industries, and the local cement factory settled in South Colton in the early 1900s. During the Mexican Revolution from 1910 to 1920, a large outmigration took place, with many people arriving in Colton and the surrounding areas, which offered proximity to the Southern Pacific Railway and other transportation lines and emerging employment centers.

With this, South Colton's proximity to a robust and expanding industrial base made the area a good option for workers. With the area's more industrial nature—and periodic traffic stops impeding access, as long trains passed by—the principal commercial and residential zones emerged north of the railroad line. While South Colton was initially home to a multicultural mix of Anglo and Latino residents, the area became the nucleus of the City's longtime Latino community over time. As noted in "Five Views," "These communities were founded next to the tracks because that was often marginal land, affordable and close to work, and because de facto segregation existed."

Railroad section housing was established for employees of the railroads adjacent to the tracks. Sanborn Fire Insurance maps from the 1910s and 1920s depicted tenements near the tracks, including those labeled as "Mexican Tenements" adjacent to the ATSF line between M and N Streets. Another link between the railroad and community expressed in the built environment was the construction of homes by area residents using recycled wood from railway cars.

Residents found work in citrus, the local cement and ice plants, and traveling for seasonal harvests. Pioneering entrepreneurs in the community also established their own businesses, such as grocery

stores, auto repair garages, social halls, barber and shoe repair shops, bars, restaurants, and furniture and hardware stores. Juan Caldera, a resident and entrepreneur,

developed a sports complex with a swimming pool and baseball park for use by the predominantly Mexican American community members; at the time, due to segregation, equivalent facilities in predominantly Anglo-American areas of town would have been off limits. Recreational facilities, which also included a bullring and boxing arena, were west of Fifth Street between Agua Mansa Road and Fogg Street.

From the earliest days, South Colton's predominantly Mexican American residents experienced discrimination and exclusion on a variety of fronts. Community members interviewed for the South Colton Oral History Project recalled segregated schools and theaters, and exclusionary practices at local hospitals, restaurants, schools, and recreational facilities, including the public pool in North Colton. In Latino neighborhoods and communities in these early years, however, exclusion from the outside often meant active community building on the inside. In this climate, "Barrios and colonias developed and survived through a combination of force and choice…the village was home, neighborhood, playground, and social center;" the barrio came to include "churches, sports teams, entertainment groups, and mutualistas—mutual aid societies—which took care of the community members."

This pattern fit for South Colton's community. Mutual aid societies and union groups that emerged in Colton the early 20th century included Trabajadores Unidos (Workers United), formed in 1917 as cement plant workers protested a reduction in wages and Sociedad Progresista Mexicana (Progressive Mexican Society), an organization that with dozens of chapters through the United States. Other organizations active in Colton included the Alianza Hispano-Americana (Hispanic-American Alliance), which was founded in the United States in 1894 and had many active chapters through the region.

In this way, cultural identity was retained and expressed through language, religion, food, social events, festivals and sports. Local churches were of primary importance to the community and included San Salvador Church, Our Lady of the Holy Rosary, Iglesia Bautista, Iglesia Pentecostal, and Iglesia Apostolica. Community members celebrated religious traditions and holidays, and annual festivals such as las Fiestas Patrias in honor of Mexican Independence Day. Parades, concerts and dances were held. Local residents also formed bands and athletic teams such as the well-known baseball team, the Colton Mercuries.

In Colton, as in California, World War II represented a positive turning point for Latinos. With the US entry into World War II, thousands of Latinos enlisted and fought in the conflict. An estimated half million Mexican Americans served in World War II, earning a total of 17 Congressional Medals of Honor. In this way, World War II helped empower this generation to fight for change. Returning veterans asserted their right to equal treatment and access, and the improvements they helped achieve lifted the community in all areas of life.

3.4.3 - Methodology

Summary of Existing Cultural Resources

Historic Architectural Resources

There are 54 historic buildings in the City that represent significant human-made resources from the City's early development and six historic districts.[2] The majority of Colton's historic buildings are within the historic districts of 9th Street and La Cadena. In addition, there are four more historic districts designated in Colton—Agua Mansa, Citrus Park, Terrace, and San Salvador—all of which are mapped in Figure CR-20.[3] The Carnegie Library Building built in 1891, which now houses the Colton Area Museum, is listed on the NRHP.[4] Many buildings standing today in downtown and South Colton date back to these early years.[5] The City of Colton Historic Districs & Landmarks map further describes all the historic development. None of the areas for rezoning are within any of the historic districts.

Archaeological Resources

The Colton Planning Area contains significant cultural resources reflective of pre-european settlement and early european settlement periods. Archaeological record and site surveys have been conducted within the Colton Planning Area to identify significant sites. Although a comprehensive record search has not been conducted for the entire Planning Area, independent project surveys have identified significant sites at numerous locations near the Santa Ana River and throughout other sections of the community. Based on the occurence of sites within various confined areas, the existence of significant pre-european (Indian) habitats at the time of settlement by Spanish missionaries is a probability. In spite of the substantial amounts of previous disturbance, throughout the Planning Area there is at least some possibility that significant unrecorded sites are present on locations, although surface evidence may have already been destroyed.[6]

3.4.4 - Regulatory Framework

Federal

National Historic Preservation Act

The National Historic Preservation Act of 1966 (NHPA), as amended, established the NRHP, which contains an inventory of the nation's significant prehistoric and historic properties. Under Title 36 Code of Federal Regulations Part 60, a property is recommended for possible inclusion on the NRHP if it is at least 50 years old, has integrity, and meets one of the following criteria:

- It is associated with significant events in history, or broad patterns of events.
- It is associated with significant people in the past.
- It embodies the distinctive characteristics of an architectural type, period, or method of construction; or it is the work of a master or possesses high artistic value; or it represents a significant and distinguishable entity whose components may lack individual distinction.
- It has yielded, or may yield, information important in history or prehistory.

[2] City of Colton. 2017. City of Colton Historic Districts & Landmarks. Website: Historic-District-Map
[3] City of Colton. Cultural Resources Element Update. May 2024.
[4] California SP Carnegie Public Library Building. Website: National Archives NextGen Catalog
[5] History of Colton. Website: https://www.ci.colton.ca.us/98/History-of-Colton
[6] City of Colton. 1987. General Plan, Open Space and Conservation Element

Certain types of properties are usually excluded from consideration for listing in the NRHP, but they can be considered if they meet special requirements in addition to meeting the criteria listed above. Such properties include religious sites, relocated properties, graves and cemeteries, reconstructed properties, commemorative properties, and properties that have achieved significance within the past 50 years.

Archaeological Resources Protection Act

The Archaeological Resources Protection Act (ARPA) amended the Antiquities Act of 1906 (16 United States Code [USC] 431–433) and set a broad policy that archaeological resources are important to the nation and should be protected and required special permits before the excavation or removal of archaeological resources from public or Native American lands. The purpose of the ARPA was to secure, for the present and future benefit of the American people, the protection of archaeological resources and sites that are on public lands and Native American lands and to foster increased cooperation and exchange of information between governmental authorities, the professional archaeological community, and private individuals having collections of archaeological resources and data that were obtained before October 31, 1979.

State

CEQA Guidelines Section 15064.5(a)—CEQA Definition of Historical Resources

CEQA Guidelines Section 15064.5(a), in Title 14 of the California Code of Regulations, defines a "historical resource" as:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources.
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

Therefore, under the CEQA Guidelines, even if a resource is not included on any local, State, or federal register, or identified in a qualifying historical resources survey, a lead agency may still determine that any resource is a historical resource for the purposes of CEQA if there is substantial evidence supporting such a determination. A lead agency must consider a resource to be historically significant if it finds that the resource meets the criteria for listing in the CRHR. Archaeological and historical sites are protected pursuant to a wide variety of State policies and regulations, as enumerated in the Public Resources Code. Cultural resources are recognized as nonrenewable resources and receive additional protection under the Public Resources Code and CEQA.

Public Resources Code Section 5024.1 and CEQA Guidelines Section15064.5(a)—Definition of a Historic Resource

Public Resources Code Section 5024.1 and CEQA Guidelines Section 15064.5(a), in Title 14 of the California Code of Regulations, define a "historical resource" as a resource that:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

(2) Is associated with the lives of persons important in our past.

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

CEQA Guidelines Section 15064.5(a)(3)—California Register of Historical Resources Criteria

As defined by CEQA Guidelines, Section 15064.5(a)(3)(A-D), a resource shall be considered historically significant if the resource meets the criteria for listing on the CRHR. The CRHR and many local preservation ordinances have employed the criteria for eligibility to the NRHP as a model (see criteria described above under the description of the NHPA) since the NHPA provides the highest standard for evaluating the significance of historic resources. A resource that meets NRHP criteria is clearly significant. In addition, a resource that does not meet NRHP standards may still be considered historically significant at a local or State level.

CEQA Guidelines 15064.5(c)—Effects on Archaeological Resources

CEQA Guidelines state that a resource need not be listed on any register to be found historically significant. CEQA Guidelines direct lead agencies to evaluate archaeological sites to determine whether they meet the criteria for listing in the CRHR. If an archaeological site is a historical resource, in that it is listed or eligible for listing in the CRHR, potential adverse impacts to it must be considered. If an archaeological site is considered not to be a historical resource but meets the definition of a "unique archaeological resource" as defined in Public Resources Code Section 21083.2, then it would be treated in accordance with the provisions of that section.

CEQA Guidelines Section 15064.5(d)—Effects on Human Remains

Native American human remains and associated burial items may be significant to descendant communities and/or may be scientifically important for their informational value. They may be significant to descendant communities for patrimonial, cultural, lineage, and religious reasons.

Human remains may also be important to the scientific community, such as prehistorians, epidemiologists, and physical anthropologists. The specific stake of some descendant groups in ancestral burials is a matter of law for some groups, such as Native Americans (CEQA Guidelines § 15064.5(d); PRC § 5097.98). CEQA and other State laws and regulations regarding Native American human remains provide the following procedural requirements to assist in avoiding potential adverse effects on human remains within the contexts of their value to both descendant communities and the scientific community:

- When an initial study identifies the existence or probable likelihood that a project would affect Native American human remains, the lead agency is to contact and work with the appropriate Native American representatives identified through the Native American Heritage Commission (NAHC) to develop an agreement for the treatment and disposal of the human remains and any associated burial items (CEQA Guidelines § 15064.5(d); PRC § 5097.98).
- If human remains are accidentally discovered, the County Coroner must be contacted. If the County Coroner determines that the human remains are Native American, the Coroner must contact the NAHC within 24 hours. The NAHC must identify the Most Likely Descendant (MLD) to provide for the opportunity to make recommendations for the treatment and disposal of the human remains and associated burial items.
- If the NAHC is unable to identify an MLD, the MLD fails to make recommendations within 24 hours of notification, or the project applicant rejects the recommendations of the MLD, the Native American human remains and associated burial items must be reburied in a location not subject to future disturbance on the property (CEQA Guidelines § 15064.5(e)).
- If potentially affected human remains or a burial site may have scientific significance, whether or not it has significance to Native Americans or other descendant communities, then under CEQA, the appropriate mitigation of effect may require the recovery of the scientific information of the remains/burial through identification, evaluation, data recovery, analysis, and interpretation (CEQA Guidelines § 15064.5(c)(2)).

Health and Safety Code Section 7050.5 (Treatment of Human Remains)

Section 7050.5 of the Health and Safety Code sets forth provisions related to the treatment of human remains. As the code states, “every person who knowingly mutilates or disinters, wantonly disturbs, or willfully removes any human remains in or from any location other than a dedicated cemetery without authority of law is guilty of a misdemeanor” except under circumstances as provided in Section 5097.99 of the Public Resource Code. The regulations also provide guidelines for the treatment of human remains found in locations other than a dedicated cemetery including responsibilities of the Coroner.

Public Resources Code Section 5097.98 (Discovery of Human Remains)

Section 5097.98 provides protocol for the discovery of human remains. It states that “whenever the commission receives notification of a discovery of Native American human remains from a County Coroner pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, it shall immediately notify persons believed to be most likely descended from the deceased Native American.” It also sets forth provisions for descendants’ preferences for treatment of the human remains and what should be done if the commission is unable to identify a descendant.

Local

City of Colton General Plan

Housing Element Update

The Housing Element of the General Plan provides guidance, policies, and programs to conserve and manage cultural resources.

Historical Resources

Goal 1 **Identify historical resources**

Policy 1.A **Proactively identify Colton's significant historical resources, including buildings, structures, sites, historic districts, and cultural landscapes**

1.1 Prepare a thematic, Citywide Historic Context Statement, which provides a consistent framework for surveys

1.2 Identify data gaps in Historic Resources Survey (e.g., World War II era, postwar Modernism) and address in Historic Context Statement

1.3 Update 1992 Citywide Historic Resources Survey

1.4 Add to ordinance provisions requiring Historic Resource Evaluations for of-age properties slated for demolition

1.5 Create Inventory of Historical Resources and integrate in planning process

1.6 Identify historical resources by keeping survey up to date

1.7 Assist and inform members of the public on how to conduct research on historic properties and to prepare landmark applications

Policy 1.B **Recognize resources reflecting all of Colton's historic eras**

1.8 Encourage public awareness of Colton's Post-World War II neighborhoods and architectural growth

1.9 Tap community knowledge to identify and document 19th century and early 20th century historical resources

Policy 1.C **Ensure that historical resources survey and evaluations consider potential social-cultural importance as well as architectural style**

1.10 Commission Citywide Historic Context Statement with themes of significance related to social/cultural history, to provide a consistent framework for evaluations and survey

1.11 Prepare thematic context statements exploring the history of Colton's longtime ethnic communities

1.12 Engage the public and community stakeholders to build a Register of Landmarks that reflects the diversity of City

1.13 Encourage designation of historical resources reflecting the places and events significant in Colton's formation

Policy 1.D **Expand understanding of under-represented resources on Register of Landmarks**

1.14 Create partnerships with community, museums, universities, and historical societies to identify threatened or unprotected historical resources associated with City's ethnic history and heritage

1.15 Partner with the South Colton Oral History Project to collect, transcribe, and index interviews and to proactively identify significant people, places, and events

Policy 1.E **Encourage an innovative, inclusive preservation program**

1.16 Create a legacy business program in ordinance to recognize and offer designation to important legacy businesses with 25+ years serving communities

1:17 Create "Planning Districts" in Historic Preservation Ordinance to recognize cohesive areas of the City with a shared development history that do not qualify as historic districts

Goal 2 **Document historical resources**

Policy 2.A **Encourage community and inter-agency partnerships to foster appreciation of Colton's history**

2.1 Encourage the establishment of a central archive for materials on Colton's history, including books, newspaper articles, yearbooks, ephemera, community photographs, to serve as a research repository

2.2 Encourage the preparation of grant applications with City agencies and community partners for the compilation of a central archive of research materials on Colton's history

Policy 2.B Create opportunities for research partnerships with schools, scholars, and media

2.3 Create "Spotlight On" series, with short, illustrated articles on landmarks and districts in the City, for publication on City Website and in local media

2.4 Create an annotated bibliography of primary and secondary sources on Colton's history

Policy 2.C Explore ways to honor and document the history of Colton's diverse communities

2.5 Commission thematic historic context statements focused on traditionally under-represented communities to document significant people, places, and events

2.6 Address the loss of related resources associated with Colton's Latino community through research partnerships, with CSU San Bernardino, UC Riverside, South Colton Oral History Project, and other organizations

Policy 2.D Ensure that the City's Inventory and Register of Historical Resources are readily accessible and transparent to the public

2.7 Create with City ArcGIS staff an interactive map of Inventory and Register-listed properties and historic districts

2.8 Maintain Register and Inventory up to date and accessible to the public in a variety of formats, including in a prominent position on the City's website

Goal 3 Preserve and protect historic resources

Policy 3.A Encourage retention of historical resources

3.1 Offer permit fee waivers for designation and Mills Act applications

3.2 Develop a user-friendly template for completion of Mills Act applications by homeowners

3.3 Amend ordinance to require Historic Resources Evaluation for of-age properties slated for demolition under certain circumstances

3.4 Add compliance with design standards and guidelines to Certificate of Appropriateness findings

3.5 Clarify relationship between local code/planning process and CEQA in Historic Preservation Ordinance

3.6 Strengthen, clarify, and enforce "duty to maintain" provisions for historic landmarks in Historic Preservation Ordinance

3.7 Add three-month waiting period for demolition permits involving historical resources and require an exploration of alternatives to demolition, such as relocation

3.8 Clarify in Historic Preservation Ordinance the role and use of State Historic Building Code for qualifying properties

3.9 Promote adaptive reuse of historic buildings as an alternative to demolition where feasible

Policy 3.B Expand and enhance incentives to encourage preservation of historical resources

3.10 Amend Historic Preservation Ordinance and zoning code to include zoning code streamlining (combining preservation and design review duties, parking space allowances) for historic landmarks

3.11 Encourage use of preservation easements and State Historic Building Code's performance-based standards for qualifying properties

3.12 Raise awareness of available federal and State tax credits for the rehabilitation, preservation, and adaptive reuse of qualifying historic buildings

Policy 3.C Provide guidance on how to upgrade and change historic properties in a way that retains their significance and important features

3.13 Develop user-friendly, illustrated design guidelines, with recommendations for how to plan changes to historic properties based on Colton's common architectural styles, as well as building features, materials, and project types, for use by the public, architects, contractors, commissions, City staff, and decision-makers

3.14 Integrate objective design standards in residential entitlements process for use by City staff and reviewers

Policy 3.D Promote designation of historic districts and landmarks

3.15 Create and distribute materials at Planning Counter to explain designation process, eligibility, and benefits

3.16 Establish training modules in historic preservation and City's policies and Historic Preservation Ordinance for planning staff and commissioners

3.17 Develop and distribute materials explaining the designation process and benefits (i.e., incentives such as the Mills Act Historic Property Contract Program) (See also Action Items 3.2 and 3.2)

Policy 3.E As a City, set a standard for stewardship by retaining and protecting City-owned historical resources

3.18 Ensure that changes to City-owned historical resources comply with City regulations, design guidelines, and Secretary's Standards

3.19 Commission a survey of City-owned properties to identify historical resources (See also Action Item 1.3)

3.20 Seek input and guidance from qualified Historic Preservation professional on alterations or changes in use to City-owned historical resources

3.21 For major alterations involving City-owned historical resources, seek input from qualified Historic Preservation professional early in the process

Policy 3.F Protect neighborhood character

3.22 Create district-specific design guidelines to manage change and promote retention of character-defining features

3.23 Using Historic Resources Survey update as foundation, establish Inventory of Historical Resources in Historic Preservation Ordinance and integrate in planning and commission review process

3.24 Utilize Register and Inventory when considering infill projects within eligible and designated historic districts

Policy 3.G Encourage use of City's code enforcement process to ensure compliance with municipal codes, including Historic Preservation Ordinance

3.25 Design training modules for staff and Planning Commission on Historic Preservation Ordinance, triggers for evaluation and project review, and CEQA's provisions for historical resources

3.26 Encourage broad understanding by City staff and decision-makers of historic preservation laws, best practices, Secretary's Standards, and State Historic Building Code

Policy 3.H Explore funding options to support and expand City's preservation goals

3.27 Work with City staff and Planning Commission to plan priorities for next five-years of grant applications to State Office of Historic Preservation, Certified Local Government Program

3.28 Explore local funding opportunities for historic contexts, designation, and adaptive reuse opportunities

Policy 3.I Leverage Colton's status as a Certified Local Government to strengthen Colton's historic preservation program and policies

3.29 Seek advice and recommendations from the State Office of Historic Preservation on the City's historic preservation program and policies

3.30 Plan for and apply for State Office of Historic Preservation grants for Colton's preservation planning priorities, such as preparation of Historic Context Statements, thematic and citywide, surveys, designation of threatened properties, and design guidelines

Goal 4 **Educate public re: historical resources**

Policy 4.A **Build public understanding and support of Colton's historic preservation program, policies, and zoning code**

4.1 Create brief, topic-specific "brown bag" training modules on historic preservation best practices and Secretary's Standards for City staff and Planning Commission

4.2 Create and distribute FAQ at planning counter, City Website, and social media channels to describe Colton's preservation policies and to address misconceptions about historic preservation and designation, to inform and educate the public and to build awareness

4.2 (*sic*) Plan and hold public workshops, online and in-person, on the City's historic preservation program and best practices in changing historic properties

4.3 Create task force with City staff, Planning Commission, and community stakeholders to strategize on initiatives for raising public awareness of historic preservation and CEQA environmental review process

Policy 4.B **Build public awareness of and appreciation for Colton's rich history and heritage, sociocultural as well as architectural**

4.4 Raise awareness of historic preservation through annual participation in "Historic Preservation Month," through posts on City Website and social media channels

4.5 Commission Historic Context Statements to illuminate the contributions of Colton's diverse ethnic communities and to provide a framework for evaluations

4.6 Create "Spotlight On" history series, with short, illustrated articles on historic landmarks and districts, for publication on City Website, local paper, and social media channels

4.7 Establish "Neighborhood Ambassador" program within designated historic districts, to encourage tours and sharing information on the history of Colton's districts

Policy 4.C **Leverage Colton's status as a Certified Local Government to strengthen and expand awareness of historic preservation program**

4.8 Coordinate with State Office of Historic Preservation on effective public awareness campaigns and strategies to raise awareness of historic preservation

4.9 Upon preparation of the annual Certified Local Government report to the State Office of Historic Preservation, share with the public some of the accomplishments for the year to raise awareness of the City's status as a Certified Local Government

Goal 5 Celebrate historical resources

Policy 5.D Raise awareness of Colton's rich history and heritage, both social as well as architectural

5.1 Partner with local groups to design tours and exhibits of Colton's designated landmarks and historic districts

5.2 Develop City Website and social media channel content to celebrate "Preservation Month" each May

5.3 Highlight and publicize new designations of landmarks and historic districts, to raise awareness of Colton's history and benefits of designation

5.4 Establish partnerships with local historical societies, library, and other stakeholders to develop tours of local historic sites of interest

Policy 5.E Take the time to honor preservation success stories in Colton

5.5 Develop program with local partners for presenting annual awards and other public commendations for outstanding historic preservation projects or community members forwarding the goals of historic preservation

5.6 Establish partnerships with local historical societies, library, and other stakeholders to develop tours of local historic sites of interest

Archaeological Resources

Goal 1 Identify archaeological resources

Policy 1.A Identify Colton's significant archaeological sites, districts and landscapes

1.1 Commission an inventory of cultural resources within the City of Colton

1.2 Commission the preparation of archaeological sensitivity maps (prehistoric and historic) indicating the likelihood for the discovery of archaeological resources

1.3 Survey City-owned, undeveloped public space and/or sensitive locations identified in the literature for the presence/absence of archaeological resources

1.4 Strengthen Historic Preservation Ordinance to include clear, enforceable provisions for the identification of significant archaeological resources

Policy 1.B **Periodically update inventory of archaeological resources**

1.5 Establish administrative procedures for incorporating newly identified archaeological resources and updating archaeological sensitivity maps as the result of development activities into the City's inventory

Goal 2 **Document archaeological resources**

Policy 2.A **Ensure best-practice based documentation of significant archaeological resources in Colton**

2.1 Amend Historic Preservation Ordinance to establish consistent standards and triggers for archaeological resource documentation

2.2 Take steps to ensure confidentiality of sensitive cultural resource information through restricted access, where appropriate

2.3 Create a database to store the results of cultural resources identification efforts and archaeological sensitivity maps

Policy 2.B **Create opportunities for research partnerships with schools, scholars, and community organizations**

2.4 Maintain a list of local/regional repositories where scholars and the general public can access information about Colton's archaeological resources

2.5 Engage local/regional high schools, community colleges, universities, libraries, museums and other community organizations in research projects and information sharing where appropriate

Goal 3 **Preserve and protect archaeological resources**

Policy 3.A **Develop policy for the proactive protection of Colton's archaeological resources**

3.1 Develop administrative procedures to help guide the identification and protection of cultural and archaeological resources as part of the entitlements process and to facilitate compliance with applicable zoning codes and other regulations. This may be facilitated by preparation of a Cultural Resources Management Plan or other supporting documentation.

3.2 Include clear, enforceable provisions in the Historic Preservation Ordinance for avoiding, minimizing and mitigating impacts to significant archaeological resources for certain development and construction activities

3.3 Develop standard mitigation measures for projects in archaeologically sensitive areas as part of the administrative procedures and/or Historic Preservation Ordinance.

Policy 3.B **Ensure the conservation of significant archaeological sites, districts, and landscapes**

3.4 Require that a qualified Archaeologist is retained in the earliest stages of project planning to review development plans involving identified archaeological resources and/or within areas identified as having high sensitivity for archaeological resources

3.5 Encourage and facilitate the creation of easements or deed restrictions for owners of properties containing archaeological resources

3.6 Establish training modules in the City's cultural resources management practices and policies for planning staff and commissioners

Goal 4 **Educate archaeological resources**

Policy 4.A **Build public understanding and support for Colton's cultural resource policies and zoning code requirements**

4.1 Provide clear direction and information regarding how cultural resources fit into the planning and environmental review process via the City Website and through written materials and public workshops

4.2 Provide clear direction and information regarding what to do upon the discovery of archaeological resources as well as the treatment, preservation, and repatriation of such resources via the City Website and through written materials and public workshops

Policy 4.B **Raise public awareness of Colton's cultural heritage**

4.3 Encourage the curation, exhibition, and interpretation of cultural resources recovered in the City for public education and awareness. Consult with tribal communities regarding the disposition of archaeological resources with tribal affiliation.

4.4 Partner with local schools, colleges, historical societies, libraries, Tribal communities, and other stakeholders to develop educational materials about Colton's cultural heritage and archaeological resources

Goal 5 **Celebrate archaeological resources**

Policy 5.A **Build public appreciation for Colton's cultural heritage**

5.1 Develop a plan for celebrating Archaeology Month each October, with content published on the City Website and social media channels

5.2 Celebrate Colton's cultural heritage through design features and interpretive elements of public projects and facilities, including community parks, facilities, and public spaces

3.4.1 - Approach to Analysis

This evaluation focuses on whether development consistent with Program 10/11 of the Housing Element Update would impact historic or archaeological resources. Information in this section is based, in part, on information provided by the City of Colton General Plan (General Plan), the City's Historic Preservation Ordinance, NRHP, CRHR, the California Historical Landmarks List, the California Points of Historical Interest List.

Both direct and indirect effects caused by implementation of development consistent with Program 10/11 of the Housing Element Update were considered for this analysis. Direct impacts are typically associated with construction and/or ground-disturbing activities and have the potential to immediately alter, diminish, or destroy all or part of the character and quality of archaeological resources and/or historic architecture. Indirect impacts are typically associated with post-project implementation conditions that have the potential to alter or diminish the historical setting of a cultural resource (generally historic architecture) by introducing visual intrusions on existing historical structures that are considered undesirable.

Cumulative Analysis

The geographic scope for the cumulative analysis is described further below for each type of resource. This analysis evaluates whether the impacts of the proposed project, together with the impacts of other cumulative development, could result in a cumulatively significant impact related to historical and archaeological resources. This analysis then considers whether the incremental contribution of the impacts associated with the implementation of the proposed project would be significant. Both conditions must apply for the proposed project's cumulative effects to rise to the level of significance. If there is no impact associated with respect to a particular CEQA threshold, discussion of cumulative impacts is not required. Accordingly, cumulative discussion is limited to the potential impacts as discussed below.

3.4.2 - Thresholds of Significance

Because this analysis evaluates potential sites for rezoning rather than individual site plans, cultural resources impacts of the Housing Element Update Program 10/11 Rezone/GPA are evaluated based on the location for each potential site for rezoning. Additionally, each potential site for rezoning will be evaluated on a project-by-project basis for impacts when a site plan has been developed. All future development would be required to comply with General Plan and Housing Element policies, as well as zoning requirements, and any applicable Specific Plan provisions or other guidelines regarding cultural resources. Additionally, the General Plan and Municipal Code were reviewed to determine applicable policies and design requirements for the proposed project.

The Lead Agency utilizes the criteria in CEQA Guidelines Appendix G Environmental Checklist and the City of Colton's Local CEQA Guidelines, Appendix J to determine whether impacts to cultural resources are significant environmental effects. The project would have a potentially significant impact if it would:

a) Cause a substantial adverse change in the significance of a historical resource as pursuant to Section 15064.5.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.

c) Disturb any human remains, including those interred outside of formal cemeteries

As part of the mandatory findings of significance, Appendix G of the CEQA Guidelines directs a lead agency to determine whether a project may have a significant effect on the environment. With respect to cultural resources, to determine whether impacts related to cultural resources are significant environmental effects, the following question is analyzed and evaluated. Would the Program 10/11 of the Housing Element Update:

(1) Eliminate important examples of the major periods of California history or prehistory?

3.4.3 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of Program 10/11 of the Housing Element Update and provides mitigation measures where appropriate.

Historic Resources

Impact CUL-1:	**Development consistent with the proposed project would cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.**

Impact Analysis

A substantial adverse change in the significance of a historical resource is defined at Section 15064.5(b)(1) of the CEQA Guidelines as the "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired."

Development consistent with the Program 10/11 of the Housing Element Update would result in additional development throughout the City. Many of the potential sites for rezoning are parcels that contain existing homes or businesses, which could potentially be historic resources. Therefore, subsequent development consistent with Program 10/11 of the Housing Element Update could affect known historic resources or previously unidentified or undesignated resources.

The General Plan includes goals and policies specifically designed to address the conservation and protection of historical resources. Goal 1 requires the identification of historical resources, and Policy 1.A to Policy 1.E provides requirements to properly identify potentially historical resources. Goal 2 requires that historical resources are documented. Policy 2.A to Policy 2.D establish partnerships with the community and inter-agencies to foster an appreciation of the City's history, create opportunities for research partnerships with schools and scholars, explore way to document this history, and to ensure accessibility of the City's inventory and Register of Historical Resources. Goal 3 requires the preservation and protection of historic resources Policy 3.A to Policy 3.I encourage the retention of historical resources, enhance incentives to encourage preservation of historical resources, promote designation of historic districts and landmarks, and requires use of City's code enforcement process to ensure compliance with municipal codes, including Historic Preservation Ordinance.

As the City receives development applications for subsequent development consistent with Program 10/11 of the Housing Element Update, those applications would be reviewed by the City for compliance with the goals and policies of the General Plan related to the protection of historical resources. The City's Historic Preservation Ordinance, in conjunction with the General Plan, would be reviewed when development applications are received.

Lastly, individual development projects consistent with Property 10/11 of the Housing Element Update which propose to alter a building or structure greater than 45 years of age at the time an application is deemed complete would be required to undergo project-specific environmental review in compliance with CEQA Guidelines Section 15064.5 in order for the City to determine whether the building or structure may be a historic resource, and take appropriate action such as requiring additional site-specific or project-specific measures to reduce any potential impacts. However, in the event that an individual development project proposed to demolish a property determined to be a historic resource, this would result in a significant and unavoidable impact. Therefore, the City conservatively concludes that future development consistent with Program 10/11 of the Housing Element Update could have the potential to eliminate important examples of major periods of California history or prehistory or cause a substantial adverse change in the significance of a designated historical resource or otherwise result in significant adverse effects to historical resources and impacts that would be significant.

As the City receives development applications for subsequent development under the Program 10/11 of the Housing Element Update, those applications will be reviewed by the City for compliance with the goals and policies of the General Plan related to the protection of historical resources. However, to achieve and implement the stated policies and goals outlined in the General Plan, the following mitigation measures with regards to the historic built environment would apply. These measures are intended to minimize adverse effects to the extent feasible. However, due to the potential limitations of mitigation in fully offsetting impacts for certain individual projects, and in accordance with CEQA standards, such impacts may remain significant and unavoidable.

Level of Significance

Potentially significant impact.

Mitigation Measures

MM CUL-1 Individual development projects which propose to alter a building or structure greater than 45 years of age at the time an application is submitted would be required to undergo project-specific environmental review, in compliance with CEQA Guidelines Section 15064.5, in order for the City to determine whether the building or structure may be a historic resource and take appropriate action such as requiring additional site-specific or project-specific measures to reduce any potential impacts. These measures are, but not limited to the following:

- Prior to project development that may affect historical resources (i.e., structures 45 years or older), a historical resources assessment shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professionally Qualified Standards in architectural history or history. This shall include a records search to determine whether any resources that may be

potentially affected by the project have been previously recorded, evaluated, and/or designated in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or a local register. Following the records search, the qualified architectural historian shall conduct a survey in accordance with the California Office of Historic Preservation (OHP) guidelines to identify any previously unrecorded potential historical resources that may be potentially affected by the proposed project. The criteria for determining a historically significant building or structure shall meet one or more of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of local, regional, or national history; or
2. Is associated with the lives of persons significant in local, regional, or national history; or
3. Embodies the distinctive characteristics of a significant architectural style, property type, period, or method of construction; represent the work of an architect, designer, engineer, or builder who is locally, regionally, nationally significant, or it is a significant visual feature of the City; possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded, or may be likely to yield, information important in prehistory or history.

- Properties identified as historically significant resources, shall contain proper documentation meeting the Historic American Building Survey (HABS) Guidelines that shall be prepared and implemented, as approved by the qualified historian meeting the Secretary of the Interior's Professional Qualifications Standards. Such documentation shall include drawings, photographs, and written data for each building/structure/element, and provide a detailed mitigation plan, including a monitoring program, recovery, rehabilitation, redesign, relocation, and/or in situ preservation plan.
- To ensure that projects requiring the relocation, rehabilitation, or alternation of a historical resource do not impact the resource's significance, the Secretary of Interior's Standards for the Treatments of Historic Properties shall be used to the maximum extent possible. The application of the standards shall be overseen by a qualified architectural historian or historic architect meeting the Professional Qualified Standards. Prior to any construction activities that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City of Colton for review and approval.
- If a proposed project would result in the demolition or significant alteration of historical resource, such demolition cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible. Recordation shall take the form of Historic American Buildings Survey, Historic American Engineering Record, or Historic American Landscape Survey documentation, and shall be performed by an architectural historian or historian who meets the Professional Qualified Standards. Documentation shall include an

architectural and historical narrative; medium- or large-format black and white photographs, negatives, and prints; and supplementary information such as building plans and elevations, and/or historical photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, State, or federal institutions. The specific scope and details of documentation are to be developed in coordination with the City of Colton.

Level of Significance After Mitigation

Significant and unavoidable impact.

Cumulative Analysis

The geographic scope of the cumulative impact analysis for historic built environment cultural resources is Program 10/11 of the Housing Element Update Area within the City of Colton and adjacent areas with shared historical context or significance. This analysis evaluates whether the impacts of the proposed Housing Element Update, together with the impacts of cumulative development, would result in a cumulatively significant impact to historical resources. This analysis then considers whether incremental contribution to cumulative impacts associated with development consistent with the Housing Element Update would be significant. Both conditions must apply for a project's cumulative effects to rise to the level of significance.

Future development within the cumulative geographic scope could have significant cumulative impacts on known or previously unidentified historical resources. However, development within the cumulative geographic context would be required to comply with federal, State, and local laws and policies that protect historical resources, which includes Section 15064.5 of the CEQA Guidelines, and Sections 5024.1 and 5097 of the Public Resources Code. Compliance with these policies may also require development projects to prepare site-specific project-level analysis to fulfill CEQA requirements, which would include additional consultation that could lead to the identification of potential site-specific historical resources. However, even though cumulative development would be required to comply with long-term planning documents, and regulatory agency policies (including, but not limited to, evaluation requirements and inadvertent discovery procedures) the potential for impacts to the built environment remains significant.

The proposed project does not propose any specific development projects and, therefore would not directly contribute to any cumulative impact. Additionally, Program 10/11 of the Housing Element Update's incremental indirect contribution to potential significant cumulative impacts would reduce with implementation of the policies included in the General Plan and the City's Historic Preservation Ordinance that is intended to conserve and reduce impacts to historical resources as outlined in Impacts CUL-1. In addition, as discussed under Impacts CUL-1, as the City receives development applications for subsequent development consistent with the Program 10/11 of the Housing Element Update, those applications would be reviewed by the City for compliance with the policies of the General Plan, the City's Historic Preservation Ordinance, and other relevant federal, State, and local regulations that protect historical resources, including Section 15064.5 of the CEQA Guidelines and Sections 5024.1 and 5097 of the Public Resources Code. However, in the event that an individual development project proposed to demolish a property determined to be a historic resource, this would result in a significant and unavoidable impact that could not be mitigated. For these reasons,

the City has conservatively concluded that the Housing Element Update's incremental contribution to the less than significant cumulative impacts would be considered cumulatively considerable and, even with the implementation of identified mitigation, impacts would be significant and unavoidable.

Level of Cumulative Significance

Significant and unavoidable impact.

Archaeological Resources

Impact CUL-2:	**Development consistent with the proposed project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.**

Impact Analysis

As described in the General Plan, Conservation and Open Space Element, the City of Colton contains significant archaeological cultural resources. A comprehensive record search of the entire Planning Area has not been conducted, however through independent project-specific surveys have identified numerous significant archaeological sites near the Santa Ana River and throughout other sections of the City. Although there is substantial amount of disturbance throughout the City and surface evidence may have been destroyed, undiscovered archaeological sites could exist within the potential sites for rezoning. Development consistent with the Housing Element Update would result in additional development throughout the City and could therefore affect known archaeological resources or previously unidentified or undesignated archaeological resources.

The General Plan includes policies (Policies 1.A, 1.B, 2.A, 2.B, 3.A, 3.B, 4.A, 4.B, and 5.A) specifically designed to conserve and reduce potential impacts to archaeological resources. Policy 1.A requires the identification of Colton's significant archaeological sites, districts and landscapes; and Policy 2.A ensure that best practices-based documentation of significant archaeological resources. As the City receives development applications for subsequent development under the proposed project, those applications would be reviewed by the City for compliance with the policies of the General Plan and the Historic Preservation Ordinance related to archaeological resources.

Development consistent with the Program 10/11 of the Housing Element Update could result in new development that could affect known or previously unidentified archaeological resources within the potential sites for rezoning. However, compliance with applicable current federal, State, and local laws as well as General Plan policies, Historic Preservation Ordinance, and MM CUL-1 would ensure that future development projects are appropriately reviewed and designed in terms of potential impacts to archaeological resources. Consistent with the General Plan policies and programs, individual development projects would be required to undergo project-specific environmental review, which may require additional site-specific or project-specific measures to reduce any potential impacts and ensure that impacts remain less than significant.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

MM CUL-2 To determine the archaeological sensitivity for individual development projects within the City, an archaeological resources assessment shall be performed under the supervision of an Archaeologist that meets the Secretary of the Interior's (SOI) Professional Qualified Standards for their role. The assessment shall include a California Historical Resources Information System (CHRIS) records search at the South Central Coastal Information Center (SCCIC) and a search of the Sacred Lands File (SLF) maintained by the Native American Heritage Commission (NAHC). The records searches shall determine if the proposed project has been previously surveyed for archaeological resources, identify and characterize the results of previous cultural resource surveys, and disclose any cultural resources that have been recorded and/or evaluated. A Phase I pedestrian survey shall be undertaken in areas that are developed and undeveloped to locate any surface cultural materials.

If potentially significant archaeological resources are identified through an archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation shall be performed by an Archaeologist who meets SOI Standards prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant or unique through Phase II testing, and site avoidance is not possible, a Phase III data recovery program shall be implemented by a qualified Archaeologist and performed in accordance with the California Office of Historic Preservation's (OHP) Archaeological Resource Management Reports (ARMR). The Archaeologist must then prepare an archaeological data recovery plan to be reviewed and approved by the lead agency prior to the excavation of resources.

If the archaeological assessment did not identify potentially significant archaeological resources within the proposed project area but indicated the area to be highly sensitive for archaeological resources, this shall be followed by monitoring of all ground-disturbing construction and pre-construction activities in areas with previously undisturbed soil by a qualified Archaeologist. The Archaeologist shall inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities within 100 feet of the discovery shall be halted while the resources are evaluated for significance by an Archaeologist who meets SOI Standards. If the discovery proves to be significant, the qualified Archaeologist shall make recommendations to the Lead Agency (City of Colton) on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines.

If the archaeological assessment did not identify potentially significant archaeological resources but indicates the area to be of medium to low sensitivity for archaeological resources, an Archaeologist who meets the Professional Qualified Standards shall be retained on an on-call basis. The Archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities within 100 feet of the discovery shall be halted while the on-call Archaeologist is contacted. If the discovery proves to be significant, the qualified Archaeologist shall make recommendations to the Lead Agency (City of Colton) on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines.

Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project site should be recorded on appropriate California Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA Guidelines. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency (City of Colton) approves the measures to protect these resources. The excavation, study, curation, and/or repatriation of archaeological artifacts recovered as a result of mitigation shall be undertaken in close consultation with the Lead Agency (City of Colton) and representatives from consulting Native American Tribes, as appropriate. All Reports and DPR forms shall be submitted to the Lead Agency (City of Colton), the SCCIC, and the OHP, as required.

Level of Significance After Mitigation

Less than significant impact.

Cumulative Analysis

The geographic scope of the cumulative impact analysis for cultural resources is Program 10/11 of the Housing Element Update Area within the City of Colton and immediately surrounding areas with similar archaeological sensitivity and/or cultural affiliation. Future development within the cumulative geographic scope could have significant cumulative impacts on known or previously unidentified archaeological resources. However, development within the cumulative geographic context would be required to comply with federal, State, and local laws and policies that protect archaeological resources, which includes Section 15064.5 of the CEQA Guidelines, and Sections 5024.1 and 5097 of the Public Resources Code. Compliance with these policies may also require development projects to prepare site-specific project-level analysis to fulfill CEQA requirements,

which would include additional consultation that could lead to the identification of potential site-specific archaeological resources. Accordingly, because cumulative development would be required to comply with long-term planning documents, and regulatory agency policies (including, but not limited to, evaluation requirements and inadvertent discovery procedures) that would reduce impacts to potential archaeological resources, cumulative impacts would be less than significant.

Moreover, the Program 10/11 of the Housing Element Update's incremental contribution to these less than significant cumulative impacts would not be significant with implementation of the policies included in the General Plan and the City's Historic Preservation Ordinance that is intended to conserve and reduce impacts to cultural resources as outlined in Impacts CUL-2. In addition, as discussed under Impacts CUL-2, as the City receives development applications for subsequent development consistent with the Program 10/11 of the Housing Element Update, those applications would be reviewed by the City for compliance with the policies of the General Plan, the City's Historic Preservation Ordinance, and other relevant federal, State, and local regulations that protect archaeological resources, including Section 15064.5 of the CEQA Guidelines and Sections 5024.1 and 5097 of the Public Resources Code. For these reasons, the Housing Element Update's incremental contribution to the less than significant cumulative impacts would be considered less than significant.

Level of Cumulative Significance

Less than significant impact.

Human Remains

Impact CUL-3:	**Development consistent with the proposed project could disturb human remains, including those interred outside of formal cemeteries.**

Impact Analysis

Excavation and construction activities allowed under the proposed Program 10/11 of the Housing Element Update may uncover human remains that may not be marked in formal burial locations. Therefore, as future development and infrastructure projects are reviewed by the City, each project would be evaluated for conformance with the General Plan, the Historic Preservation Ordinance, and other applicable State regulations.

Public Resources Code Section 5097 has specific stop-work and notification procedures to follow when Native American human remains are inadvertently discovered during excavation and construction activities. Section 7050.5 of the California Health and Safety Code sets forth provisions related to the treatment of human remains, including the treatment of human remains found in locations other than a dedicated cemetery and the responsibilities of the Coroner. These requirements apply to all construction projects within the Housing Element Update Area.

In addition to and accordance with the implementation of policies in the General Plan, as well as compliance with adopted State, federal and local regulations for the protection of human remains, MM CUL-3 would ensure that future development under the proposed Program 10/11 of the Housing Element Update would not result in significant adverse effects to human remains. Therefore, impacts would be considered less than significant.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

MM CUL-3 In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. If during the course of any future development project there is accidental discovery or recognition of any human remains, the following steps shall be taken.

1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for appropriate treatment and disposition of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.
2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance:
   - The NAHC is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.
   - The descendant identified fails to make a recommendation.
   - The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.

Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:

When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project site, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains, and any items associated with Native American Burials with the appropriate Native Americans as identified by the NAHC.

Level of Significance After Mitigation

Less than significant.

Cumulative Analysis

Impacts to cultural resources are location-specific and are limited to construction. Accordingly, the relevant geographic scope is defined as the areas of the City in the immediate vicinity of Program 10/11 of the Housing Element Update Area within the City of Colton. Although the Housing Element Update is designed to encourage and facilitate new housing construction within the City, the Housing Element Update does not propose any specific development projects and therefore would not approve any construction and would not have any direct contribution to any cumulative impacts.

Nonetheless, the General Plan and Housing Element anticipate ongoing urban growth and intensification across the City through the planning horizon. Past, present and reasonably foreseeable construction activities may have the potential to encounter undiscovered human remains and/or formal cemeteries, these cumulative projects would be required to mitigate for impacts through compliance with applicable federal and State laws (Section 7050.5 of the California Health and Safety Code) governing human remains and/or formal cemeteries. Additionally, the implementation of standard construction mitigation measures and best management practices would ensure undiscovered human remains and/or formal cemeteries are not adversely affected by cumulative project-related construction activities, which would prevent the destruction or degradation of potentially significant cultural resources within the geographic scope. Therefore, cumulative impacts would be less than significant.

Level of Cumulative Significance

Less than significant impact.

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3.5 - Energy

3.5.1 - Introduction

This section describes the existing energy setting in the project area as well as the relevant regulatory framework. This section also evaluates the possible impacts related to energy that could result from implementation of the proposed project. Information in this section is based, in part, on project-specific energy calculation outputs included in Appendix B. No public comments were received during the Environmental Impact Report (EIR) scoping period related to energy.

3.5.2 - Environmental Setting

The existing setting focuses on regional and local energy consumption, and factors related to the use and availability of energy including infrastructure, capacity, and supply.

Energy Basics

Energy is defined as the ability to do work. There are many forms of energy, including heat, light, motion, electrical, chemical and gravitational. Energy is grouped into two general types of energy, including potential (or stored) energy and kinetic (or working) energy. Sources of energy are divided into two categories: renewable (such as solar) and nonrenewable (such as coal), and they are used to produce energy including heat, electricity, or fuels.[1]

Energy Usage

Energy use in an area is generally distributed across five main energy use sectors:

- **Transportation sector**: includes vehicles that transport people or goods, including cars, trucks, buses, aircraft, boats, and ships.
- **Industrial sector:** includes facilities and equipment used for manufacturing, agriculture, mining, and construction.
- **Electric power sector**: primary business is to generate and sell electricity, and in some cases heat, to the other sectors.
- **Residential and commercial sectors**: includes homes and apartments and nonresidential uses (such as schools, retail uses, hotels, warehouses, restaurants, etc.).

Transportation Sector

Energy use associated with the transportation sector includes the fuel required to transport people or goods, including cars, trucks, buses, aircraft, boats, and ships. The proposed project is located in San Bernardino County, which sold an estimated 622.6 million gallons of gasoline and 83.4 million gallons of diesel fuel in 2022.[2]

[1] United States Energy Information Administration (EIA). 2024. Website: https://www.eia.gov/energyexplained/what-is-energy/. Accessed May 15, 2025.

[2] California Energy Commission (CEC). 2023 Annual Retail Fuel Outlet Report Results CEC-A15 Results and Analysis. Website: https://www.energy.ca.gov/media/3874. Accessed May 15, 2025.

Energy use in the transportation sector also includes the electricity that can be used to power electric vehicles and plug-in hybrid electric vehicles (PHEVs) directly from the power grid. Electricity used to power vehicles is generally provided by the electricity grid and stored in the vehicles' batteries. Fuel cells are being explored to use electricity generated onboard the vehicle to power electric motors. As of April 2024, California had a reported 101,738 public and shared private electric vehicle chargers, San Bernardino County had a reported 2,654 chargers. This includes 284 Public DC fast chargers, 2,006 Public Level 2 chargers, and 364 Shared Private DC fast chargers.[3]

Industrial Sector

The proposed project is a rezone to increase the number of residential units but could also result in a mix of residential and commercial uses; therefore, the industrial sector is not relevant. However, the proposed project does involve the construction of buildings and associated hardscape and landscaping, and while estimates of construction fuel are not available as a subcategory of the industrial sector, construction fuel is known to be a significant contributor to industrial fuel consumption. The construction industry is a major user of diesel fuel as it is utilized almost exclusively in off-road construction equipment. Diesel is the fuel of choice because it has 12 percent more energy per gallon than gasoline and has fuel properties that prolong engine life making it ideal for heavy-duty vehicle applications. Biodiesel was introduced into California in 2000 and Renewable Diesel was introduced in 2012. Biodiesel is predominantly made from soybean and recycled oils into a unique diesel fuel (it can be blended into transportation fuels but is not a substitute for diesel fuel). Renewable Diesel is predominantly made from animal waste oils and the finished fuel is nearly identical to petroleum-based diesel.[4] Renewable diesel, on the other hand, is a transportation fuel produced from non-petroleum renewable sources—specifically, vegetable oils and animal fats. The chemical and structural properties of renewable diesel are similar to petroleum-derived (conventional) diesel and can be used as a direct substitute for conventional diesel (up to 100 percent or R100). Blends of renewable diesel and conventional diesel are labeled with an R followed by the percentage (by volume) of the renewable diesel content.[5]

California accounts for nearly all of renewable diesel consumption in the United States, consuming nearly 40 million barrels of renewable diesel.[6] This is compared to 1 million barrels in 2011 and 28 million barrels in 2021; California's renewable diesel consumption grew substantially after its Low Carbon Fuel Standard (LCFS) went into effect in 2011.[7] This increase represented a shift away from traditional diesel, with clean fuels replacing over 50 percent of the diesel used in the State in the first quarter of 2023.[8]

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[3] California Energy Commission (CEC). Electric Vehicle Chargers in California. Website: https://www.energy.ca.gov/data-reports/energy-almanac/zero-emission-vehicle-and-infrastructure-statistics-collection/electric. Accessed May 15, 2025.

[4] California Energy Commission (CEC). 2024. Diesel Fuel Data, Facts, and Statistics. Website: https://www.energy.ca.gov/data-reports/energy-almanac/transportation-energy/diesel-fuel-data-facts-and-statistics. Accessed May 15, 2025.

[5] California Air Resources Board (ARB). 2024. Fact Sheet: Renewable Diesel Fuel Requirements. Website: https://ww2.arb.ca.gov/resources/fact-sheets/fact-sheet-renewable-diesel-fuel-requirements. Accessed May 15, 2025.

[6] United States Energy Information Administration (EIA). 2022. State Energy Data System 2022: Updates by Energy Source. Website: https://www.eia.gov/state/seds/sep_fuel/html/pdf/fuel_use_rd.pdf. Accessed May 15, 2025.

[7] United States Energy Information Administration (EIA). 2023. Website: https://www.eia.gov/todayinenergy/detail.php?id=57180#. Accessed May 15, 2025.

[8] California Air Resources Board (ARB). 2023. Press Release 23-24. Low Carbon Fuel Standard Drives Shift Away from Petroleum. August 23, 2023.

Residential and Commercial Sector

Electricity and natural gas are distributed through the various electric load-serving entities (LSEs) in California. These entities include investor-owned utilities (IOUs), publicly owned LSEs, rural electric cooperatives, community choice aggregators, and electric service providers. These providers are often subject to State-level regulations and standards, including the renewable portfolio standard (RPS).

The RPS consists of policies (applicable to the energy/utility provider) designed to increase the use of renewable energy sources for electricity generation. California's RPS, established by Senate Bill (SB) 350 and subsequently SB 100, require 60 percent of electricity to come from renewable sources by 2030 and 100 percent from zero-carbon sources by 2045.

The renewable content of the produced electricity is based on the energy mix, or the combination of different energy sources used to meet energy needs in a particular region. It includes both renewable and nonrenewable sources. For example, a typical energy mix might include coal, natural gas, nuclear, hydroelectric, wind, and solar power.

Under the Power Source Disclosure Program, retail electricity providers are required to annually disclose to their retail consumers the mix of sources used to provide electricity service during the previous calendar year. In those instances where a retail supplier offers consumers more than one electricity portfolio, the retail supplier is to provide information specific to each electricity portfolio offered. This information is provided to consumers in the form of Power Content Labels.[9]

Electric Power Sector

Electricity

In 2022, San Bernardino County's commercial and residential sectors utilized a total of 15,553.0 million kilowatt-hours (kWh) divided into nonresidential usage of 9,047.3 gigawatt-hours (GWh) and residential usage of 6,505.7 GWh.[10]

Colton Electric (CE) that would provide electricity to businesses and residents in the City of Colton and would serve new development pursuant to the proposed project. CE offers its customers several different choices with various renewable energy content.

Natural Gas

As stated in the analysis below, natural gas use would not be used by the proposed project.

Community Scale Solar Generation

Solar farms, on a community-scale, are more comparable to community gardens. Multiple individuals pool their funds to invest in solar equipment and then share the benefits of the resulting solar energy.

[9] California Energy Commission (CEC). 2022. Power Content Labels. Website: https://www.energy.ca.gov/programs-and-topics/programs/power-source-disclosure-program/power-content-label. Accessed March 21, 2025.

[10] California Energy Commission (CEC). 2024. Energy Consumption Database, Electricity Consumption by County. Website: https://ecdms.energy.ca.gov/elecbycounty.aspx. Accessed May 15, 2025.

3.5.3 - Regulatory Framework

Federal energy regulations were first introduced in 1975 with the Energy Policy and Conservation Act of 1975 in response to the 1973-1974 Arab Oil Embargo to improve the average fuel economy of cars and light trucks in the US and improve the US energy independence. Other subsequent federal rules included the Energy Policy Act of 2005 that introduced numerous energy efficiency standards for appliances (building off the existing Energy Star Program) and The Energy Independence and Security Act of 2007 (which strengthened the vehicular fuel economy standards). The purpose of the federal regulations related to energy are to improve energy efficiency (thereby reducing energy use), reduce energy use, promote renewable energy production, and improve US energy independence.

These regulations set important groundwork and foundation for subsequently promulgated California regulations.

State

Because federal regulations generally preempt State and local regulations, they set the foundation for subsequent State regulations to build upon. The following describes the regulatory framework as it pertains to the energy usage sectors relevant to the proposed project. These regulations are also intended to increase energy efficiency—thereby reducing overall energy use—and promote renewable energy production and use.

Transportation Sector

California adheres to the federal Corporate Average Fuel Economy standards but also has several other State programs that influence emissions and fuel efficiency. These regulations include the following:

- Pavley Regulations and Fuel Efficiency Standards (Assembly Bill [AB] 1493)
- Low Emission Standards (LEV Program)
- Zero-Emission Vehicle (ZEV Program)
- Truck and Bus Regulations
- ARB Phase 2 Greenhouse Standards for Medium and Heavy-Duty Vehicles
- Advanced Clean Cars Program
- Advanced Clean Trucks Program
- Heavy-Duty Inspection and Maintenance Rule
- Clean Miles Standard

These greenhouse gas emissions (GHG) or air quality regulations aim to reduce emissions of criteria pollutants, air toxics and GHG emissions and at the same time result in decreases in energy and fuel consumption. However, they are not direct energy regulations or policies. Additionally, while these regulations increase energy efficiency and reduce fuel consumption from vehicles, they are typically not directly applicable to land use development projects but apply to either vehicle/engine manufacture or vehicle maintenance and operation.

The proposed project would be subject to these air quality regulations and measures that influence emissions from vehicles. This would include limits on the idling of commercial motor vehicles and

construction equipment. The California Code of Regulations Title 13, Section 2485, Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling, prohibits diesel-fueled commercial vehicles from idling for more than 5 minutes at any given location. The primary goal of this regulation is to reduce public health impacts from diesel emissions, but compliance with the measure also results in energy savings in the form of reduced fuel consumption from unnecessary idling.

Finally, while not specifically an energy regulation, the Sustainable Communities and Climate Protection Act of 2008 (Senate Bill [SB] 375) requires land use projects to meet target reductions of Vehicle Miles Traveled (VMT) to reduce GHG emissions. Because VMT is directly related to fuel consumption and because consistency with the targets is determined on an individual development/project basis, this regulation also serves to reduce energy consumption related to passenger vehicle travel.

Industrial Sector

As previously discussed, land use development projects consume fuel during construction operations (and construction is a subset of the industrial sector, along with manufacturing, mining, and agriculture). Because of energy efficiency requirements, off-road diesel equipment dominates the industry. Provisions in California's In-use Off-road Diesel Fleets regulation under California Code of Regulations Title 13 not only provide protection from air pollution but promote the use of newer, well-tuned and maintained equipment and provide regulatory limits on unnecessary idling. These minimize toxic diesel exhaust but at the same time results in energy efficiency, decreased fuel use, and less wasteful use of energy.

Electric Power Sector

The RPS is a regulation applicable to the energy/utility provider designed to increase the use of renewable energy sources for electricity generation. California's RPS was established by SB 350 and subsequently SB 100 and requires 60 percent of electricity to come from renewable sources by 2030 and 100 percent from zero carbon sources by 2045.

The renewable content of the produced electricity is based on the energy mix, or the combination of different energy sources used to meet energy needs in a particular region. It includes both renewable and nonrenewable sources. For example, a typical energy mix might include coal, natural gas, nuclear, hydroelectric, wind, and solar power.

Under the Power Source Disclosure Program, retail electricity providers are required to annually disclose to their retail consumers the mix of sources used to provide electricity service during the previous calendar year. In those instances where a retail supplier offers consumers more than one electricity portfolio, the retail supplier is to provide information specific to each electricity portfolio offered. This information is provided to consumers in the form of Power Content Labels.[11]

[11] California Energy Commission (CEC). Website: https://www.energy.ca.gov/programs-and-topics/programs/power-source-disclosure-program/power-content-label. Accessed May 15, 2025.

Residential and Commercial Sectors

Energy Efficiency in Buildings

California Code of Regulations Title 24 Part 6 (California's Energy Efficiency Standards for Residential and Nonresidential Buildings) was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy-efficient technologies and methods. Energy-efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions. The 2022 Building Energy Efficiency Standards went into effect on January 1, 2023.

This update to the building code provides crucial steps in the State's progress toward 100 percent clean carbon neutrality by midcentury. The 2022 Energy Code builds on California's technology innovations, encouraging energy-efficient approaches to encourage building decarbonization and emphasizing heat pumps for space heating and water heating. This set of Energy Codes extends the benefits of photovoltaic and battery storage systems and other demand flexible technology to work in combinations with heat pumps to enable California buildings to be responsive to climate change. Buildings whose permit applications are applied for on or after January 1, 2023, must comply with the 2022 Energy Code. The Energy Code includes measures that will reduce energy use in single-family, multi-family, and nonresidential buildings. These measures will:

- Affect newly constructed buildings by adding new prescriptive and performance standards for electric heat pumps for space conditioning and water heating, as appropriate for the various climate zones in California.
- Require photovoltaic (PV) and battery storage systems for newly constructed multi-family and selected nonresidential buildings.
- Electric-readiness is a new mandatory requirement for dwelling unit gas space heating, water heating, cooking, and laundry. Common use areas are exempt from the electric-ready requirement, with the exception of common use area clothes dryers.
- Update efficiency measures for lighting; building envelope; and heating ventilation and air conditioning (HVAC); and
- Make improvements to reduce the energy loads of certain equipment covered by (i.e., subject to the requirements of) the Energy Code that perform a commercial process that is not related to the occupant needs in the building (such as refrigeration equipment in refrigerated warehouses, or air conditioning for computer equipment in data processing centers).

California Code of Regulations Title 24, Part 11 (commonly referred to as CALGreen) provides for voluntary energy efficiency provisions designed to support local jurisdictions and other entities aiming to exceed the mandatory energy efficiency requirements set by the Energy Code. These provisions apply to newly constructed buildings as well as additions and alterations to existing buildings. These voluntary measures focus on enhancing resource efficiency, improving building energy system performance, and aligning with broader environmental and public health goals, such

as decarbonizing California's economy. They complement the mandatory provisions by offering additional strategies for energy conservation and efficiency.

Energy Efficiency in Appliances

This part of the California Code of Regulations sets standards for the energy efficiency of appliances sold or offered for sale in California. It covers a wide range of appliances, including refrigerators, air conditioners, and other household and commercial devices. Title 20 ensures that individual appliances for the energy efficiency of appliances sold or offered for sale in California meet specific energy efficiency standards. While Title 24 focuses on the building's overall energy efficiency, Title 20 and federal appliance standards ensures that individual appliances meet specific energy efficiency standards. Title 20 ensures that lighting and appliances being used in new construction meet energy efficiency standards set by the CEC.

City of Colton

Electricity services in the City of Colton would be provided by Colton Electric (CE), which would serve future development facilitated by the Housing Element Update.

While specific development proposals are not available at this time, future projects would be subject to applicable building codes and energy efficiency regulations in effect at the time of project approval.

3.5.4 - Local

The following local regulations are applicable to the proposed project and would increase energy efficiency, decrease fuel use, and promote renewable energy use or production (beyond regional, State, and federal requirements).

City of Colton General Plan

Housing Element 6th Cycle

The Housing Element provides opportunities to encourage the incorporation of energy-saving features, energy-saving materials, and energy-efficient systems and design for new residential development in the City of Colton.

GOAL H-7 Promote and encourage sustainable development and green building practices for all new residential development and for the retrofitting of existing housing.

Policy H-7.2 Encourage water- and energy-efficient appliances and features for new residential development and encourage water- and energy-efficient retrofitting improvements for existing residential homes.

Policy H-7.4 Provide initiatives to increase the use of solar energy and utilize passive solar design to increase energy conservation.

Program 39 Sustainable Building Practices and Energy and Water Conservation

City of Colton 2023 Climate Action Plan

The City of Colton adopted an update to the City's Climate Action Plan in 2023 (2023 CAP). As described above, the City of Colton, in compliance with the San Bernardino Associated Governments and 20 other jurisdictions in the region, participated in the development and adoption of the San Bernardino County Regional GHG Reduction Plan (Regional Plan), which was updated in 2023. As a part of this update, the City adopted 2023 CAP Update and Screening Tables, including recommending the following GHG reduction measures: (a) evaluate limiting new gas stations in the City of Colton based on citywide saturation levels; and (b) encourage wind electric power generation opportunities in the City, where feasible and applicable. The 2023 CAP quantifies GHG emissions for existing 2016 data and projected 2030 data from land use activities covered within the Colton General Plan. It establishes GHG reduction targets based on SB 32 and updates specific GHG reduction measures that would collectively achieve the GHG reduction targets.[12]

The City's CAP includes various implementation measures to reduce GHG emissions and meet the City's 2030 goal.[13] While the proposed project build-out is assumed to occur post-2030, an analysis of the proposed project's consistency with the CAP is nonetheless provided. The CAP includes numerous local strategies to be implemented to reduce GHG emissions in the categories of building energy, renewable energy, land use and tree planting, on-road transportation, off-road equipment, and solid waste management.

City of Colton Municipal Code

The City of Colton has adopted several ordinances and regulations that promote energy efficiency and the use of renewable energy within the City. These local policies complement State regulations and demonstrate the City's commitment to sustainable development.

Chapter 15.11 – Green Building Code

Section 106.4 **Electric Vehicle Charging Stations:** This section mandates the inclusion of EV charging infrastructure in new construction projects, aligning with CALGreen. It outlines requirements for the number and type of EV charging spaces based on the project's scope and occupancy type.

Section 106.5.3 **Electric Vehicle Charging Stations:** This provision details the technical specifications and installation standards for EV charging stations, ensuring safety and accessibility compliance. It includes guidelines on the design, location, and operational aspects of EV charging facilities.

3.5.5 - Thresholds of Significance

Because this analysis evaluates potential sites for rezoning rather than individual site plans, energy impacts of the Housing Element Update Program 10/11 Rezone/GPA are evaluated based on the location for each potential site for rezoning. Additionally, each potential site for rezoning will be

[12] City of Colton. Resolution No. R-105-23. Website: https://coltonca.gov/DocumentCenter/View/8639/R-105-23-Adopting-an-Update-to-the-Colton-CAP-. Accessed May 22, 2025.

[13] City of Colton. 2023. 2023 Climate Action Plan (Colton Excerpt of the San Bernardino County Regional Greenhouse Gas Reduction Plan). November 14.

evaluated on a project-by-project basis for impacts when a site plan has been developed. All future development would be required to meet State-mandated energy standards for the new residential housing at each potential site and would be required to comply with General Plan and Housing Element policies, as well as zoning requirements, and any applicable Specific Plan provisions or other guidelines regarding energy use. Additionally, the General Plan and Municipal Code were reviewed to determine applicable policies and design requirements for the proposed project.

The Lead Agency utilizes the criteria in CEQA Guidelines Appendix G Environmental Checklist and the City of Colton's Local CEQA Guidelines, Appendix J to determine whether impacts to energy are significant environmental effects. The proposed project would have a potentially significant impact if it would:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

3.5.6 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of the proposed project and provides mitigation measures where appropriate.

Energy Use

Impact ENER-1:	**The proposed project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.**

Impact Analysis

A discussion of the proposed project's anticipated energy usage is presented below. CE would provide electricity service to the rezone sites. Energy use consumed by new development that could occur pursuant to the proposed project was estimated and includes electricity and fuel consumption for construction and operation.

Construction Energy Usage

Implementation of the proposed project would not expressly authorize construction of any development. However, construction activities associated with individual development projects consistent with the proposed project would consume energy in the form of gasoline and diesel fuel use for construction equipment, as well as from worker trips and material delivery trips to and from construction sites. In addition, diesel-fueled portable generators may be necessary to meet additional electricity demands from temporary on-site lighting and welding and for supplying energy to areas of the construction sites where electricity cannot be obtained. Temporary electrical grid power may also be provided to construction sites, as feasible. It is too speculative at this time to calculate energy usage associated with construction activities because the details regarding future construction activities are not known, including phasing, construction duration, and construction equipment. It should be noted that subsequent environmental review of future development projects would be required to assess potential construction-related energy consumption impacts.

During construction, new development would be subject to energy conservation requirements in the California Energy Code (Title 24, Part 6, of the California Code of Regulations, California's Energy Efficiency Standards for Residential and Nonresidential Buildings) and CALGreen (Title 24, Part 11 of the California Code of Regulations). The construction of housing, public infrastructure, and mixed-use development would require the use of heavy-duty construction equipment. However, this equipment is required to comply with applicable California Air Resources Board (ARB) and the United States Environmental Protection Agency (EPA) engine emissions standards, which improve combustion efficiency and reduce unnecessary fuel consumption. None of the future developments anticipated as a result of implementation of the proposed project would be expected to require an unusual or extraordinary amount of energy consumption during construction, as could occur with large industrial facilities such as power plants or large infrastructure facilities such as highway projects or dams.

Furthermore, construction activities for future development would be temporary in nature and would not result in a long-term demand on energy resources. Compared to large-scale industrial or infrastructure projects, the type of development envisioned by the proposed project (primarily residential and neighborhood-serving mixed-use) would not involve energy-intensive construction methods. In addition, the operation of construction equipment would be required to comply with the latest EPA and ARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Construction activities would also be required to comply with anti-idling regulations, which will reduce fuel use. Any specific, construction-related energy consumption impacts would be addressed as part of subsequent, project-level environmental review consistent with CEQA. As such, future development facilitated by the proposed project would not result in wasteful, inefficient, or unnecessary energy use during construction. Impacts from construction would be less than significant.

Operation Energy Usage

Long-term energy consumption would result from electricity use for indoor and outdoor lighting, HVAC, appliances, electronics, cleaning and landscape equipment, security systems, and water heating, as well as from natural gas (if applicable) and transportation fuel used by residents and workers. As discussed in the Greenhouse Gas Impacts section of the Draft EIR, mitigation measure GHG-1b would prohibit the use of natural gas and future development within the proposed project area as a result of the rezone would be all-electric, thereby eliminating the use of natural gas-fueled appliances or building features. Furthermore, all future development facilitated by the proposed project would be required to comply with the most recent Title 24 Building Energy Efficiency Standards, as well as CALGreen provisions under the California Building Code.

Electricity would be provided by CE, which in 2023 (the most recently available Power Content Label published by the California Energy Commission) delivered 64.6 percent of its power from eligible

renewable sources, including solar, wind, geothermal, and small hydro.[14] CE is also required to meet California's RPS.

Operational transportation energy use would also be consistent with federal and State fuel economy standards. Infill development and mixed-use zones enabled by the zoning amendments of the proposed project may reduce VMT by allowing future residents to live closer to commercial, transit, and community amenities. In addition, the proposed project supports California's long-term climate goals established under AB 32 and SB 32 by promoting infill housing, compact development, and land use patterns that encourage energy efficiency and reduced vehicle miles traveled.

All future development under the Housing Element Update would be subject to State and local energy efficiency requirements, including:

- Title 24 and CALGreen energy codes.
- The California Energy Commission's 2022 Building Standards Code;
- Utility-specific energy-efficiency programs

CAP measures adopted by the City of Colton, include:

- Energy-1: Energy efficiency retrofits for existing buildings
- Energy-2: Outdoor lighting upgrades
- Energy-4 and Energy-8: Solar adoption for residential and commercial uses

Because the proposed project is a policy-level planning document that does not directly permit development, specific operational-related energy consumption impacts would be addressed as part of subsequent project-level environmental review consistent with CEQA. Future development would be required to comply with all applicable federal, State, and local regulations. As such, future development facilitated by the proposed project would not result in wasteful, inefficient, or unnecessary energy use during operation. Impacts from operation would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The cumulative analysis considers the foreseeable development projects pursuant to growth projections in the City of Colton and adjacent cities, in addition to the sites proposed for zoning amendments in implementation of the proposed project. The geographic scope of the cumulative energy analysis is the City of Colton and includes cumulative projects that could result from growth projections. Past, present, and probable future projects throughout the City would result in the

[14] 2023 Power Content Label. 2025. Colton Electric Utility. Website: https://coltonca.gov/1078/Power-Content-Label. Accessed August 18, 2025.

irreversible use of non-renewable resources, such as gasoline and diesel fuel, during construction, as well as the incremental increase in energy consumption from building operations and traffic associated with those projects. However, the use of such resources would be subject to the same regulatory framework relating to energy and fuel efficiency as would development from implementation of the proposed project. Furthermore, buildings would be anticipated to become more energy efficient over time as regulatory requirements change and technological advancements are made.

Future projects in the area surrounding the project site are expected to result in a similar development pattern to existing conditions; however, while the overall use of electricity on the site and surrounding areas may increase, the energy use per square foot is expected to decrease due to compliance with modern standards and incorporation of modern technologies. Specifically, regarding fuel use during construction, the proposed project and other future projects would consume energy associated with the off-road equipment, truck trips, and worker vehicle trips. However, construction of the proposed properties related to the proposed project, and future projects, would be temporary and compliance with increasingly stringent local and State regulations for fleet efficiency and construction best practices limiting vehicle idling would help reduce construction-related fuel usage. During operation, any development resulting from implementation of the proposed project, in combination with future projects, would result in additional VMT in the area. However, over the lifetime of the proposed project and past, present, and future projects, the fuel efficiency of vehicles is expected to increase.

Similarly, with increasingly stringent local and State regulations for energy efficiency in buildings, such as Title 24 of the California Administrative Code and the Appliance Efficiency Regulations, operational building energy consumption is also expected to decrease. Therefore, the overall cumulative impact relating to energy consumption and consistency with energy plans would be less than significant.

Moreover, as described above, the proposed project was found to have less than significant impacts with regards to energy use, and the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Similarly to the development associated with the cumulative projects, development associated with the proposed project would be designed in accordance with Title 24, California's Energy Efficiency Standards for Residential Buildings and would be required to comply with the latest CALGreen requirements for residential new construction. These standards include minimum energy efficiency requirements related to the building envelope, mechanical systems (e.g., HVAC and water heating systems), indoor and outdoor lighting, and illuminated signs.

Therefore, the proposed project, in conjunction with other planned and approved projects, would not have a cumulatively significant impact related to energy consumption.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Energy Plan Consistency

Impact ENER-2: The proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Impact Analysis

CE would provide electricity service to the project sites to be developed during implementation of the proposed project. CE is currently in compliance with the requirements of the RPS; the State's current objective pursuant to the RPS is to provide 33 percent renewable energy. The proposed project's electricity provider would also be required to meet the State's future objective of 60 percent of in-State electricity sales being generated from renewable energy sources by 2030 and 100 percent zero-carbon electricity by 2045, as required under Senate Bill 100.

Individual projects developed during implementation of the proposed project would also be compliant with Title 24 Standards and (pursuant to MM GHG-1b, MM GHG-1c, and MM GHG-1d) would be all-electric in design, would require all-electric landscaping equipment, and would provide EV charging infrastructure beyond mandatory requirements. In addition, development would be required to comply with the most recent California Building Code, including Title 24 Building Energy Efficiency Standards, CALGreen, and mandatory solar requirements for low-rise residential development.

The City has also adopted local ordinances that promote energy efficiency and clean energy use. Chapter 15.11 of the Colton Municipal Code incorporates CALGreen requirements, including Section 4.106.4 and Section 5.106.5.3, which require electric vehicle charging infrastructure in new residential and nonresidential developments, respectively. Additionally, Chapter 15.60 streamlines the permitting of solar energy systems to reduce barriers to renewable energy deployment. These ordinances, in conjunction with statewide standards, help ensure that future development in Colton is designed to minimize energy demand and maximize energy efficiency.

As discussed under Section 7, Greenhouse Gas Impacts, the proposed project is also consistent with the City's Climate Action Plan, which includes measures such as Energy-1 (promoting energy efficiency retrofits in existing buildings), Energy-2 (upgrading outdoor lighting systems), and Energy-4 and Energy-8 (supporting solar installations in residential and commercial development). The proposed project would encourage land use flexibility and development near existing infrastructure, supporting more energy-efficient land use patterns. Accordingly, because the proposed project supports State and local energy goals and does not propose any action that would interfere with the implementation of adopted renewable energy or energy efficiency policies, the proposed project would not conflict with or obstruct any such plan. Therefore, impacts would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The cumulative analysis considers the foreseeable development projects pursuant to growth projections in the City of Colton and adjacent cities, in addition to the proposed sites proposed for zoning amendments in implementation of the proposed project. The geographic scope of the cumulative energy analysis is the City of Colton and includes cumulative projects that could result from growth projections. Past, present, and probable future projects throughout the City would result in the irreversible use of non-renewable resources such as gasoline and diesel fuel during construction, as well as the incremental increase in energy consumption from building operation and traffic associated with those projects. However, the use of such resources would be subject to the same regulatory framework relating to energy and fuel efficiency as would development from implementation of the proposed project. Furthermore, buildings would be anticipated to become more energy efficient over time as regulatory requirements change and technological advancements are made.

Future projects in the area surrounding the project site are expected to result in a similar development pattern to existing conditions; however, while the overall use of electricity on the site and surrounding areas may increase, the energy use per square foot is expected to decrease due to compliance with modern standards and incorporation of modern technologies. Specifically, regarding fuel use during construction, the proposed project and other future projects would consume energy associated with the off-road equipment, truck trips, and worker vehicle trips. However, construction of the proposed properties related to the proposed project and future projects would be temporary, and compliance with increasingly stringent local and State regulations for fleet efficiency and construction best practices limiting vehicle idling would help reduce construction-related fuel usage. During operation, any development resulting from implementation of the proposed project, in combination with future projects, would result in additional VMT in the area. However, over the lifetime of the proposed project and past, present, and future projects, the fuel efficiency of vehicles is expected to increase.

Similarly, with increasingly stringent local and State regulations for energy efficiency in buildings, such as Title 24 of the California Administrative Code and the Appliance Efficiency Regulations, operational building energy consumption is also expected to decrease. Therefore, the overall cumulative impact relating to energy consumption and consistency with energy plans would be less than significant.

Moreover, as described above, the proposed project was found to have less than significant impacts with regards to consistency with the State's plans and objectives related to energy. Similarly to the development associated with the cumulative projects, development associated with the proposed project would be designed in accordance with Title 24, California's Energy Efficiency Standards for Residential Buildings, and would be required to comply with the latest CALGreen requirements for residential new construction. These standards include minimum energy efficiency requirements

related to the building envelope, mechanical systems (e.g., HVAC and water heating systems), indoor and outdoor lighting, and illuminated signs.

Therefore, the proposed project, in conjunction with other planned and approved projects, would not have a cumulatively significant impact related to consistency with a State or local plan for renewable energy or energy efficiency.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

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3.6 - Geology, Soils, and Seismicity

3.6.1 - Introduction

This section of the Draft Program Environmental Impact Report (Draft Program EIR) describes existing conditions related to geology and soils in the region and project area as well as the relevant regulatory framework. This section also addresses potential physical environmental effects related to seismic hazards, underlying soil characteristics, slope stability, erosion, and paleontological resources within the potential sites for rezoning resulting from implementation of the City of Colton Housing Element Update Program 10/11 Rezone and General Plan Amendment (Program 10/11 Rezone/GPA, or proposed project). Future discretionary projects facilitated by the Housing Element Update would be evaluated for project-specific impacts related to geology and soils at the time they are proposed. The descriptions and analysis in this section are based, in part, on statements, data, and figures provided by the following reference materials: of Colton General Plan (General Plan), the City of Colton Municipal Code (Municipal Code), United States Department of Agricultural (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey, United States Geological Survey (USGS) Interactive Fault Map, California Geological Survey (CGS) Earthquake Zones of Required Investigation, and the California Department of Conservation.

During the EIR scoping period, no comments were received related to geology and soils.

3.6.2 - Environmental Setting

Geologic Setting

The City of Colton (City) is located in southwestern San Bernardino County within the western San Bernardino Valley, south of the San Bernardino Mountains. The geology of the San Bernardino Valley is characterized by faulting that has resulted in the Transverse Ranges of Southern California. Fault zones include the south branch of the San Andreas Fault, the San Jacinto Fault Zone, and a series of smaller northwest-trending faults. Other faults in the vicinity of the City include Redlands Fault, Cucamonga Fault, Claremont Fault, and the Glen Helen Fault.[1]

The City is located along the western edge of the San Bernardino Valley within the northern portion of the Peninsular Range Geomorphic Province, a 900-mile-long northwest-southeast trending structural block that extends from the tip of Baja California to the Transverse Ranges and includes the Los Angeles Basin. This region is characterized by a series of mountain ranges separated by northwest-trending valleys sub-parallel to faults branching from the San Andreas Fault. The trend of topography is similar to that of the Coast Ranges Geomorphic Province located to the north, but the geology is more like that of the Sierra Nevada, with granitic rock intruding on the older metamorphic rocks. It contains extensive pre-Cretaceous (greater than 65 million years ago) igneous and metamorphic rocks covered by limited exposures of post-Cretaceous sedimentary deposits.[2]

[1] California Department of Conservation. 2025. Earthquake Zones of Required Investigation. Website: https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/. Accessed May 9, 2025.
[2] LSA. 2023. Reiche Canyon Plaza Project, Environmental Impact Report. September.

Regional Faulting and Seismic Hazards

Earthquake Terminology and Concepts

Seismicity

The term seismicity describes the effects of seismic waves that are radiated from an earthquake fault in motion. While most of the energy released during an earthquake results in the permanent displacement of the ground, as much as 10 percent of the energy may dissipate immediately in the form of seismic waves. Seismicity can result in seismic-related hazards such as fault rupture, ground shaking, and liquefaction. Faults form in rocks when stresses overcome the internal strength of the rock, and fault rupture occurs when movement on a fault breaks through to the surface and can result in damage to infrastructure and persons. Ground movement during an earthquake can vary depending on the overall magnitude, distance to the fault, focus of earthquake energy, and type of geologic material. The composition of underlying soils, even those relatively distant from faults, can intensify ground shaking. Strong ground shaking from an earthquake can result in damage, with buildings shifted off their foundations and underground pipes broken. Liquefaction occurs when an earthquake causes ground shaking that results in saturated soil to lose shear strength, deform, and act like a liquid. When liquefaction occurs, it can result in ground failure that can result in damage to roads, pipelines, and buildings.

Faulting

Faults form in rocks when stresses overcome the internal strength of the rock, resulting in a fracture. Large faults develop in response to large regional stresses operating over a long time, such as those stresses caused by the relative displacement between tectonic plates. According to the elastic rebound theory, these stresses build up in the earth's crust until enough stress has built up to exceed the strength along a fault and cause a brittle failure. The rapid slip between the two stuck plates or coherent blocks generates an earthquake. Following an earthquake, stress will build once again until the occurrence of another earthquake. The magnitude of slip is related to the maximum allowable stress that can be built up along a particular fault segment. The greatest buildup in stress due to the largest relative motion between tectonic plates or fault blocks over the longest period will generally produce the largest earthquakes. The distribution of these earthquakes is important for both hazard prediction and the study of active deformation of the earth's crust. Deformation is a complex process, and strain caused by tectonic forces is not only accommodated through faulting, but also by folding, uplift, and subsidence, which can be gradual or in direct response to earthquakes.

Faults are mapped to determine earthquake hazards, since they occur where earthquakes tend to reoccur. A historic plane of weakness is more likely to fail under stress than a previously unbroken block of crust. Faults are, therefore, a prime indicator of past seismic activity, and faults with recent activity are presumed to be the best candidates for future earthquakes. However, since slip is not always accommodated by faults that intersect the surface along traces, and since the orientation of stress and strain in the crust can shift, predicting the location of future earthquakes is complicated. Earthquakes sometimes occur in areas with previously undetected faults or along faults previously thought inactive.

The State of California defines an active fault as one that has experienced surface displacement within Holocene time (within the last 11,000 years). With respect to fault rupture zones, the

California Geologic Survey defines a potentially active fault as one that has shown evidence of surface displacement during the Quaternary age (within the last 1.6 million years). Only faults with a relatively high potential for ground rupture are mapped, and only "sufficiently active"[3] and "well-defined"[4] faults are zoned. "Blind" faults do not provide evidence of past seismic activity, even if they occurred in the recent past; faults confined to pre-Quaternary rocks (over 1.6 million years old) are considered inactive and incapable of (or unlikely to) generate an earthquake.

Earthquake Magnitude

The severity of ground shaking depends on several variables such as earthquake magnitude, epicenter distance, local geology, thickness, and seismic wave-propagation properties of unconsolidated materials, groundwater conditions, and topographic setting. Ground shaking hazards are most pronounced in areas near faults or with unconsolidated alluvium.

The most common type of damage from ground shaking is structural damage to buildings, which can range from cosmetic cracks to total collapse. The overall level of structural damage from a nearby large earthquake would likely be moderate to heavy, depending on the characteristics of the earthquake, the type of ground, and the condition of the building. Besides damage to buildings, strong ground shaking can cause severe damage from falling objects or broken utility lines. Fire and explosions are also hazards associated with strong ground shaking.

The moment magnitude accounts for the actual energy released by an earthquake. Actual damage is due to the propagation of seismic or ground waves because of an earthquake, and the intensity of shaking is related to earthquake magnitude and distance and the condition of underlying materials. Loose and soft materials tend to amplify long period vibrations, while hard rock can quickly attenuate them, causing little damage to overlying structures. For this reason, the Modified Mercalli Intensity (MMI) Scale, described in more detail below, provides a useful qualitative assessment of ground shaking. The MMI Scale is a 12-point scale of earthquake intensity based on local effects experienced by people, structures, and earth materials. Each succeeding step on the scale describes a progressively greater amount of damage at a given point of observation. In addition, earthquake magnitude is a measure of overall earthquake size at the epicenter, and is recorded by the Richter Scale, a logarithmic scale related to seismograph readings.

The Uniform California Earthquake Rupture Forecast (UCERF) evaluated the 30-year probability of an MMI 6.7 or greater earthquake occurring on the known active fault systems in the Southern California Region, including the Southern San Andrea Fault and San Jacinto Fault. The UCERF generated an overall probability of 93 percent for the Southern California area as a whole, a probability of 19 percent for the South San Andreas Fault, 5 percent for the San Jacinto Fault, and 3.8 percent for the Elsinore Fault. [5,6] According to the General Plan, portions of the City that are

[3] A fault is identified as sufficiently active if there is evidence of Holocene surface displacement along one or more of its segments or branches. Holocene surface displacement can be directly observable or inferred; it does not need to be present everywhere along a fault to qualify for zoning.

[4] A fault is deemed well-defined if it has a trace that is clearly detectable by a trained geologist as a physical feature or is just below the ground surface. The fault may be evaluated by indirect (e.g., geomorphic evidence) or direct methods. The most important consideration is that the fault, or part of it, can be located in the field with enough precision and confidence that it can be determined that the required site-specific investigation would be successful.

[5] United States Geological Survey (USGS). 2015. UCERF3: A new Earthquake Forecast for California's Complex Fault System. Website: https:// pubs.usgs.gov/fs/2015/3009/pdf/fs2015-3009.pdf. Accessed May 9, 2025

underlain by loosely compacted soil may experience the greatest amount of ground shaking and damage.

The San Jacinto Fault and its associated Alquist-Priolo Earthquake Fault Zone intersects through City limits.[6] It is approximately 1 mile east of Areas 1, 2, and 4; is just north of Area 4; underlies a portion of Area 5, and is approximately 1 mile north of Area 6. See Exhibit 3.6-1, Earthquake Fault Map.

Peak Ground Acceleration

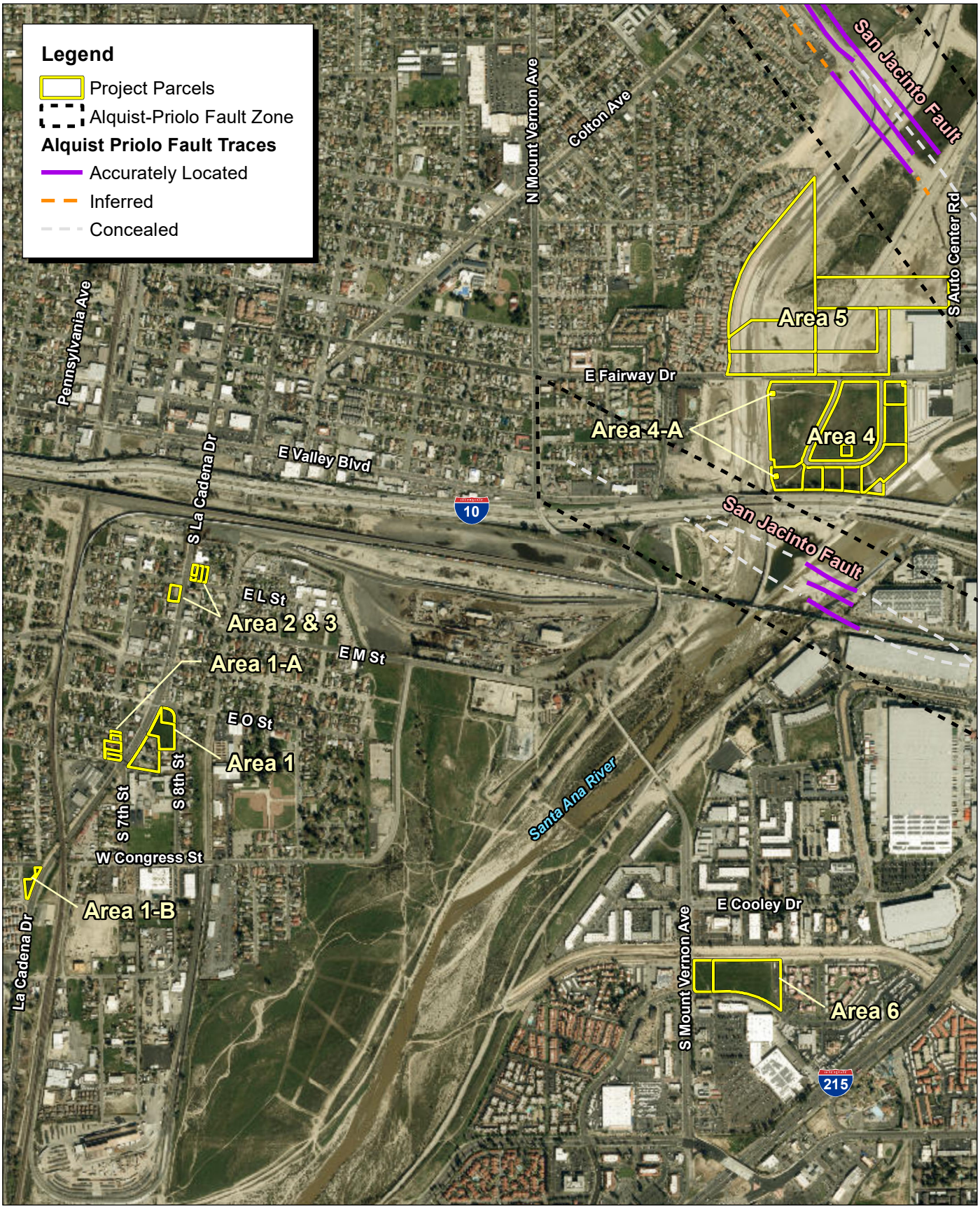
One accepted measure of ground motion during an earthquake is the peak ground acceleration (PGA). PGA equals the maximum ground acceleration that occurred during earthquake shaking at a location; it also equals the amplitude of the largest absolute acceleration recorded on an accelerogram[7] at a site during an earthquake. As opposed to measures of magnitude that provide a single measure of earthquake energy, PGA is useful because it varies from location to location and is dependent on the distance from the epicenter of an earthquake and the character of the underlying geology (e.g., soft sediments, artificial fills, or hard bedrock).

The Modified Mercalli Intensity Scale

The MMI Scale, included as Table 3.6-1, provides an intensity value based on the observed effects of ground shaking produced by an earthquake. Unlike PGA, the MMI Scale is determined through qualitative effects (i.e., observed effects rather than measured values). However, similar to PGA, MM intensity values are variable depending on an earthquake's magnitude, the distance from its epicenter, the focus of its energy, and the type of geologic material. Since the MMI Scale measures ground shaking effects, intensity values correspond to a range of PGA values, also provided in Table 3.6-1.

[6] Department of Conservation. 2024. Earthquake Zones of Required Investigation. Website: https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/#data_s=id%3AdataSource_4-191d8e93088-layer-27%3A8412. Accessed December 17, 2024.

[7] A machine used to record the acceleration of the ground during an earthquake.



Source: ESRI Aerial Imagery. City of Colton. San Bernardino County.

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Exhibit 3.6-1
Earthquake Fault Map

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Table 3.6-1: Earthquake Magnitude and Intensity

Intensity Value	Richter Magnitude	Perceived Shaking	Intensity Description	Average Peak Ground Acceleration[1]
I	2	Not felt	Not felt except by a very few persons under especially favorable circumstances.	< 0.0017 g
II	2	Weak	Felt only by a few persons at rest, especially on upper floors on buildings; delicately suspended objects may swing.	0.0017-0.014 g
III	3	Weak	Felt noticeably indoors, especially on upper floors of buildings, but many people do not recognize it as an earthquake; standing motor cars may rock slightly, vibration similar to a passing truck; duration estimated.	0.0017-0.014 g
IV	4	Light	During the day felt indoors by many, outdoors by few; at night, some awakened; dishes, windows, doors disturbed; walls make cracking sound; sensation like heavy truck striking building. Standing motor cars rocked noticeably.	0.014–0.039 g
V	4	Moderate	Felt by nearly everyone, many awakened; some dishes and windows broken; a few instances of cracked plaster; unstable objects overturned; disturbances of trees, poles may be noticed; pendulum clocks may stop.	0.035–0.092 g
VI	5	Strong	Felt by all, many are frightened and run outdoors; some heavy furniture moved; fallen plaster or damaged chimneys; slight damage.	0.092–0.18 g
VII	5	Very Strong	Everybody runs outdoors; damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable in poorly built or badly designed structures; some chimneys broken; noticed by persons driving motor cars.	0.18–0.34 g
VIII	6	Severe	Damage slight in specially designed structures; considerable in ordinary substantial buildings, with partial collapse; great in poorly built structures; panel walls thrown out of frame structures; fall of chimneys, factory stacks, columns, monuments, walls; heavy furniture overturned; sand and mud ejected in small amounts; changes in well water; persons driving motor cars disturbed.	0.34–0.65 g
IX	7	Violent	Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb; great in substantial buildings, with partial collapse; buildings shifted off foundations; ground cracked conspicuously; underground pipes broken.	0.65–1.24 g

Intensity Value	Richter Magnitude	Perceived Shaking	Intensity Description	Average Peak Ground Acceleration[1]
X	7	Extreme	Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations; ground badly cracked; rails bent; landslides considerable from riverbanks and steep slopes; shifted sand and mud; water splashed (slopped) over banks.	> 1.24 g
XI	8	Extreme	Few, if any, (masonry) structures remain standing. Bridges destroyed. Broad fissures in ground. Underground pipelines completely out of service. Earth slumps and land slips in soft ground. Rails bent greatly.	> 1.24 g
XII	8+	Extreme	Damage total. Practically all works of construction are damaged greatly or destroyed. Waves seen on ground surface. Lines of sight and level are distorted. Objects are thrown upward into the air.	> 1.24 g

Notes:
[1] This value is expressed as a fraction of the acceleration due to gravity (g). Gravity (g) is 9.8 meters per second squared. 1.0 g of acceleration is a rate of increase in speed equivalent to a car traveling 328 feet from rest in 4.5 seconds.
Sources: United States Geological Survey. 2024. The Modified Mercalli Intensity Scale.

Seismic Context

Southern California is situated within a seismically active region as a result of being near the active margin between the North American and Pacific tectonic plates. Several active or potentially active faults have been mapped in the region. As defined by the CGS, an active fault is a fault that has had surface displacement within Holocene time (about the last 11,000 years).[8] This definition is used when delineating Earthquake Fault Zones as mandated by the Alquist-Priolo Geologic Hazards Zones Act of 1972 (as revised 2007). The intent of this act is to require fault investigations on sites located within Earthquake Fault Zones to ensure that certain inhabited structures are not constructed across the traces of active faults.

Table 3.6-2: Active Faults in the Region

Fault	Magnitude (M_w)	Distance (Miles)	MMI In Colton
San Jacinto Fault	6.7	9	VII-VIII (Very Strong to Destructive)
	7.0	5	VIII-IX (Destructive to Ruinous)
	7.3	39	VII (Very Strong)
	7.8	64	VIII-IX (Destructive to Ruinous)
San Andreas	6.9	11	VII-VIII (Very Strong to Destructive)
	7.5	23	VIII (Destructive)

[8] California Geological Survey (CGS). 2003. Faults and Earthquakes in California. Website: https://www.conservation.ca.gov/cgs/Documents/Publications/CGS-Notes/CGS-Note-31.pdf. Accessed May 9, 2025.

Fault	Magnitude (M_w)	Distance (Miles)	MMI In Colton
	7.8	54	VIII (Destructive)
	8.0	115	VIII (Destructive)
Elsinore	6.9	25	VI (Strong)
	7.8	51	VII (Strong)
Pinto Mountain Fault	7.3	58	VI (Strong)
Source: City of Colton. 2018. Local Hazard Mitigation Plan. September			

Slope Disturbance

Slope disturbance from long-term geologic cycle of uplift, mass wasting, intense precipitation or wind, and gravity can result in slope failure in the form of mudslides and rock fall. The project area is seismically active with known faults. Mass wasting refers to a variety of erosional processes from gradual downhill soil creep to mudslides, debris flows, landslides, and rock fall—processes that are commonly triggered by intense precipitation or wind, which varies according to climactic shifts. Often, various forms of mass wasting are grouped together as landslides, which are generally used to describe the downhill movement of rock and soil. Soil creep is a long-term, gradual downhill migration of soil under the influence of gravity and is generally on the order of a fraction of an inch per year. These soils can creep away downslope sides of foundations and reduce lateral support.

Seismic Hazards

Potential seismic hazards resulting from a nearby moderate to major earthquake can be classified as primary and secondary. The primary effect is ground rupture, also called surface faulting. The common secondary seismic hazards include ground shaking, ground lurching, soil liquefaction, and lateral spreading. These hazards are discussed individually below.

Surface Fault Rupture

Seismically induced ground rupture is defined as the physical displacement of surface deposits in response to an earthquake's seismic waves. The magnitude and nature of fault rupture can vary for different faults or even along different strands of the same fault. Ground rupture is considered more likely along active faults. The San Jacinto Fault and its associated Alquist-Priolo Earthquake Fault Zone intersect runs through the City. It underlies the eastern portion of Area 5; as such, there is a risk of ground rupture at these sites. Exhibit 3.6-1 shows existing faults in the City and surrounding region.

There is one fault in Colton that has the known potential to cause fault rupture: the San Jacinto Fault. This fault line passes along Colton's eastern border with the cities of Loma Linda and San Bernardino. It extends to the northwest to Lytle Creek and to the southeast as far as the outskirts of El Centro in the Imperial Valley. The total length of the fault is approximately 130 miles. A second fault, the Rialto-Colton Fault, also runs diagonally through the City from northwest to southeast, very roughly cutting Colton in half. Relatively little is known about the Rialto-Colton fault, although if it is

active (and there is some evidence suggesting that it is), there is a possibility that it could cause surface rupture.[9]

Ground Shaking

A major earthquake is likely to affect the City within the next 30 years and would likely produce strong ground shaking effects throughout the region. Earthquakes on active or potentially active faults could produce a range of ground shaking intensities, depending on their magnitude and distance from the City.[10]

Damage resulting from severe ground shaking would be moderate to heavy while damage due to violent ground shaking would be heavy. The intensity of earthquake ground shaking in any one area varies for several reasons: (1) the magnitude of the earthquake, (2) the distance from the site of the fault source, (3) the direction of propagation of the rupture, (4) soil saturation or groundwater, and (5) the type of geologic materials underlying the site, with stronger shaking occurring on softer soils.

The most substantial major earthquake in Colton was the 1992 Landers earthquake, which had an epicenter approximately 51 miles east of Colton, north of Yucca Valley. The earthquake measured 7.3 Mw and had a maximum MMI of IX (Ruinous). In Colton the earthquake had an MMI of VI (Strong) and caused approximately $400,000 in damage. The 1992 Big Bear earthquake, which occurred three hours after the Landers event, was centered approximately 29 miles northeast of Colton. It measured 6.3 Mw and had an MMI in Colton of VI (Strong), costing the community approximately $92,000.[11]

Earthquake-Induced Landslides and Slope Instability

Seismic ground shaking can also result in landslides and other slope instability. Slope stability is affected by several interrelated factors, such as steepness, weak unconsolidated soil units, high clay content formations, water saturation, vegetation removal, and seismic activity. Landslides occur when slopes become unstable, and masses of material move downslope. Landslides are usually rapid and can be triggered by earthquakes. Mudslides and slumps are a shallower type of slope failure. They typically affect upper soil horizons rather than bedrock features and are more common.

In Colton, the areas at the greatest risk of landslides are the hills of the Reche Canyon neighborhood, much of the La Loma Hills, and the slopes of Slover Mountain. There are areas of more limited landslide risk along the southern side of the La Loma Hills, the cliffs along West Agua Mansa Road and along the northern border of Grand Terrace, and the slopes above the Santa Ana River near Scenic Drive.[12]

[9] City of Colton. 2018. Local Hazard Mitigation Plan. Website: https:// www.ci.colton.ca.us/DocumentCenter/View/3948/Public-Review-Draft-LHMP_Complete?bidId=. Accessed May 9, 2025.

[10] United States Geological Survey (USGS). 2015. UCERF3: A new Earthquake Forecast for California's Complex Fault System. Website: https:// pubs.usgs.gov/fs/2015/3009/pdf/fs2015-3009.pdf. Accessed May 9, 2025

[11] City of Colton. 2018. Local Hazard Mitigation Plan. Website: https:// www.ci.colton.ca.us/DocumentCenter/View/3948/Public-Review-Draft-LHMP_Complete?bidId=. Accessed May 9, 2025.

[12] Ibid.

There is no record of substantial landslides in Colton, although major events have occurred in the region. The most significant landslide took place on December 25, 2003, after a strong storm dropped over two inches of rain on recently burned slopes in the San Bernardino Mountains. A series of mudslides covered parts of San Bernardino and Highland and made it as far as the runways of the closed Norton Air Force Base (now San Bernardino International Airport), depositing 18 feet of mud in the Santa Ana River Basin. The mudslides killed 14 people, injured another 10, and caused over $5 million in damage. There have also been multiple landslides in the Waterman Canyon area, approximately seven miles north of downtown Colton. [13]

As shown in Exhibit 3.6-2, none of the potential sites for rezoning are within a landslide zone as designated by the City's Local Hazard Mitigation Plan.

Earthquake-Induced Settlement

Settlement of the ground surface can be accelerated and accentuated by earthquakes. During an earthquake, settlement can occur because of the relatively rapid compaction and settling of subsurface materials (particularly loose, uncompacted sandy sediments above the water table) due to the rearrangement of soil particles during prolonged ground shaking. Settlement can occur both uniformly and differentially (i.e., where adjoining areas settle at different amounts).

Lateral Spreading

Liquefaction-induced lateral spreading generally occurs on gentle slopes of 0.3 to 3 percent underlain by loose sands and a shallow water table. When liquefaction occurs because of an earthquake, unsaturated topsoil can slide as an intact block over a lower, liquefied layer. Displaced soil proceeds downslope or toward a steep free face, such as a stream bank or road cutting. Geologic conditions conducive to lateral spreading are frequently found along streams and other waterfronts.

Liquefaction

Liquefaction occurs when loose sand and silt that is saturated with water behaves like a liquid when shaken by an earthquake, removing structural support. As such, liquefaction is more likely to occur in areas with a shallow water table. As shown in Exhibit 3.6-3, Areas 4 and 5 are within an area zoned within a medium-high and high liquefaction potential zone. Area 6 is zoned within a medium-high liquefaction potential zone and Area 1 is zoned as a medium liquefaction potential zone.[14] Areas 2 and 3 are not within a known zone.

The liquefaction risk in Colton is highest near the Santa Ana River between South La Cadena Drive and South Mt. Vernon Avenue. An area of medium liquefaction risk surrounds this zone, and includes the Cooley Ranch neighborhood between the Santa Ana River and Interstate 215, and in the upper parts of Reche Canyon south of Shane Drive. There is a lower (but still elevated) risk of liquefaction extending farther away from the Santa Ana River, out to Valley Boulevard and Washington Street, and in the other low-lying areas of Reche Canyon.

[13] City of Colton. 2018. Local Hazard Mitigation Plan. Website: https:// www.ci.colton.ca.us/DocumentCenter/View/3948/Public-Review-Draft-LHMP_Complete?bidId=. Accessed May 9, 2025.

[14] City of Colton. 2018. Local Hazard Mitigation Plan. Website: https:// www.ci.colton.ca.us/DocumentCenter/View/3948/Public-Review-Draft-LHMP_Complete?bidId=. Accessed May 9, 2025.

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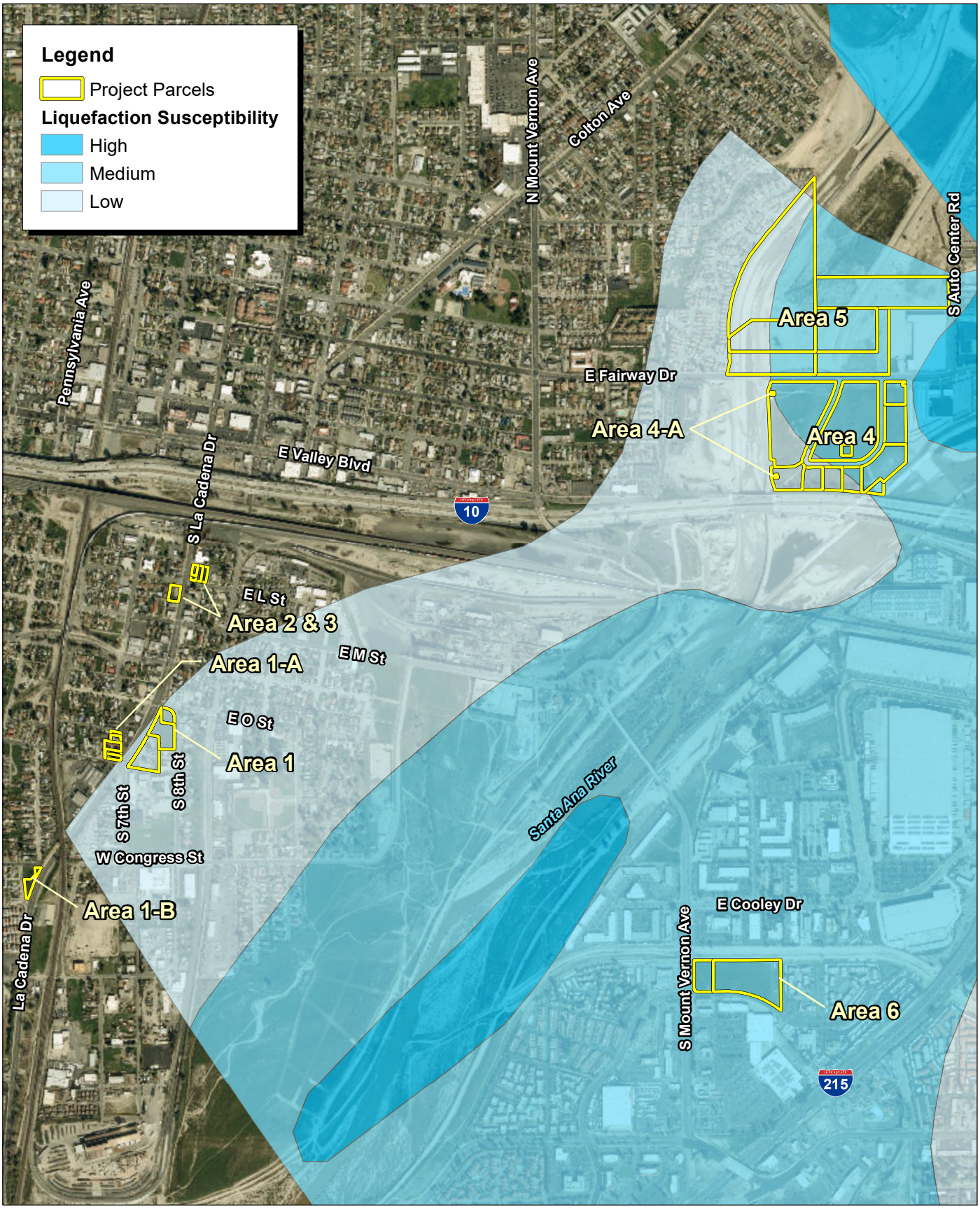
Source: ESRI Aerial Imagery. City of Colton. San Bernardino County.

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Exhibit 3.6-2
Landslide Susceptibility

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Source: ESRI Aerial Imagery. City of Colton. San Bernardino County.

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1,300 650 0 1,300 Feet

Exhibit 3.6-3
Liquefaction Susceptibility

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The Rialto-Colton Fault acts as a barrier to groundwater flow, limiting the liquefaction risk zone to the areas around the Santa Ana River upstream of the fault line (DWR 2004).[15]

Soils

Expansive or Corrosive Soils

Expansive soils contain high proportions of clay and alternately absorb and release large amounts of water across wet and dry cycles. When structures are built on expansive soil, foundations may rise during the wet season, resulting in cracked foundations, distorted frameworks, and warped windows and doors. These adverse effects can be eliminated by recognition of expansive soils and application of remedial measures for site development and foundation design.

The following description of linear extensibility (also known as shrink-swell potential or expansive potential) is provided under the Glossary tab on the NRCS Web Soil Survey:[16]

> [Linear extensibility] refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. Linear extensibility is used to determine the shrink-swell potential of soils. It is an expression of the volume change between the water content of the clod at 1/3- or 1/10- bar tension and oven dryness. Volume change is influenced by the amount and type of clay minerals in the soil. The volume change is the percent change for the whole soil. If it is expressed as a fraction, the resulting value is coefficient of linear extensibility.

The California Building Standards Code (CBC) includes minimum requirements for construction on expansive soils. The City has adopted requirements within City's Municipal Code Section 16.16.100 which require a preliminary soils report, prepared by a registered civil engineer and based on adequate test borings. Where specific geotechnical reports identify expansive soils, they must address how those soils may impact development. Where warranted, these reports must include mitigation, such as over-excavating expansive soils and replacing them with suitable materials.[17]

Soil Erosion

Erosion is the removal of soil and other geologic fragments from the landscape as a result of wind, water, and ice. Erosion occurs as a result of three processes: detachment, entrainment, and transport. Detachment results in a particle losing cohesion with surrounding material via a medium that moves the particle, most commonly wind, water, or ice. Entrainment is the lifting of the particle and transport is the movement of the particle. The process of erosion will eventually end in the deposition of the eroded particle by some factor that reduces the velocity of the particle until it settles.[15] Erosion can result in a variety of hazards and issues within the planning area. Wind-related erosion and blow sand can cause visibility problems and damage architectural coatings and building material. Erosion due to rain or other fluvial events can deposit sediments in downstream water

[15] City of Colton. 2018. Local Hazard Mitigation Plan. Website: https:// www.ci.colton.ca.us/DocumentCenter/View/3948/Public-Review-Draft-LHMP_Complete?bidId=. Accessed May 9, 2025.

[16] United States Department of Agriculture (USDA). 2025. Web Soil Survey. Website: https:// websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx. Accessed May 12, 2025.

[17] City of Colton. 2025. Municipal Code, Section 1.16.100. Website: https:// library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT16SUOR_CH16.16PRREPE_16.16.100PRSOREEQ. Accessed May 12, 2025.

bodies, potentially changing drainage patterns and effecting biological regimes. Freshly graded soils are most susceptible to erosion. Unpaved roadways and other areas that are not stabilized by vegetation or otherwise capped can also be eroded. Erosion can also result in the loss or dispersion of nutrient rich topsoil.[18]

Settlement

Seismic settlement occurs when seismic ground shaking causes one type of soil or rock to settle more than another type. Settlement is more likely to occur in areas of alluvium, like that underlying the majority of the planning area. Settling can damage structures and infrastructure by unevenly depressing soils underlying building foundations.[19]

Paleontological Resources

Fossil remains are found in the geologic deposits (sedimentary rock formations) within which they were originally buried. A paleontologically important deposit is one that has a high probability of producing unique, scientifically important fossils. This is determined by the abundance and densities of fossil specimens and/or previously recorded fossil sites exposed in the deposit. Therefore, the potential paleontological sensitivity of a site can be assessed by identifying the paleontological importance of geologic deposits within the site.

The Division of Geological Sciences of the San Bernardino County Museum (SBCM) conducted a literature review and records search for the Colton planning area. Previous geologic mapping of Colton indicates that the planning area contains surface exposures of several sedimentary rock units including (from oldest to youngest): older fan deposits of middle to late Pleistocene age (Qof); old eolian deposits (Qoed, Qoes); young eolian deposits (Qyes); young alluvial fan deposits (Qyf); young axial channel deposits (Qya); and recent wash deposits (Qw, Qyw). Of these sedimentary units, the Pleistocene sediments mapped at the surface have high potential to contain significant nonrenewable paleontological resources, and so are assigned high paleontological sensitivity. Pleistocene alluvial sediments elsewhere throughout Riverside and San Bernardino counties and the Inland Empire have been reported to yield significant fossils of extinct animals from the Ice Age. Fossils recovered from these Pleistocene sediments represent extinct taxa including mammoths, mastodons, ground sloths, dire wolves, saber-toothed cats, large and small horses, large and small camels, and bison, as well as plant macro- and microfossils.

Holocene (recent) sedimentary deposits identified in the planning area are geologically too young to contain significant nonrenewable paleontological resources, and so are assigned low paleontological sensitivity. In many areas, however, these deposits form a thin sedimentary veneer overlying subsurface sediments of Pleistocene age. This subsurface Pleistocene older alluvium has high potential to contain significant fossil resources, and so is assigned high paleontological sensitivity.

[18] City of Colton. 2023. City of Colton General Plan Update. Website: https:// www.ci.colton.ca.us/DocumentCenter/View/1947/City-of-Colton-GP-Update-EIR-Volume-1---EIR?bidId=. Accessed May 12, 2025.
[19] Ibid.

Additionally, previous geologic mapping indicates that surface exposures of Paleozoic marble (Pzmp) and schist (Pzsp) traverse portions of the City's planning area. These metamorphic rocks have no potential to contain paleontological resources.

A search of the Regional Paleontologic Locality Inventory (RPLI) determined that no previously known paleontological resource localities are recorded by the SBCM from within the City's planning area; however, paleontological resource locality SBCM 5.1.11, located in Fontana and situated approximately two miles west of the study area, yielded fossil remains of the extinct saber-toothed cat, Smilodon, from Pleistocene older alluvium similar to that present at the surface and at depth within the planning area. Additionally, locality SBCM 1.102.2 is located approximately two miles east of the proposed study area. This locality yielded fossil wood portions from depths of approximately 437 feet to 725 feet below the existing ground surface along the project alignments. The proximity of these localities to the proposed project area demonstrates the high paleontological potential of Pleistocene older alluvium in this area.[20]

3.6.3 - Regulatory Framework

Federal

National Earthquake Hazards Reduction Program

The National Earthquake Hazards Reduction Program (NEHRP) was established by the United States Congress when it passed the Earthquake Hazards Reduction Act of 1977, Public Law 95–124. In establishing the NEHRP, Congress recognized that earthquake-related losses could be reduced through improved design and construction methods and practices, land use controls and redevelopment, prediction techniques and early warning systems, coordinated emergency preparedness plans, and public education and involvement programs. The four basic goals remain unchanged:

- Develop effective practices and policies for earthquake loss reduction and accelerate their implementation.
- Improve techniques for reducing earthquake vulnerabilities of facilities and systems.
- Improve earthquake hazards identification and risk assessment methods, and their use.
- Improve the understanding of earthquakes and their effects.

Several key federal agencies contribute to earthquake mitigation efforts. There are four primary NEHRP agencies:

- National Institute of Standards and Technology of the Department of Commerce
- National Science Foundation
- USGS of the Department of the Interior
- Federal Emergency Management Agency (FEMA) of the Department of Homeland Security

[20] City of Colton. 2023. City of Colton General Plan Update. Website: https:// www.ci.colton.ca.us/DocumentCenter/View/1947/City-of-Colton-GP-Update-EIR-Volume-1---EIR?bidId=. Accessed May 12, 2025.

Implementation of NEHRP priorities is accomplished primarily through original research, publications, and recommendations to assist and guide State, regional, and local agencies in the development of plans and policies to promote safety and emergency planning.

National Pollutant Discharge Elimination System

The National Pollutant Discharge Elimination System (NPDES) permit program, authorized by Section 402(p) of the federal Clean Water Act, controls water pollution by regulating point sources, such as construction sites and industrial operations that discharge pollutants into waters of the United States. A Storm Water Pollution Prevention Plan (SWPPP) is required to control discharges from a project site, including soil erosion, to protect waterways. A SWPPP describes the measures or practices to control discharges during both the construction and operational phases of the project. A SWPPP identifies project design features and structural and nonstructural Best Management Practices (BMPs) that will be used to control, prevent, remove, or reduce stormwater pollution from the site, including sediment from erosion.

Excavation Rules and Regulations

Title 29 in the Code of Federal Regulations, Part 1926, Subpart P contains rules and regulations for site excavations. Subpart P applies to all open excavations made in the earth's surface. Specific excavation requirements regulate surface encumbrances, underground installations, access and egress, hazardous atmospheres, stability of structures, protection of employees from loose rock or soil, inspections, and walkthroughs.

Paleontological Resources Preservation Act

The Paleontological Resources Preservation Act of 2002 codifies the generally accepted practice of limited vertebrate fossil collection and limited collection of other rare and scientifically significant fossils by qualified researchers. Researchers must obtain a permit from the appropriate State or federal agency and agree to donate any materials recovered to recognized public institutions, where they would remain accessible to the public and other researchers.

Society of Vertebrate Paleontology Guidelines

The Society of Vertebrate Paleontology, a national scientific organization of professional vertebrate paleontologists, has established standard guidelines that outline acceptable professional practices in the conduct of paleontological resource assessments and surveys, monitoring and mitigation, data and fossil recovery, sampling procedures, specimen preparation, analysis, and curation. Most practicing professional paleontologists in the nation adhere to the Society of Vertebrate Paleontology's assessment, mitigation, and monitoring requirements, as specifically spelled out in its standard guidelines.

State Regulations

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code [PRC] Sections 2621 to 2630) was passed in 1972 to provide a statewide mechanism for reducing the hazard of surface fault rupture to structures used for human occupancy. The main purpose of the Act is to prevent the siting of buildings used for human occupancy across the traces of active faults. It should be noted that the

Act addresses the potential hazard of surface fault rupture and is not directed toward other earthquake hazards, such as seismically induced ground shaking or landslides.

The law requires the State Geologist to identify regulatory zones (known as Earthquake Fault Zones or Alquist-Priolo Zones) around the surface traces of active faults, and to depict these zones on topographic base maps, typically at a scale of 1 inch to 2,000 feet. Earthquake Fault Zones vary in width, although they are often 0.75 mile wide. Once published, the maps are distributed to the affected cities, counties, and State agencies for their use in planning and controlling new or renewed construction. With the exception of single-family wood-frame and steel-frame dwellings that are not part of a larger development (i.e., four units or more), local agencies are required to regulate development within the mapped zones. In general, construction within 50 feet of an active fault zone is prohibited.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act (PRC §§ 2690–2699.6), passed in 1990, addresses earthquake hazards other than surface fault rupture. These hazards include strong ground shaking, earthquake-induced landslides, liquefaction, or other ground failures. Much like the Alquist-Priolo Earthquake Fault Zoning Act discussed above, these seismic hazard zones are mapped by the State Geologist to assist local government in the land use planning process. The Act states, "it is necessary to identify and map seismic hazard zones in order for cities and counties to adequately prepare the safety element of their general plans and to encourage land use management policies and regulations to reduce and mitigate those hazards to protect public health and safety." The Act also states, "cities and counties shall require, prior to the approval of a project located in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard."

California Building Code

The State of California provides minimum standards for building design through the CBC (California Code of Regulations [CCR], Title 24). Where no other building codes apply, Chapter 29 regulates excavation, foundations, and retaining walls. The CBC applies to building design and construction in the State and is based on the federal Uniform Building Code (UBC) used widely throughout the country (generally adopted on a state-by-state or district-by-district basis). The CBC has been modified for California conditions with more detailed and/or more stringent regulations.

The State earthquake protection law (California Health and Safety Code § 19100 *et seq*.) requires that structures be designed to resist stresses produced by lateral forces caused by wind and earthquakes. Specific minimum seismic safety and structural design requirements are set forth in Chapter 16 of the CBC. The CBC identifies seismic factors that must be considered in structural design. Chapter 18 of the CBC regulates the excavation of foundations and retaining walls, and Appendix Chapter A33 regulates grading activities, including drainage and erosion control and construction on unstable soils, such as expansive soils and areas subject to liquefaction.

The CBC is updated every 3 years, and the current 2022 CBC took effect January 1, 2023. The 2022 CBC has been adopted by the City according to the Municipal Code.[21]

California Public Resources Code

Section 5097 of the California PRC specifies procedures for unexpected discovery of paleontological resources. California PRC Section 5097.5 states that no person shall knowingly and willfully excavate upon, or remove, destroy, injure, or deface any vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, or any other paleontological feature situated on public lands, except with express permission of the public agency having jurisdiction over such lands.

Local Regulations

City of Colton General Plan

Safety Element

GOAL S-1 Improve the community's resilience to seismic and geologic hazards by ensuring the integrity of the built environment.

Policy S-1.1 Maintain up-to-date records and information on seismic and geologic event activity within the City and surrounding areas.

Policy S-1.2 Identify if existing and new structures are located within Earthquake Fault Hazard Zones and in areas at risk from liquefaction, landslides, and subsidence, and take corrective action to minimize the risk of injury or damage from seismic or geologic events.

Policy S-1.3 Encourage the retrofitting of buildings and other structures to minimize the damage caused by earthquakes and other seismic events.

Policy S-1.4 Require new development to observe 100-foot setbacks from all faults, active or inactive.

Policy S-1.5 Require new development to observe 30-foot setbacks from all hillsides and other sloped surfaces that show medium to high landslide susceptibility.

Policy S-1.6 Monitor signs of subsidence in conjunction with rates of groundwater extraction from the Upper Santa Ana Valley basin.

Policy S-1.7 Restrict development in areas prone to liquefaction or subsidence unless an independent geotechnical investigation determines the site is safe for development.

City of Colton Municipal Code

California Building Code

The City has adopted the 2022 California Building Code as the "Colton Building Code" (Chapter 15.06 of the Colton Municipal Code). Chapter 18 of the California Building Code requires a geotechnical

[21] City of Colton. 2024. Municipal Code, Chapter 15.06 – Building Code. Website: https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.06BUCO. Accessed December 17, 2024.

foundation investigation during the project planning phase for new construction intended for human occupancy. The recommendations of the foundation and structural reports prepared for the construction of the project or equivalent measures are incorporated in the final design of each structure. Earthquake resistant design and materials must meet or exceed current seismic engineering standards.[22]

Grading, Soils, and Erosion Control Ordinances

Native soils and fill slopes constructed with native soils can be susceptible to erosion, particularly during site development, and especially during heavy rains. Municipal Code Title 14, Storm Drains and Floodplain Management, controls discharges into the City's storm drain system by eliminating all non-permitted discharges to the municipal storm sewers, controlling discharge from spills, dumping, or disposal of materials, and reducing pollutants in stormwater discharges. Title 14 is intended to protect and enhance water quality of watercourses, water bodies, groundwater, and wetlands pursuant to federal, State, and local laws and regulations.[23] Pursuant to Title 14, compliance with the provisions of the NPDES permitting process is required.

City of Colton Local Hazard Mitigation Management Plan

The City of Colton is preparing an update to their Local Hazard Mitigation Plan (LHMP). This plan will inform members of the public, elected officials, and City staff on ways to make Colton a safer place to live, work, and play. The most recent LHMP was adopted in September 2018.

The LHMP describes the threats that Colton faces from natural and human-caused hazards and provide steps that the City and community members can take to decrease these threats proactively, before disasters occur. This will help reduce injury, property damage, economic harm, and other impacts of natural and human-caused disasters. The LHMP covers nine hazards:

- Drought
- Flooding (including dam failure)
- Geologic hazards (including landslide and subsidence)
- Man-Made Hazards (including infrastructure failure, hazardous materials, terrorism)
- Seismic hazards (including earthquake, fault rupture, liquefaction)
- Severe weather (including extreme heat, severe wind, severe winter weather)
- Wildfires

In addition to helping protect Colton against these hazards, an LHMP makes the City eligible for future grant funding opportunities from the federal government that can be used to implement activities in the community that enhance safety and emergency preparedness. An updated and valid LHMP also provides greater flexibility in receiving financial help from the State when a disaster does occur.[24]

[22] ICC Digital Codes. 2022 California Building Code, Title 24, Part 2, Chapter 18 Soils and Foundations. Website: https:// codes.iccsafe.org/content/CABC2022P1/chapter-18-a-soils-and-foundations. Accessed May 12, 2025.

[23] City of Colton. Colton Municipal Code, Title 14 – Storm Drains and Floodplain Management. Website: https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT14STDRFLMA. Accessed April 16, 2025.

[24] City of Colton. 2025. Local Hazard Mitigation Plan. Website: https:// www.ci.colton.ca.us/820/Local-Hazard-Mitigation. Accessed May 12, 2025.

Hazard Mitigation Actions

P.1 Identify an alternative location for the Emergency Operations Center.

1.5 Continue to stabilize loose slopes as needed with geotextile fabric, deep rooted vegetation, and other appropriate techniques, especially after a wildfire event.

4.1 Work with private property owners to install and maintain drainage systems and stabilizing vegetation on and above steep slopes.

4.2 Monitor changes in groundwater levels to remain aware of potential liquefaction and subsidence risks.

6.1 Conduct an inventory of seismically vulnerable buildings and structures and pursue funding to incentivize retrofits of vulnerable buildings and structures not covered by the existing Seismic Strengthening for Unreinforced Masonry Buildings ordinance to be more resilient to earthquakes.

6.4 Consider the use of flexible water pipes, particularly near Alquist-Priolo fault zones, to enhance seismic resiliency.

3.6.4 - Methodology

Impacts related to geology, soils, and paleontological resources resulting from implementation of development consistent with the Program 10/11 Rezone/GPA are discussed below. The following impact analysis is based on a review of published information, surveys, and reports regarding regional geology and soils and paleontology. Information was obtained from private and governmental agencies and internet websites, including the CGS and the USGS.

3.6.5 - Thresholds of Significance

The thresholds of significance used in this Draft Program EIR are based on the thresholds presented in the City of Colton's Local California Environmental Quality Act (CEQA) Guidelines, Appendix J which are based on the independent judgment of the City of Colton, taking into consideration CEQA Guidelines Appendix G; the City of Colton's Municipal Code and adopted City policies; the judgment of the technical experts who prepared the technical studies in support of this Draft Program EIR; performance standards adopted, implemented, and monitored by regulatory agencies; significance standards recommended by regulatory agencies; and the standards in CEQA that trigger the preparation of an EIR.

According to the City of Colton's Local Guidelines for Implementing CEQA, Appendix J, Environmental Checklist, to determine whether geology, soils, and seismicity impacts from implementation of the proposed project would be considered significant, the following questions should be analyzed and evaluated. Accordingly, impacts to geology and soils, and paleontological resources would be considered significant environmental effects if the proposed project would:

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.
ii. Strong seismic ground shaking.
iii. Seismic-related ground failure, including liquefaction.
iv. Landslides.

b) Result in substantial soil erosion or the loss of topsoil.

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

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

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

3.6.6 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the proposed project and provides mitigation measures where necessary.

Earthquakes

Impact GEO-1:	**Development consistent with the proposed project would not 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.** **ii) Strong seismic ground shaking.** **iii) Seismic-related ground failure, including liquefaction.** **iv) Landslides.**

Impact Analysis

Development Consistent with the Program 10/11 Rezone/GPA would result in additional development on the potential sites for rezoning. Most of the potential sites for rezoning are infill sites; thus, new development would primarily occur on parcels that already contain existing residential or commercial structures.

The City of Colton is located in Southern California, which is a seismically active region. Numerous faults including the San Jacinto Fault bisect the City or pass through areas nearby. Seismic shaking is of particular concern for the City of Colton because numerous active faults—such as the San Jacinto Fault Zone, Crafton Hills Fault Zone, and San Andreas Fault Zone—run through the City (San Jacinto Fault) and the surrounding San Bernardino region (Crafton Hills and San Andreas Faults). As such, the City of Colton is prone to seismic hazards such as surface rupture, seismic shaking, and liquefaction. Earthquakes are a frequent occurrence in the City.[25]

Given the City's proximity to active faults as described above, it is likely that the potential sites for rezoning would experience periodic minor to strong earthquake motion. As such, additional residents would potentially be exposed to the effects of surface fault rupture, seismic ground shaking, liquefaction, settlement, and landslides from local and regional earthquakes. Structures that would be built on steep slopes could be exposed to an existing risk of landslide or, if improperly constructed, could exacerbate existing landslide conditions. New structures built under the Program 10/11 Rezone/GPA could also experience substantial damage during seismic events. The Housing Element Update identifies sites that could accommodate residential development but does not describe specific development projects that would be undertaken during the 8-year planning horizon. Creating development assumptions without project plans regarding size and scope would be too speculative. Further, there is no certainty that any of the properties will be developed, or when the development might occur. Thus, estimating project-specific impacts would involve unreasonable speculation. As discussed below, policies and programs included in the General Plan, as well as the rules and regulations of the Municipal Code and California law, address potential impacts related to surface fault rupture, seismic shaking, seismic-related ground failure, and landslides.

i) Surface Fault Rupture

The San Jacinto Fault and its associated Alquist-Priolo Earthquake Fault Zone intersects through City limits.[26] It is approximately 1 mile east of Areas 1, 2, and 3; north of Area 4; underlies a portion of Area 5, and is approximately 1 mile north of Area 6.[27] See Exhibit 3.6-1, Earthquake Fault Map. The San Andreas Fault and its associated Alquist-Priolo Earthquake Fault Zone is approximately 6.2 miles north of the City. The Cucamonga Fault and its associated Alquist-Priolo Earthquake Fault Zone is approximately 9.3 miles northwest of the City. Because portions of Area 5 are underlain by an Alquist -Priolo Earthquake Fault Zone and Area 4 is adjacent to the fault zone, there is a risk of ground rupture at these sites. Given the presence of fault zones near some of the potential sites for rezoning, in the event of a large earthquake, people, structures, and infrastructure within those land uses could be exposed to the effects of surface fault rupture. Although the San Jacinto Fault runs through Colton and has ruptured in recorded history, there are no records of surface rupture in Colton. Surface ruptures on this fault outside of Colton have ranged from five inches to approximately three feet. There are no known records of fault rupture on the Rialto-Colton Fault,

[25] City of Colton. 2018. Colton General Plan, Safety Element. Website: https://www.ci.colton.ca.us/DocumentCenter/View/4275. Accessed April 16, 2025.

[26] Department of Conservation. 2024. Earthquake Zones of Required Investigation. Website: https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/#data_s=id%3AdataSource_4-191d8e93088-layer-27%3A8412. Accessed December 17, 2024.

[27] California Department of Conservation. 2025. Earthquake Zones of Required Investigation. Website: https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/. Accessed May 15, 2025.

although there is some evidence the fault has been active in recent geologic times, and it may be capable of causing surface rupture.[28]

The General Plan's Safety Element includes goals and policies to minimize structural damage and minimize the exposure of people to risk of injury or death from structural failure in the event of surface fault rupture during an earthquake. Goal S-1 focuses on improving the community's resilience to seismic and geologic hazards by ensuring the integrity of the built environment. Policy S-1.2 requires projects to identify whether existing and new structures are located within Earthquake Fault Hazard Zones and in areas at risk from liquefaction, landslides, and subsidence, and take corrective action to minimize the risk of injury or damage from seismic or geologic events. As such, future development within Areas 1, 4, 5, and 6 would be required to take corrective action to minimize the risk of injury from seismic or geologic events. As previously discussed, although the San Jacinto Fault has not experienced surface rupture in Colton's boundaries in recorded history, there have been observed surface ruptures on this fault in other locations. There is therefore some risk that future earthquake events on this fault could result in a surface fault rupture in Colton, although the chances that this will occur in the foreseeable future are unknown. The risk of surface rupture on the Rialto-Colton Fault is unknown, as it is not clear if the fault is capable of surface rupture.[29]

Therefore, development on the potential sites for rezoning would comply with Policy S-1.2 requiring the City and future projects to identify if existing and new structures are located within Earthquake Fault Hazard Zones and in areas at risk from liquefaction, landslides, and subsidence, and take corrective action to minimize the risk of injury or damage from seismic or geologic events. Policy S-1.4 requires new development to observe 100-foot setbacks from all faults, active or inactive. As such, development within Areas 4 and 5 would be required to observe 100-foot setbacks from the San Jacinto Fault. Additionally, construction within 50 feet of an active fault is prohibited.[30] Furthermore, a site-specific soils study and/or site-specific geologic and/or geotechnical engineering studies would be required for all individual development approval on the potential sites for rezoning, and the recommendations provided by the studies would be incorporated into project design as required by Chapter 16.16.100 of the Municipal Code and Policy S-1.2 of the General Plan.[31]

Potential structural damage and exposure of people to risk of injury or death from structural failure associated with surface fault rupture would be reduced by compliance with CBC engineering design and construction measures. Foundations and other structural support features would be designed to resist or absorb damaging forces from strong ground shaking and surface fault rupture. Chapter 15.06 of the Municipal Code incorporates the most recent CBC. The City of Colton Planning Division reviews plans and applications for site clearance, grading, and building permits to ensure compliance with Chapter 15.06 of the City's Municipal Code and imposes requirements for revisions where

[28] City of Colton. 2018. Local Hazard Mitigation Plan. Website: https:// www.ci.colton.ca.us/DocumentCenter/View/3948/Public-Review-Draft-LHMP_Complete?bidId=. Accessed May 9, 2025.

[29] Ibid.

[30] California Department of Conservation. 2019. Alquist-Priolo Earthquake Fault Zones. Website: https://www.conservation.ca.gov/cgs/alquist-priolo. Accessed April 16, 2025.

[31] City of Colton. 2025. Municipal Code, Chapter 16.16, Procedures and Requirements. Website: https:// library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT16SUOR_CH16.16PRREPE_16.16.100PRSOREEQ. Accessed May 28, 2025.

needed to ensure that new or significant remodeled structures are constructed in compliance with the CBC and reflect any additional completion of any identified applicable measures.

Compliance with goals and policies of the General Plan, local codes, and the CBC would be confirmed during the development review process. With the implementation of the goals and policies in the General Plan, as well as applicable local, State, and federal regulations, potential impacts associated with surface fault rupture within an Alquist-Priolo Earthquake Fault Zone would be less than significant.

ii) Strong Seismic Ground Shaking

The City and its Sphere of Influence (SOI) are within a seismically active region that could experience strong ground shaking during a seismic event. The San Jacinto, San Andreas, Rialto-Colton and Cucamonga Faults are most likely to produce the greatest level of ground shaking at the potential sites for rezoning due to proximity.[32] The intensity of ground shaking will ultimately depend on the characteristics of the fault, distance from the fault, magnitude and duration of the earthquake, and site-specific geologic conditions. Seismic shaking is a virtual inevitability in Colton, given that the community is located in close proximity to multiple major fault lines and has experienced substantial seismic shaking from past earthquake events. The Third Uniform California Earthquake Rupture Forecast (UCERF3) was released in 2015 and provides the likelihood of a major earthquake on various faults between 2015 and 2044. Table 3.6-3 shows the probabilities of a significant earthquake by magnitude on the key fault lines near Colton, as estimated by the UCERF3 forecast.

Table 3.6-3: Significant Earthquake Probabilities for Major Fault Lines Near Colton (2015-2044)

Fault	Distance (Miles)	Probability			
		6.7 + M_w	7.0 + M_w	7.5 + M_w	8.0 + M_w
San Jacinto Fault	Less than 1	6.62%	6.26 %	5.20 %	2.64 %
San Andreas (Southern Segments)	7	25.87 %	22.06 %	18.53%	6.81 %
Cucamonga Fault	10	1.53 %	1.27 %	0.76 %	0.03%
Whittier Fault	23	1.64%	1.47%	0.81%	<0.01%
Elsinore Fault	23	3.83%	1.95%	1.08%	<0.01%
Sierra Madre Fault	25	1.43%	1.12%	0.73%	0.03%
Pinto Mountain Fault	34	3.07%	2.98%	1.25%	Negligible
Lenwood-Lockhart-Old Woman Springs Fault	43	1.30%	0.96%	0.02	Negligible
Newport-Inglewood Fault	48	1.08%	0.78%	0.16%	Negligible
Emerson-Copper Mountain Fault	54	1.01%	0.71%	0.08%	Negligible

[32] Department of Conservation. 2025. Earthquake Zones of Required Investigation. Website: https:// maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/. Accessed May 12, 2025.

Fault	Distance (Miles)	Probability			
		6.7 + M_w	7.0 + M_w	7.5 + M_w	8.0 + M_w
Palos Verdes Fault	58	2.67%	2.37%	0.92%	Negligible
Calico-Hidalgo Fault	6-0	2.77%	2.40%	0.73%	Negligible
Santa Susana Fault	61	4.20%	2.71%	0.77%	<0.01%
Oak Ridge Fault	84	3.07%	2.78%	1.11%	<0.01%
Garlock Fault	91	4.82%	4.65%	2.78%	0.30%
Source: City of Colton. 2019. Local Hazard Mitigation Plan. June.					

As discussed above, the General Plan's Safety Element includes goals and policies to minimize structural damage and minimize the exposure of people to risk of injury or death from structural failure in the event of surface fault rupture during an earthquake. Goal S-1 focuses on improving the community's resilience to seismic and geologic hazards by ensuring the integrity of the built environment. Policy S-1.2 requires projects to identify whether existing and new structures are located within Earthquake Fault Hazard Zones and in areas at risk from liquefaction, landslides, and subsidence, and take corrective action to minimize the risk of injury or damage from seismic or geologic events. Consistent with Policy S-1.2, development within Areas 1, 4, 5, and 6 would be required to take corrective action to minimize the risk of injury or damage from seismic or geologic events. Policy S-1.4 requires new development to observe 100-foot setbacks from all faults, active or inactive. Consistent with Policy S-1.4, development within Areas 4 and 5 would be required to observe 100-foot setbacks from the San Jacinto Fault.

Potential structural damage and exposure of people to risk of injury or death from structural failure associated with strong seismic ground shaking would be reduced by compliance with CBC engineering design and construction measures. Foundations and other structural support features would be designed to resist or absorb damaging forces from strong ground shaking. Chapter 15.06 of the Municipal Code incorporates the most recent CBC. The City of Colton Planning Division reviews plans and applications for site clearance, grading, and building permits to ensure compliance with Chapter 15.06 and imposes requirements for revisions where needed to ensure that new or significantly remodeled structures are constructed in compliance with the CBC, and reflect any additional measures deemed appropriate. Permit issuance would be based upon satisfactory completion of any identified applicable measures.

Compliance with mandatory CBC requirements and implementation of General Plan policies and programs would ensure that future development projects are appropriately investigated in terms of potential seismic hazards and that any new buildings and structures are constructed to withstand strong seismic ground shaking. Therefore, impacts would be less than significant.

iii) and iv) Seismic-related Ground Failure, Including Liquefaction and Landslides

Secondary effects of earthquake shaking may include landslides, slope instability, liquefaction, subsidence, and lateral spreading. As shown in Exhibit 3.6-3, Areas 4 and 5 are within a medium-high

and high liquefaction potential zone. Area 6 is zoned within a medium-high liquefaction potential zone and Area 1 is zoned as a medium liquefaction potential zone.[33]

The liquefaction risk in Colton is highest near the Santa Ana River between South La Cadena Drive and South Mt. Vernon Avenue. An area of medium liquefaction risk surrounds this zone and includes the Cooley Ranch neighborhood between the Santa Ana River and Interstate 215 (I-215), and in the upper parts of Reche Canyon south of Shane Drive. There is a lower (but still elevated) risk of liquefaction extending farther away from the Santa Ana River, out to Valley Boulevard and Washington Street, and in the other low-lying areas of Reche Canyon. The Rialto-Colton Fault acts as a barrier to groundwater flow, limiting the liquefaction risk zone to the areas around the Santa Ana River upstream of the fault line.[34]

Additionally, as previously discussed, the areas at the greatest risk of landslides are the hills of the Reche Canyon neighborhood, much of the La Loma Hills, and the slopes of Slover Mountain. There are areas of more limited landslide risk along the southern side of the La Loma Hills, the cliffs along West Agua Mansa Road and along the northern border of Grand Terrace, and the slopes above the Santa Ana River near Scenic Drive. As shown in Exhibit 3.6-2, none of the potential sites for rezoning are within a landslide zone as designated by the City's Local Hazard Mitigation Plan.

All of Colton sits atop the Upper Santa Ana Valley groundwater basin, and specifically the Riverside-Arlington and Rialto- Colton subbasins. Since both subbasins are actively pumped for groundwater, subsidence remains a risk throughout the entire community.

As discussed under Impact GEO-1(i) and Impact GEO-1(ii), policies and programs of the General Plan aim to protect residents, structures, and infrastructure from the effects of surface fault rupture and strong seismic ground shaking, and would also protect against the secondary effects of earthquake shaking. Policy S-1.2 requires projects to identify whether existing and new structures are located within Earthquake Fault Hazard Zones and in areas at risk from liquefaction, landslides, and subsidence, and take corrective action to minimize the risk of injury or damage from seismic or geologic events. Consistent with Policy S-1.2, development within Areas 1, 4, 5, and 6 would be required to take corrective action to minimize the risk of injury or damage from seismic or geologic events. Policy S-1.5 requires new development to observe 30-foot setbacks from all hillsides and other sloped surfaces that show medium to high landslide susceptibility. Policy S-1.7 restricts development in areas prone to liquefaction or subsidence unless an independent geotechnical investigation determines the site is safe for development. Consistent with Policy S-1.7, development within Areas 1, 4, 5, and 6 would be required to undergo an independent geotechnical investigation to determine the site is safe for development due to liquefaction hazards.

Furthermore, any development consistent with the Program 10/11 Rezone/GPA would be required to comply with Chapter 15.06 (Colton Building Code) of the Municipal Code, which implements the CBC and requires that foundations and other structural support features would be designed to resist or absorb damaging forces from strong ground shaking, liquefaction, and subsidence. Therefore,

[33] City of Colton. 2018. Local Hazard Mitigation Plan. Website: https:// www.ci.colton.ca.us/DocumentCenter/View/3948/Public-Review-Draft-LHMP_Complete?bidId=. Accessed May 9, 2025.
[34] Ibid.

impacts related to seismic-related ground failure, such as liquefaction, ground settlement, lurching, lateral spreading, and ground cracking would be less than significant.

Conclusion

In conclusion, compliance with local codes, mandatory CBC requirements, and implementation of General Plan policies and programs, would ensure that future development projects are appropriately investigated in terms of potential seismic hazards and that any new buildings and structures are constructed to withstand the anticipated range of seismic events. At the programmatic level, seismic impacts would be reduced to a less than significant level. Consistent with General Plan policies and programs, individual development projects would be required to undergo project-specific environmental review, which may require additional site-specific or project specific measures to reduce any potential for loss, injury, or death in the event of a seismic event. As such, potential impacts would be less than significant.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

Potential adverse environmental effects associated with seismic hazards usually are site-specific and generally do not result in cumulative effects. Accordingly, the geographic scope would be the immediate vicinity of the proposed project. Cumulative projects within the geographic scope would be exposed to similar geologic and seismic hazards during seismic events, but development of individual projects would not increase the potential for impacts to occur. Individual development proposals would be reviewed separately by the appropriate public agency depending on location and undergo environmental review, if appropriate. If future cumulative development would result in impacts related to geologic or seismic impacts, those potential project or site-specific impacts would be addressed in accordance with the requirements of CEQA. New buildings would be constructed utilizing current design and construction methodologies for earthquake resistant design as required by relevant regulations, including the applicable programs and policies included in the applicable general plans and the applicable municipal codes such Chapter 16.16.100 of the Municipal Code and Policy S-1.2 of the General Plan. Compliance with the CBC, NPDES permits, laws and regulations mentioned under Impact GEO-1, would ensure that cumulative development would have less than significant impacts associated with seismic-related hazards.

As previously discussed, development facilitated by the Housing Element Update would be required to comply with provisions of the CBC, excavation and grading requirements of the Colton Municipal Code including policies and programs included in the General Plan, and mandatory NPDES permit requirements to ensure that potential impacts related to site-specific geotechnical conditions remain at less than significant levels. For these reasons, the Housing Element Update's contribution to less than significant cumulative impacts on seismic-related hazards is not cumulatively considerable and the cumulative impact would be less than significant.

Level of Cumulative Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation required.

Soil Erosion or Topsoil Loss

Impact GEO-2: Development consistent with the proposed project would not result in substantial soil erosion or the loss of topsoil.

Impact Analysis

Development consistent with the Program 10/11 Rezone/GPA would involve construction activities such as stockpiling, grading, excavation, paving, and other earth-disturbing activities. Loose and disturbed soils are more prone to erosion and loss of topsoil by wind and water. As such, soil erosion is dependent on individual site locations and conditions on-site during construction.

Construction activities that disturb one or more acre of land surface are subject to the NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order No. 2022-0057-DWQ) adopted by the California State Water Resources Control Board (State Water Board). Compliance with the permit requires each qualifying development project to file a Notice of Intent with the State Water Board. Permit conditions require development of a SWPPP, which must describe the site, facility, erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of construction sediment and erosion control measures, maintenance responsibilities, and non-stormwater management controls. Inspection of construction sites before and after a storm is also required to identify stormwater discharge from construction activity and to identify and implement erosion controls, where necessary. Additionally, proposed development would be consistent with Section 13.30.110 of the Municipal Code, which would require future development to submit a landscape and irrigation design plan prior to project construction to prevent erosion during operation of future development.

The Municipal Code also contains rules and regulations to minimize soil erosion and loss of topsoil. Chapter 15.06 (Colton Building Code) of the Municipal Code incorporates the most recent CBC, which regulates grading activities, including drainage and erosion control. Section 13.30.120 (Grading Design Plan) requires future projects to be designed to minimize soil erosion for efficient water use. Section 14.05.01 provides requirements with the purpose of protecting and enhancing water quality within the City which includes requirements to reduce soil erosion and loss of topsoil. Section 14.05.020 requires BMPs for all construction sites in the City for erosion control, run-on and runoff control, sediment control, active treatment systems (as appropriate), and good site management through all phases of construction.

Compliance with the mandatory NPDES permit and Municipal Code requirements would reduce the potential soil erosion and loss of topsoil. As such, potential impacts related to soil erosion and loss of topsoil would less than significant.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic scope for cumulative impacts related to erosion and loss of topsoil is the Santa Ana River Basin.

Future development associated with the Program 10/11 Rezone/GPA, along with cumulative projects, would involve construction activities and grading that could cause erosion and the loss of topsoil. However, all projects during construction and operation would be subject to the City's MS4 NPDES permit and would therefore be required to implement SWPPP requirements. An SWPPP would include BMPs to prevent erosion. Other current and future development/redevelopment projects from the implementation of the Program 10/11 Rezone/GPA and cumulative projects in the City would similarly be subject to NPDES requirements, Chapter 15.06 (Colton Building Code), Section 13.30.120 (Grading Design Plan), Section 14.05.01, and Section 14.05.020 of the Municipal Code. Other cumulative development projects outside of the City would be required to comply with NPDES permit requirements, the CBC, and the applicable municipal codes. As such, development consistent with the Program 10/11 Rezone/GPA, in conjunction with other projects, would not have a cumulatively significant impact associated with soil-related hazards, and development consistent with the Program 10/11 Rezone/GPA would not have a cumulatively considerable contribution to this less than significant impact. For these reasons, the Housing Element Update's contribution to less than significant cumulative impacts on geology and soils is not cumulatively considerable, and the cumulative impact would be less than significant.

Level of Cumulative Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation required.

Unstable Geologic Location

Impact GEO-3:	**Development consistent with the proposed project would not 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.**

Impact Analysis

As discussed previously in Impacts GEO-1(iii), none of the potential sites for rezoning are within a landslide zone as designated by the City's Local Hazard Mitigation Plan. However, Areas 4 and 5 are

within a medium-high and high liquefaction potential zone. Area 6 is zoned within a medium-high liquefaction potential zone and Area 1 is zoned as a medium liquefaction potential zone.[35]

The General Plan includes goals and policies specifically designed to protect individuals from injuries and minimize property damage resulting from development on unstable geologic units or unstable soils by limiting development in certain areas and requiring increased review and mitigation where appropriate. These goals and policies include but are not limited to Goal S-1, Policy S-1.2, Policy S-1.3, Policy S-1.5, Policy S-1.6, and Policy S-1.7, which would implement standards to assist City decision-makers in the evaluation of development proposals and management of geologic hazard areas. Consistent with Policy S-1.2, development within Areas 1, 4, and 5 would be required to take corrective action to minimize the risk of injury or damage from seismic or geologic events. Consistent with Policy S-1.7, development within Area 4 and 5 would be required to undergo an independent geotechnical investigation to determine the site is safe for development due to liquefaction hazards.

Furthermore, any development consistent with the Program 10/11 Rezone/GPA would be required to comply with Chapter 15.06 (Colton Building Code) of the Municipal Code, which implements the CBC and requires that foundations and other structural support features would be designed to resist or absorb damaging forces from on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

While analyzing the potential future effects of implementing the Program 10/11 Rezone/GPA necessarily involves some degree of forecasting, identifying specific examples of what could happen as a result of an individual development proposal is too speculative at this time. Accordingly, future proposed projects located within areas containing unstable geologic units or unstable soils would be required to conduct an environmental analysis at the time a specific project is defined, including preparation of site-specific soils and geologic reports for review and approval by the City Engineer, and incorporation of the recommended programs during construction as required by Chapter 16.16.100 of the Municipal Code and Policy S-1.2 of the General Plan.

Therefore, with the implementation of the policies and programs in the General Plan, as well as applicable State and local codes, potential impacts associated with development on unstable geologic units or unstable soils would be less than significant.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation required.

[35] City of Colton. 2018. Local Hazard Mitigation Plan. Website: https:// www.ci.colton.ca.us/DocumentCenter/View/3948/Public-Review-Draft-LHMP_Complete?bidId=. Accessed May 9, 2025.

Cumulative Analysis

Potentially adverse environmental effects associated with unstable geologic location, landslide, lateral spreading, subsidence, liquefaction, or collapse usually are site-specific and generally do not result in cumulative effects.

Geological conditions associated with the project site are specific to the project site and generally do not contribute to a cumulative effect. Future development consistent with the Program 10/11 Rezone/GPA in combination with surrounding cumulative projects listed in Table 3-1, Cumulative Development, would potentially be exposed to geological hazards. However, these projects would minimize geological hazards pursuant to the General Plan Goal S-1, Policy S-1.2, Policy S-1.3, Policy S-1.5, Policy S-1.6, and Policy S-1.7 and Chapter 15.06 (Colton Building Code) of the Municipal Code, as discussed above. Other current and future development/redevelopment projects in the region would similarly be required to adhere to standards and practices that include stringent geologic and soil-related hazard mitigation. As such, development consistent with the Program 10/11 Rezone/GPA, in conjunction with other projects, would not have a cumulatively significant impact associated with soil-related hazards, and development consistent with the Program 10/11 Rezone/GPA would not have a cumulatively considerable contribution to this less than significant impact.

Additionally, if future cumulative development would result in impacts related to geologic or seismic impacts, those potential project or site-specific impacts would be addressed in accordance with the requirements of CEQA. New buildings would be constructed utilizing current design and construction methodologies for earthquake resistant design as required by relevant regulations, including the applicable programs and policies included in the applicable general plans and the applicable municipal codes. Compliance with the CBC, General Plan, and Municipal Code, as discussed above, would ensure that cumulative development would have less than significant impacts associated with seismic-related hazards. Since foreseeable future developments from the Program 10/11 Rezone/GPA, along with cumulative development would be required to adhere to the CBC, NPDES permits, the General Plan, and Municipal Code, any foreseeable future development, along with cumulative projects, would not result in a significant cumulative impact.

For these reasons, the Housing Element Update's contribution to less than significant cumulative impacts on seismic-related hazards is not cumulatively considerable and the cumulative impact would be less than significant.

Level of Cumulative Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation required.

Expansive Soil

Impact GEO-4: **The proposed project would not 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.**

Impact Analysis

New development constructed on expansive soils could be subject to damage or become unstable when underlying soil shrinks or swells. According to the City's Local Hazard Mitigation Plan, there is no known expansive soil in the City. However, the actual presence and extent of expansive soils can only be determined as part of site-specific soils and geologic reports.

As discussed previously, the General Plan includes several policies and programs specifically designed to protect people from injuries and minimize property damage resulting from geologic hazards, such as expansive soils. The General Plan includes policies and programs specifically designed to protect individuals from injuries and minimize property damage resulting from development on expansive soils by limiting development in certain areas and requiring increased review and mitigation where appropriate. These goals and policies include, but are not limited to, Goal S-1, Policy S-1.2, Policy S-1.3, Policy S-1.5, Policy S-1.6, and Policy S-1.7, which would implement standards to assist City decision-makers in the evaluation of development proposals and management of geologic hazard areas.

Any development consistent with the Program 10/11 Rezone/GPA would be required to comply with Chapter 15.06 of the Municipal Code, which implements the CBC. The CBC includes requirements to address soil-related hazards, such as expansive soils. Typical measures to treat hazardous soil conditions involve removal, proper fill selection, and compaction. In cases where soil remediation is not feasible, the CBC requires structural reinforcement of foundations to resist expansive soil forces. Additionally, future proposed projects would be required to adhere to Section 16.16.100 of the Municipal Code which requires future projects to conduct an environmental analysis at the time a specific project is defined, including preparation of site-specific soils reports for review and approval by the City Engineer, and incorporation of the recommended programs during construction.

Compliance with the rules and regulations of the Municipal Code, including compliance with the CBC, and implementation of the policies and programs in the General Plan, would ensure that potential impacts related to expansive soils remain less than significant.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

Potentially adverse environmental effects associated with expansive soils usually are site-specific and generally do not result in cumulative effects.

Soil conditions associated with the project site are specific to the project site and generally do not contribute to a cumulative effect. Some or all other cumulative projects may have expansive soils, but they would not contribute to cumulative hazards. Other current and future development/redevelopment projects in the region would be required to adhere to standards and practices to minimize hazards related to expansive soils. As such, development consistent with the Program 10/11 Rezone/GPA, in conjunction with other projects, would not have a cumulatively significant impact associated with expansive soils, and development consistent with the Program 10/11 Rezone/GPA would not have a cumulatively considerable contribution to this less than significant impact.

As previously discussed, development facilitated by the Housing Element Update would be required to comply with provisions of the CBC, excavation, and grading requirements of the Colton Municipal Code including policies and programs included in the General Plan, and mandatory NPDES permit requirements to ensure that potential impacts related to site-specific geotechnical conditions remain at less than significant levels. For these reasons, the Housing Element Update's contribution to less than significant cumulative impacts on seismic-related hazards is not cumulatively considerable and the cumulative impact would be less than significant.

Level of Cumulative Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation required.

Wastewater Disposal Systems

Impact GEO-5:	**Development consistent with the proposed project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.**

Impact Analysis

Development consistent with the Program 10/11 Rezone/GPA would be served by the existing sewer system, and most new development would connect to existing sewer lines. However, should any new development require the installation of septic tanks or alternative wastewater disposal systems, the General Plan includes goals and policies to ensure that any new development can be feasibly constructed according to soil conditions. Policy S-1.2 requires the City and future projects to identify if existing and new structures are located within Earthquake Fault Hazard Zones and in areas at risk from liquefaction, landslides, and subsidence, and take corrective action to minimize the risk of injury or damage from seismic or geologic events. Policy S-1.7 restricts development, including the development of septic tanks, in areas prone to liquefaction or subsidence unless an independent geotechnical investigation determines the site is safe for development. Consistent with Policy S-1.2, development within Areas 1, 4, 5, and 6 would be required to take corrective action to minimize the risk of injury or damage from seismic or geologic events. Consistent with Policy S-1.7, development within Areas 1, 4, 5 and 6 would be required to undergo an independent geotechnical investigation to determine whether the site is safe for development due to liquefaction hazards.

Chapter 13.08 (Wastewater System) of the Municipal Code includes provisions to protect the public health and safety by establishing and providing a mechanism for enforcing performance standards for private sewer laterals that connect or are connected to a public sewer main, and to maintain all parts of the sewer system and reduce and prevent sanitary sewer overflows.

Implementation of policies and programs in the General Plan, as well as applicable local codes, would ensure that new septic tanks or alternative wastewater disposal systems are constructed on soils that can support such systems. Therefore, impacts would be less than significant.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

Potentially adverse environmental effects associated with septic tanks or alternative wastewater disposal systems are site-specific and generally do not result in cumulative effects.

Soil conditions associated with the project site are specific to the project site and generally do not contribute to a cumulative effect. Because new development under the proposed project would connect to existing sewer lines and no septic tanks or alternative wastewater disposal systems would be constructed where soils cannot support such systems, the proposed project would not have a cumulative effect. Most or all other cumulative projects would connect to the existing sewer lines and they would not contribute to cumulative hazards. Other current and future development/redevelopment projects in the region would similarly be required to adhere to standards and practices that include stringent geologic and soil-related hazard mitigations that would prevent septic systems and alternative wastewater disposal systems from being built on unstable soils. As such, development consistent with the Program 10/11 Rezone/GPA, in conjunction with other projects, would not have a cumulatively significant impact associated with septic tanks or alternative wastewater disposal systems, and development consistent with the Program 10/11 Rezone/GPA would not have a cumulatively considerable contribution to this less than significant impact.

Additionally, future cumulative development and development consistent with the Program 10/11 Rezone/GPA would be served by the existing sewer system, and most new development would connect to existing sewer lines. However, should any new development require the installation of septic tanks or alternative wastewater disposal systems, the Municipal Code and General Plan includes goals and policies to ensure that any new development can be feasibly constructed according to soil conditions.

As previously discussed, development facilitated by the Housing Element Update would be required to comply with provisions of the CBC, Municipal Code, General Plan, and mandatory NPDES permit requirements to ensure that potential impacts related to site-specific geotechnical conditions remain at less than significant levels. For these reasons, the Housing Element Update's contribution to less

than significant cumulative impacts is not cumulatively considerable and the cumulative impact would be less than significant.

Level of Cumulative Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation required.

Destruction of Paleontological Resource or Unique Geologic Feature

Impact GEO-6:	**Development consistent with the proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.**

Impact Analysis

The City of Colton is underlain by Quaternary Older Fan Deposits, which are known to contain vertebrate fossils.[36] While shallow excavation or grading is unlikely to uncover paleontological resources, deeper excavation into older sediments may uncover significant fossils. Therefore, any project involving earthmoving activity could potentially result in inadvertent discovery and disturbance of paleontological resources during grading and excavation work. As such, construction-related and earth-disturbing actions from development consistent with the Program 10/11 Rezone/GPA on sites underlain by older Quaternary deposits have the potential to damage or destroy fossils resulting in significant impacts on paleontological resources. Though sites underlain by Quaternary Older Fan Deposits are unlikely to contain vertebrate fossils, in the unlikely event that any earth-disturbing construction-related activities uncover significant paleontological resources (e.g., bones, teeth, well-preserved plant elements), potential impacts to paleontological resources would be minimized through compliance with federal and State laws that protect paleontological resources. Section 5097 of the Public Resources Code specifies procedures to be followed in the event of unexpected discovery of paleontological resources. Compliance with Section 5097 of the Public Resources Code would minimize the potential to impact paleontological resources directly and indirectly within the potential sites for rezoning that have a low paleontological sensitivity and low paleontological potential.

In addition, Mitigation Measure (MM) GEO-1 requires a site-specific paleontological resources survey to determine potential paleontological impacts for the potential sites for rezoning. Should the site-specific paleontological resources survey identify that a site is underlain by any soil with the potential to contain vertebrate fossils, MM GEO-1 requires paleontological monitoring of all proposed excavations. Compliance with Section 5097 and implementation of MM GEO-1 would reduce potential impacts to paleontological resources to less than significant.

[36] State of California Department of Conservation. 1998. Geologic Map of the San Bernardino Quadrangle, California, 1:250,000. Website: https:// www.conservation.ca.gov/cgs/Documents/Publications/Regional-Geologic-Maps/RGM_003A/RGM_003A_SanBernardino_1986_Sheet1of5.pdf. Accessed December 18, 2024.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

MM GEO-1 A professional Paleontologist, approved by the City of Colton, shall conduct a site-specific paleontological resources survey on the potential sites for rezoning.

If any of the potential sites for rezoning are found to be underlain by any other soil with the potential to contain vertebrate fossils due to their high paleontological sensitivity for significant resources, applicants, owners and/or sponsors of all future development or construction projects shall be required to perform or provide paleontological monitoring, if recommended by the qualified Paleontologist. Should significant paleontological resources (e.g., bones, teeth, well-preserved plant elements) be unearthed by a future project construction crew, project activities shall be diverted at least 15 feet from the discovered paleontological resources until a professional Paleontologist has assessed such discovered resources and, if deemed significant, such resources shall be salvaged in a timely manner. The applicant/owner/sponsor of said project shall be responsible for diverting project work and providing the assessment including retaining a professional Paleontologist for such purpose. Collected fossils shall be deposited by the applicant/owner/sponsor in an appropriate repository (e.g., University of California Museum of Paleontology (UCMP), California Academy of Sciences) where the collection shall be properly curated and made available for future research.

Level of Significance After Mitigation

Less than significant impact.

Cumulative Analysis

Paleontological Resources and Unique Geologic Feature

Future development in San Bernardino County has the potential to cumulatively impact paleontological resources. However, all cumulative projects would be required to comply with federal and State policies related to protection of paleontological resources which reduces potential cumulative impacts to paleontological resources to less than significant. Moreover, the Program 10/11 Rezone/GPA's incremental contribution to less than significant cumulative impacts would not be significant.

As the City of Colton receives development applications for subsequent development consistent with the Program 10/11 Rezone/GPA, those applications would be reviewed for compliance with MM GEO-1, which requires a site-specific paleontological resources survey, and, if a site is underlain by older fan Quaternary deposits or any other soil with the potential to contain vertebrate fossils, it would require paleontological monitoring of all proposed excavations. Future development consistent with the Program 10/11 Rezone/GPA would also be required to conform to federal and State policies that protect paleontological resources, including Section 5097 of the California Public Resources Code. For these reasons, the Program 10/11 Rezone/GPA's contribution to cumulative

impacts on paleontological resources would not be cumulatively considerable and would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

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3.7 - Greenhouse Gas Emissions

3.7.1 - Introduction

This section describes existing climate conditions as well as the relevant regulatory framework. The "Environmental Setting" provides a description of greenhouse gas (GHG) emissions and the current state of the climate. The "Regulatory Framework" provides a description of relevant federal, State, and local regulatory policies that serve to reduce GHG emissions and are applicable to the proposed project. The Greenhouse Gas Analysis is included in this Draft Environmental Impact Report (Draft EIR) as Appendix B. No public comments were received during the EIR scoping period related to GHG emissions.

3.7.2 - Environmental Setting

Greenhouse Effect, Global Warming, and Climate Change

Earth's temperature is rising,[1] and although the global climate has varied over the long-range time scale, there is strong scientific consensus that the rapid heating in recent decades is both unusual and caused by GHG emissions from human activities such as the burning of fossil fuels including coal and oil.[2] Gases that trap heat in the atmosphere are referred to as GHGs. The effect is analogous to the way a greenhouse retains heat. Prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), chlorofluorocarbons (CFCs), and sulfur hexafluoride (SF_6). Atmospheric concentrations of CO_2, the most prominent GHG, have been increasing rapidly in recent decades from approximately 280 parts per million (ppm) before the start of the Industrial Revolution in the 1760s to more than 400 ppm as of 2013.[3] According to the United Nations Intergovernmental Panel on Climate Change (IPCC), it is *extremely unlikely* that global climate change of the past 50 years can be explained without the contribution from human activities.

As the concentration of these gases continues to increase in the atmosphere, Earth's temperature has increased by about 1.2 to 1.4°F (degrees Fahrenheit) since 1900.[4] Even if GHG emissions could be reduced to zero overnight, global temperatures would continue to rise in future years due to the build-up of GHGs that have already accumulated in the atmosphere and the oceans. As future emissions increase the atmospheric concentrations of CO_2 and other GHGs, the impacts of the warming greenhouse effect are projected to steadily worsen.

Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough GHG emissions on its own to influence global climate change

[1] National Centers for Environmental Information (NCEI) National Oceanic and Atmospheric Administration (NOAA). 2024. Website: https://www.ncei.noaa.gov/access/monitoring/climate-at-a-glance/global/time-series. Accessed July 10, 2024.
[2] K. Myers, et al. Consensus revisited: quantifying scientific agreement on climate change and climate expertise among Earth scientists 10 years later. Environmental Research Letters Vol.16 No. 10, 104030. October 20, 2021. https://doi.org/10.1088/1748-9326/ac2774.
[3] Global Monitoring Library, National Oceanic and Atmospheric Administration (NOAA). 2024. Website: https://gml.noaa.gov/ccgg/trends/. Accessed May 22, 2025.
[4] National Aeronautics and Space Administration (NASA). 2024. World of Change: Global Temperatures. Website: https://earthobservatory.nasa.gov/world-of-change/global-temperatures. Accessed May 22, 2025.

significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. Therefore, this section discusses the proposed project's contribution to the cumulative GHG impact.

Greenhouse Gases and Global Emission Sources

Unlike emissions of criteria and toxic air pollutants, which have local or regional impacts, emissions of GHGs that contribute to global warming or global climate change have a broader, global impact. Global warming is a process whereby GHGs accumulating in the atmosphere contribute to an increase in the temperature of the earth's atmosphere. Prominent GHGs that naturally occur in Earth's atmosphere are water vapor, CO_2, CH_4, oxides of nitrogen (NO_X), and ozone. Anthropogenic (human-caused) GHG emissions include releases of these GHGs plus release of human-made gases with high global warming potential (GWP), ozone-depleting substances such as CFCs[5] and aerosols, HFCs, perfluorocarbons (PFCs), and SF_6. The GHGs listed by the IPCC (CO_2, methane, N_20, HFCs, PFCs, and SF_6) are discussed below in order of abundance in the atmosphere.

The GWP is the potential of a gas or aerosol to trap heat in the atmosphere. The GWP of a gas is essentially a measurement of the radiative forcing of a GHG compared with the reference gas, CO_2.

Individual GHG compounds have varying potential for contributing to global warming. For example, CH_4 is 25 times as potent as CO_2, while SF_6 is 22,200 times more potent than CO_2 on a molecule-per-molecule basis. To simplify reporting and analysis, methods have been set forth to describe emissions of GHGs in terms of a single gas. The most commonly accepted method for comparing GHG emissions is the GWP methodology defined in the IPCC reference documents.[6] The IPCC defines the GWP of various GHG emissions on a normalized scale that recasts all GHG emissions in terms of carbon dioxide equivalents (CO_2e), which compares the gas in question to that of the same mass of CO_2 (by definition, CO_2 has a GWP of 1). The GWP of a GHG is a measure of how much a given mass of a GHG is estimated to contribute to global warming. Thus, to describe how much global warming a given type and amount of GHG may cause, the CO_2e is used. A CO_2e is the mass emissions of an individual GHG multiplied by its GWP. As such, a high GWP represents high absorption of infrared radiation and a long atmospheric lifetime compared to CO_2. One must also select a time horizon to convert GHG emissions to equivalent CO_2 emissions to account for chemical reactivity and lifetime differences among various GHG species. The standard time horizon for climate change analysis is 100 years. Generally, GHG emissions are quantified in terms of metric tons (MT) of CO_2e (MT CO_2e) emitted per year.

The atmospheric residence time of a gas is equal to the total atmospheric abundance of the gas divided by its rate of removal.[7] The atmospheric residence time of a gas is, in effect, a half-life measurement of the length of time a gas is expected to persist in the atmosphere when accounting for removal mechanisms such as chemical transformation and deposition.

[5] CFCs Destroy Stratospheric Ozone. The Montreal Protocol on Substances that Deplete the Ozone Layer prohibited CFCs production in 1987.
[6] United Nations Intergovernmental Panel on Climate Change (IPCC), United Nations. 2007. Climate Change 2007: The Physical Science Basis. Contribution of Working Group I to the Fourth Assessment Report of the IPCC.
[7] Seinfeld, J.H., and S.N. Pandis. 2006. Atmospheric Chemistry and Physics: From Air Pollution to Climate Change, Second Edition. John Wiley & Sons.

Table 3.7-1 lists the GWP of each GHG and its lifetime. Units commonly used to describe the concentration of GHGs in the atmosphere are parts per million (ppm), parts per billion (ppb), and parts per trillion (ppt), referring to the number of molecules of the GHG in a sampling of 1 million, 1 billion, or 1 trillion molecules of air. Collectively, HFCs, PFCs, and SF_6 are referred to as high GWP gases. CO_2 is by far the largest component of worldwide CO_2e emissions, followed by CH_4, NO_X, and high GWP gases, in order of decreasing contribution to CO_2e.

The primary human processes that release GHGs include the burning of fossil fuels for transportation, heating, and electricity generation; agricultural practices that release methane, such as livestock grazing and crop residue decomposition; and industrial processes that release smaller amounts of high GWP gases. Deforestation and land cover conversion have also been identified as contributing to global warming by reducing Earth's capacity to remove CO_2 from the air and altering Earth's albedo or surface reflectance, thus allowing more solar radiation to be absorbed. Specifically, CO_2 emissions associated with fossil fuel combustion are the primary contributors to human-induced climate change. CO_2, CH_4, and NO_X emissions associated with human activities are the next largest contributors to climate change.

GHGs of California concern are defined by California Assembly Bill (AB) 32 (see the Regulatory Environment subsection below for a description) and include CO_2, CH_4, NO_X, HFCs, PFCs, and SF_6. A seventh GHG, nitrogen trifluoride (NF_3), was also added under the California Health and Safety Code Section 38505(g)(7) as a GHG of concern. These GHGs are described in terms of their physical description and properties, GWP, atmospheric residence lifetime, sources, and atmospheric concentration in 2005 in Table 3.7-1.

Table 3.7-1: Description of Greenhouse Gases of California Concern

Greenhouse Gas	Physical Description and Properties	Global Warming Potential (100 years)	Atmospheric Residence Lifetime (years)	Sources
Carbon dioxide (CO_2)	Odorless, colorless, natural gas.	1	50–200	burning coal, oil, natural gas, and wood; decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; oceanic evaporation; volcanic outgassing; cement production; land use changes
Methane (CH_4)	Flammable gas and is the main component of natural gas.	25	12	geological deposits (natural gas fields) extraction; landfills; fermentation of manure; and decay of organic matter
Nitrous oxide (N_2O)	Nitrous oxide (laughing gas) is a colorless GHG.	298	114	microbial processes in soil and water; fuel combustion; industrial processes
Chloro-fluoro-carbons (CFCs)	Nontoxic, nonflammable, insoluble, and chemically unreactive in the	3,800–8,100	45–640	refrigerants aerosol propellants; cleaning solvents

Greenhouse Gas	Physical Description and Properties	Global Warming Potential (100 years)	Atmospheric Residence Lifetime (years)	Sources
	troposphere (level of air at Earth's surface); formed synthetically by replacing all hydrogen atoms in methane or ethane with chlorine and/or fluorine atoms.			
Hydro-fluoro-carbons (HFCs)	Synthetic human-made chemicals used as a substitute for CFCs and contain carbon, chlorine, and at least one hydrogen atom.	140–11,700	1–50,000	automobile air conditioners; refrigerants
Per-fluoro-carbons (PFCs)	Stable molecular structures and only break down by ultraviolet rays about 60 kilometers above Earth's surface.	6,500–9,200	10,000–50,000	primary aluminum production; semiconductor manufacturing
Sulfur hexafluoride (SF_6)	Human-made, inorganic, odorless, colorless, and nontoxic, nonflammable gas.	22,800	3,200	electrical power transmission equipment insulation; magnesium industry, semiconductor manufacturing; a tracer gas
Nitrogen trifluoride (NF_3)	Inorganic, is used as a replacement for PFCs, and is a powerful oxidizing agent.	17,200	740	electronics manufacture for semiconductors and liquid crystal displays

Sources:
United Nations Intergovernmental Panel on Climate Change (IPCC). 2007. Climate Change 2007: The Physical Science Basis. Contribution of Working Group I to the Fourth Assessment Report of the Intergovernmental Panel on Climate Change (Solomon, S., D. Qin, M. Manning, Z. Chen, M. Marquis, K.B. Averyt, M. Tignor and H.L. Miller [eds.]). Website: www.ipcc.ch /publications_and_data/ar4/wg1/en/contents.html. Accessed May 20, 2025.

United Nations Intergovernmental Panel on Climate Change (IPCC). 2007. Climate Change 2007: Synthesis Report. Contribution of Working Groups I, II and III to the Fourth Assessment Report of the Intergovernmental Panel on Climate Change (Core Writing Team, Pachauri, R.K. and Reisinger, A. [eds.]). Website: www.ipcc.ch/publications_ and_data/ar4/syr/en/contents.html. Accessed May 20, 2025.

Global Climate Change

Climate change is a global problem because GHGs are global pollutants, unlike criteria air pollutants and hazardous air pollutants (also called toxic air contaminants), which are pollutants of regional and local concern. Pollutants with localized air quality effects have relatively short atmospheric lifetimes, approximately 1 day; by contrast, GHGs have long atmospheric lifetimes, several years to several

thousand years. GHGs persist in the atmosphere for a long enough time to be dispersed around the globe.

Although the exact lifetime of any particular GHG molecule depends on multiple variables and cannot be pinpointed, more CO_2 is currently emitted into the atmosphere than is sequestered. CO_2 sinks, or reservoirs, include vegetation and the ocean, which absorb CO_2 through photosynthesis and dissolution, respectively. These are two of the most common processes of CO_2 sequestration. Of the total annual human-caused CO_2 emissions, approximately 54 percent is sequestered through ocean uptake, Northern Hemisphere forest regrowth, and other terrestrial sinks within a year, whereas the remaining 46 percent of human-caused CO_2 emissions is stored in the atmosphere.[8]

Similarly, effects of GHGs are borne globally, as opposed to the localized air quality effects of criteria air pollutants and hazardous air pollutants. The quantity of GHGs that it takes to ultimately result in climate change is not precisely known and cannot be quantified, and no single project would be expected to measurably contribute to a noticeable incremental change in the global average temperature, or to global or local climates or microclimate.

Emissions of GHGs have the potential to adversely affect the environment because such emissions contribute, on a cumulative basis, to global climate change. A cumulative discussion and analysis of project impacts on global climate change is presented in this Draft EIR because, although it is unlikely that a single project will contribute significantly to climate change, cumulative emissions from many projects affect global GHG concentrations and the climate system.

Global climate change has the potential to result in sea level rise (resulting in flooding of low-lying areas), to affect rainfall and snowfall (leading to changes in water supply), to affect temperatures and habitats (affecting biological resources and public health), and to result in many other adverse environmental consequences.

Although the international, national, State, and regional communities are beginning to address GHGs and the potential effects of climate change, worldwide GHG emissions will likely continue to rise over the next decades.

Statewide Climate Impacts

Impacts from increased temperatures are expected to result in more extreme weather, increased wildfire events, and sea level rise. As reported by the California Natural Resources Agency in 2009, despite annual variations in weather patterns, California has seen a trend of increased average temperatures, more extreme hot days, fewer cold nights, longer growing seasons, less winter snow, and earlier snowmelt and rainwater runoff. Statewide average temperatures increased by about 1.7°F from 1895 to 2011, and a larger proportion of total precipitation is falling as rain instead of snow. Sea level rose by as much as 7 inches along the California coast over the last century, leading to increased erosion and adding pressure to the State's infrastructure, water supplies, and natural resources. Within the past decade, California continues to experience extreme climate events

[8] Seinfeld, J.H. and S.N. Pandis. 1998. Atmospheric Chemistry and Physics from Air Pollution to Climate Change. John Wiley & Sons.

including a severe 4-year drought, a dramatic reduction in Sierra Nevada winter snowpack, forest fires, and 2 years back-to-back of the hottest recorded average temperatures.

Existing GHG Emissions

The GHGs regulated by AB 32, the California Global Warming Solutions Act of 2006, include CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6. Each GHG has its own GWP, which measures how much heat the gas can trap in the atmosphere compared to CO_2 over a specified time period.

GWP measures how much heat a greenhouse gas traps in the atmosphere over a specific time period, usually 100 years, compared to CO_2. This allows for comparing the impacts of different gases on global warming. According to the IPCC's Fourth Assessment Report:

- **CH_4:** GWP of 25
- **N_2O:** GWP of 298
- **HFCs:** GWPs range from hundreds to thousands
- **PFCs:** Very long atmospheric lifetimes, often thousands of years
- **SF_6:** GWP of 23,500, the most potent greenhouse gas known

GWP factors are used to convert emissions into a common unit called a carbon dioxide equivalent (CO_2e). CO_2e is calculated by multiplying the emissions of each GHG by its GWP and summing the results. Since CO_2 is the basis, its GWP is 1.

California Greenhouse Gas Emissions Inventory

California contributed GHG emissions of 371.2 million metric tons (MMT) CO_2e into the atmosphere in 2022.[9] Anthropogenic CO_2 is largely the byproduct of fossil fuel combustion and attributable to transportation, industry/ manufacturing, electricity generation, natural gas consumption, and agriculture processes. As shown in Figure 3.7-1, the transportation sector is the largest emitter at approximately 38 percent of GHG emissions, followed by industrial at approximately 20 percent of GHG emissions.

[9] California Air Resources Board (ARB). 2021. Current California GHG Emission Inventory Data. Website: https://ww2.arb.ca.gov/ghg-inventory-data. Accessed May 20, 2025.

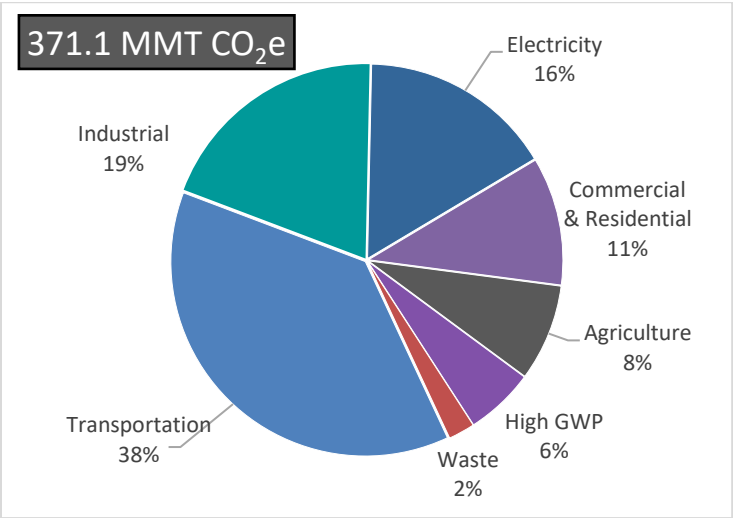


Figure 3.7-1: California GHG Emissions by Scoping Plan Sector (2022)
Source: California Air Resources Board (ARB). 2024. Current California GHG Emission Inventory Data 2000–2022. Website: https://ww2.arb.ca.gov/ghg-inventory-data.

3.7.3 - Regulatory Framework

The following section describes federal, State, regional, and local regulations and policies that are specific to reducing GHG emissions and applicable to the proposed project.

Federal

The United States Environmental Protection Agency (EPA) is the governing body responsible for regulating air pollution in the United States and setting nationwide air quality and emissions standards. The EPA adopts and implements several regulations to reduce GHG emissions as well. These include GHG emission reduction standards for passenger cars and light-duty trucks, heavy-duty trucks (including buses), commercial aircraft and large business jets, heavy equipment (with spark-ignition engines and compression-ignition diesel engines), locomotives, marine vessels, recreational vehicles, and small equipment/tools.

California has implemented more stringent GHG emissions reduction regulations on the same sources listed above (excepting commercial aircraft and large business jets). Therefore, those regulations and their impact are discussed in greater detail below.

State

California has taken several legislative steps to reduce Statewide GHG emissions and is internationally known for its leadership on action to address climate change. In 2006, the California legislature passed AB 32, which created a comprehensive, multi-year program to reduce GHG emissions in California and required the State (by law) to reduce GHG emissions to 1990 levels by 2020. The Legislature built upon this law by passing Senate Bill (SB) 32, which requires the State to reduce GHG emissions 40 percent below 1990 levels by 2030, and later passed AB 1279, which requires the State to achieve net-zero GHG emissions by 2045 and net-negative emissions thereafter. To achieve these State-mandated emissions reduction targets, a document known as the Scoping

Plan was required to be created by the California Air Resources Board (ARB) beginning in 2007 and be updated at least once every 5 years to "ensure the GHG emissions reduction activities to be adopted and implemented by the state board are complementary, nonduplicative, and can be implemented in an efficient and cost-effective manner." The Scoping Plan outlines strategies across nearly all levels of California's government and economy and defines—at a granular level—the regulatory actions needed to reduce GHG emissions from all economic sectors to meet the targets.

The ARB is the Statewide governing body which focuses on California's unique air quality challenges by setting the State's own, stricter, GHG and air pollutant emissions standards for a range of Statewide pollution sources including vehicles, fuels, on- and off-road equipment, and consumer products. The ARB also manages the cap-and-trade program to achieve GHG emission reductions from large industrial facilities. The ARB has pioneered a range of approaches in California that have set the standard for effective air and climate programs for the nation and the world. ARB regulations, based on extensive research and established science, have driven innovation, leading to significant technological developments such as the production of low- and zero-emission cars and trucks and cleaner fuels. As stated, the ARB is tasked by the Legislature with updating the Scoping Plan, which was most recently adopted in 2022 (2022 Scoping Plan), to ensure the State carries out actions to meet the 2030 and 2045 GHG emissions reduction targets.

Other State agencies responsible for regulating GHGs include:

- **California Energy Commission (CEC)**: the State's energy policy and planning agency, responsible for climate change related programs including energy efficiency and leading the State to a 100 percent clean energy reality. The CEC mandates building energy efficiency standards (in new and existing buildings) and manages the Renewable Portfolio Standard (RPS).
- **California Department of Resources Recycling and Recovery (CalRecycle)**: California's recycling and waste management agency, responsible for implementation of State climate policies including landfill methane emissions reduction, waste-to-energy production, and composting requirements. CalRecycle implements food and yard waste recycling regulations, including mandates to cut organic waste disposal 75 percent by 2025.
- **California Governor's Office of Land Use and Climate Innovation (LCI):** California's long-range planning agency, responsible for implementing California Environmental Quality Act (CEQA) review and conducting Statewide research on all climate change policies and impacts.

As a result of these actions, California reached its 2020 GHG emissions reduction target of reducing GHG emissions back to 1990 levels 4 years early and is on track to meet the 2030 GHG reduction target. Below is a summary of State regulations that are applicable to the proposed project and will serve to reduce GHG emissions now and in the future to ensure California stays on the path to meeting the State-mandated 2030 and 2045 targets:

- **Advanced Clean Cars II (ACC II)**: Designed to reach 100 percent new vehicle Zero-Emission Vehicles (ZEVs) and clean plug-in hybrid-electric vehicles (PHEVs) in California by the 2035 model year.

- **Advanced Clean Fleets**: A manufacturer requirement for 100 percent of sales of medium- and heavy-duty vehicles to be ZEVs by 2036, and fleet requirements to purchase and deploy ZEVs in State and local government fleets, drayage truck operations, and high priority federal fleets.
- **Advanced Clean Trucks Regulation**: Require fleets to transition to ZEV medium- and heavy-duty vehicles.
- **Small Off-road Engine Regulations**: Transition 100 percent of small off-road spark-ignition engines (at or below 25.5 horsepower and used in non-stationary equipment) to zero-emission by 2035 (where feasible).
- **Low Carbon Fuel Standard**: Increase the availability and use of low carbon fuels, including renewable diesel, biodiesel, renewable and natural gas by mandating that the fuel carbon intensity in California must achieve a 20 percent reduction by 2030.
- **Renewable Portfolio Standard (RPS)**: Also known as the Clean Energy and Pollution Reduction Act (SB 350), the RPS is one of California's key programs for advancing renewable energy. It sets continuously escalating renewable energy procurement requirements for the State's load-serving entities. All entities must procure 60 percent of their electricity portfolio from renewable energy resources by 2030.
- **Building Energy Efficiency Standards–Title 24, Part 6 (Energy Code**): Contain energy and water efficiency requirements (and indoor air quality requirements) for newly constructed buildings; the requirements have gradually increased in efficiency and technology over the past decades. The current standard, known as the 2022 Energy Code, builds on California's technology innovations, and includes encouraging heat pumps, requiring electric-ready single-family homes, and solar/battery storage standards for various building types. The 2022 Energy Code also strengthens ventilation standards to improve indoor air quality. The next update to the Energy Code will occur in 2024 (known as the 2025 Energy Code) and will apply to newly constructed buildings effective as of January 1, 2026.**California Green Building Standards Code–Title 24, Part 11 (CALGreen)**: Mandatory green building standards code for the State with the goal of reducing GHG emissions from buildings, including reducing energy and water consumption.

3.7.4 - Regional Regulations for GHGs

Southern California Association of Governments

A Sustainable Communities Strategy (SCS) within a Regional Transportation Plan (RTP) demonstrates the region's ability to attain and exceed the GHG emission reduction targets set by the ARB. The SCS outlines the plan for integrating the transportation network and related strategies with an overall land use pattern that responds to projected growth, housing needs, changing demographics, and transportation demands. The regional vision of the SCS maximizes current voluntary local efforts that support the goals of SB 375, as evidenced by several Compass Blueprint Demonstration Projects and various county transportation improvements. The SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas in existing main streets, downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. This overall land use development pattern supports

and complements the proposed transportation network, which emphasizes system preservation, active transportation, and transportation demand management measures. On September 3, 2020, the Southern California Association of Government (SCAG)'s Regional Council unanimously voted to approve and fully adopt Connect SoCal (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy [RTP/SCS]). Connect SoCal is supported by a combination of transportation and land use strategies that outline how the region can achieve California's GHG emission reduction goals and federal Clean Air Act requirements.

South Coast Air Quality Management District

In April 2008, the South Coast Air Quality Management District (South Coast AQMD), to provide guidance to local lead agencies on determining the significance of GHG emissions identified in CEQA documents, convened a GHG CEQA Significance Threshold Working Group. The goal of the working group is to develop and reach consensus on an acceptable CEQA significance threshold for GHG emissions that would be utilized on an interim basis until the ARB (or some other State agency) develops Statewide guidance on assessing the significance of GHG emissions under CEQA. Initially, South Coast AQMD staff presented the working group with a significance threshold that could be applied to various types of projects—residential, nonresidential, industrial, etc. However, the threshold is still under development. In December 2008, staff presented the South Coast AQMD Governing Board with a significance threshold for stationary source projects in which it is the lead agency. This threshold uses a tiered approach to determine a project's significance, with 3,000 MT CO2e as a screening numerical threshold for industrial or commercial projects.

San Bernardino County Regional Greenhouse Gas Reduction Plan

In 2011, in response to the State GHG reduction initiatives, an informal project partnership, led by the San Bernardino Council of Governments (SBCOG), compiled a GHG emissions inventory and an evaluation of reduction measures that could be adopted by the 25 Partnership Cities of San Bernardino County. The plan is the San Bernardino County Greenhouse Gas Reduction Plan (GHGRP). In June 2021 an update to the plan was released. The 25 Partnership jurisdictions participating in this study are Adelanto, Apple Valley, Barstow, Big Bear Lake, Chino, Chino Hills, Colton, Fontana, Grand Terrace, Hesperia, Highland, Loma Linda, Montclair, Needles, Ontario, Rancho Cucamonga, Redlands, Rialto, San Bernardino, Twentynine Palms, Upland, Victorville, Yucaipa, Yucca Valley, and the County of San Bernardino. These 25 municipalities aim to develop consistent information in an efficient manner that can subsequently be used by individual jurisdictions that choose to develop and adopt Climate Action Plans (CAPs) for their jurisdictions and/or implement specific GHG reduction measures. In addition to State measures, the GHGRP describes additional local reduction measures. The local reduction measures were developed collaboratively with the 24 cities within San Bernardino County through the SBCOG GHGRP. These are the GHG reduction strategies:

Energy

- Energy Goal 1: Energy Efficiency Programs for Existing Homes and Businesses
- Energy Goal 2: Weatherizing Low-Income Homes
- Energy Goal 3: Energy Efficiency Retrofits for Existing Commercial/Industrial Users
- Energy Goal 7: Solar Installation on Existing Homes
- Energy Goal 8: Solar Installation on Existing Commercial/Industrial Uses

- Energy Goal 10: Urban Tree Planting for Shading and Energy Savings

On-road Transportation

- On-road Goal 3: Transportation Demand Management and Signal Synchronization
- On-road Goal 4: Expand Bike Routes

Off-road Equipment

- Off-road Goal 2: Idling Ordinance

Solid Waste Management

- Waste Goal 2: Waste Diversion and Reduction

Water Consumption

- Water Goal 3: Water-efficient Landscaping Practices

GHG Performance Standard for New Development

- DRP-1: Development Review Process Setting Standards for New Development

City of Colton Climate Action Plan

The City of Colton adopted an update to the City's CAP in 2023 (2023 CAP). As described above, the City of Colton, in compliance with the San Bernardino Associated Governments and 20 other jurisdictions in the region, participated in the development and adoption of the San Bernardino County Regional GHG Reduction Plan (Regional Plan), which was updated in 2023. As a part of this update, the City adopted 2023 CAP Update and Screening Tables, including recommending the following GHG reduction measures: (a) evaluate limiting new gas stations in the City of Colton based on citywide saturation levels; and (b) encourage wind electric power generation opportunities in the City, where feasible and applicable. The 2023 CAP quantifies GHG emissions for existing 2016 data and projected 2030 data from land use activities covered within the Colton General Plan. It establishes GHG reduction targets based on SB 32 and updates specific GHG reduction measures that would collectively achieve the GHG reduction targets.[10]

Local Measures: On-road Transportation

- On Road-1: SB 375 Sustainable Communities Strategy (Regional). The goal of the SCS is to reduce regional Vehicle Miles Traveled (VMT) through land use planning and associated transportation patterns.
  - On-road 1.6: Traffic Calming. Provide traffic calming measures to encourage people to walk or bike instead of using a vehicle.
  - On-Road 1.7: Traffic Signal Synchronization (Local). Improve travel speed by enhanced signal synchronization.

[10] City of Colton. Resolution No. R-105-23. Website: https://coltonca.gov/DocumentCenter/View/8639/R-105-23-Adopting-an-Update-to-the-Colton-CAP-. Accessed May 22, 2025.

- On-Road 1.12: Pedestrian and Bicycle Network Improvements (Local). Provide improvements to the existing pedestrian and bicycle network.

Local Measures: Off-road Equipment

- Off-road Equipment-1: Electric-powered Construction Equipment. Establish a goal such that a percentage of construction equipment utilizes electric equipment.
- Off-road Equipment-2: Idling Ordinance. Adopt an ordinance that limits idling time for heavy-duty construction equipment beyond ARB or local air district regulations and if not already required as part of CEQA mitigation. Recommended idling limit is 3 minutes.
- Off-Road Equipment-3: Electric Landscaping Equipment. Adopt an ordinance that reduces gasoline powered landscaping equipment use and/or reduces the number and operating time of such equipment. Require 75 percent of the cities' landscaping equipment be electric by 2020 and 100 percent by 2030.[11]

Other Land Use Measures (non-Transportation)

- Land Use-1: Tree Planting Programs. Establishes a citywide tree planting goal or tree preservation goal.

Wastewater Treatment and Discharge, Water Conveyance

- Water-1: Require Adoption of the Voluntary CALGreen Water Efficiency Measures for New Construction. This requires the adoption of voluntary CALGreen water efficiency measures (at least Tier 1) for new construction. CALGreen voluntary measures recommend the use of effective appliances and systems that enable cities to reach their water-saving targets.
- Water-3: Encourage Water-Efficient Landscaping Practices. It encourages water-efficient landscaping practices through the adoption of a landscaping water conservation ordinance that exceeds the requirements in the Model Landscape Ordinance (AN 1881).

GHG Performance Standard for New Development

- PS-1: GHG Performance Standard for New Development. Cities may adopt a GHG Performance Standard (PS) for new development to organize a program that allows the project to reduce its emissions. Under the PS, new projects would be required to quantify project generated GHG emissions and adopt feasible reduction measures to reduce project emissions to a level that is a certain percent below business-as-usual (BAU) project emissions.

Specific Local Measure Options Consistent with the SCS

- On-Road-1.1: Improve Transit Travel Time and Connectivity (Regional). To the extent feasible, reduce transit passenger travel time through reduced headways and increased speed. In addition, improve intermodal connectivity among transit systems.

[11] California Air Pollution Control Officers Association (CAPCOA). 2010. Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures. August. Website: https://www.aqmd.gov/docs/default-source/ceqa/handbook/capcoa-quantifying-greenhouse-gas-mitigation-measures.pdf. Accessed September 22, 2025.

- On-Road-1.12: Pedestrian and Bicycle Network Improvements (Local/Regional). Provide improvement to the existing pedestrian and bicycle network.

3.7.5 - Local Regulations for GHGs

City of Colton General Plan

The Land Use Element of the City's General Plan was updated in 2013 and contains the following goals and policies that are related to air quality but indirectly related to greenhouse gases as they also address energy conservation and sustainability.

Land Use Element

Goal LU-4 Incorporate green building and other sustainable building practices into development projects.

Policy LU-4.2 Facilitate the use of green building standards and Leadership in Energy and Environmental Design (LEED®) or similar programs in both private and public projects.

Policy LU-4.3 Promote sustainable building practices that go beyond the requirements of Title 24 of the California Administrative Code and encourage energy-efficient design elements.

Policy LU-4.4 Support sustainable building practices that integrate building materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction, and operation of the built environment.

Goal LU-5 Reduce use of energy resources citywide, with a key goal of reducing the City's carbon footprint.

Policy LU-5.4 Support the ongoing efforts of the California Air Resources Board to implement AB32 and SB375 and fully follow any new AB32 and SB375-related regulations.

Policy LU-5.5 Develop and implement greenhouse gas emissions reduction measures, including discrete, early-action greenhouse gas reducing measures that are technologically feasible and cost effective.

Policy LU-5.6 Require detailed air quality and climate change analyses for all applications that have the potential to adversely affect air quality and incorporate the analyses into applicable CEQA documents. Projects with the potential to generate significant levels of air pollutants and greenhouse gases, such as manufacturing facilities and site development operations, shall be required to incorporate mitigation into their design and operation, and to utilize the most advanced technological methods feasible.

Policy LU-5.7 Work with the South Coast Air Quality Management District and the Southern California Association of Governments to implement the Air Quality Management Plan (AQMP) and Regional Transportation Plan/Sustainable Communities Strategy, with the objective of meeting federal and State air quality standards for all pollutants. To ensure that new measures can be practically enforced in the region, participate in future amendments and updates of the AQMP.

Mobility Element

Goal M-2 Provide a transportation system that includes connected transit, bicycle, and pedestrian networks.

3.7.6 - Methodology and Thresholds of Significance

Approach to Analysis

GHG impacts associated with construction and operation of the proposed project were assessed qualitatively as described below.

Greenhouse Gases Assessed

This analysis is restricted to GHGs identified by AB 32, which include:

- CO
- CH_4
- N_2O
- HFCs
- PFCs
- SF_6

Construction

The 2,397 dwelling units and approximately 943,000 square feet of nonresidential uses that are assumed could be implemented by the zoning amendments associated with the proposed project could be developed over the 8-year implementation period of the proposed project would generate construction-related emissions of CO_2, CH_4, and N_2O that could result in impacts on climate change. The proposed project could facilitate demolition (quantities of which are unknown) and land uses that could be developed under the proposed project would generate construction-related emissions from mobile and stationary construction equipment exhaust, and employee and haul truck vehicle exhaust. However, the specific size, location, and construction techniques and scheduling that would be used for each individual development project occurring in the City from implementation of the Project are not currently known. With a horizon year of 2039, development of the various land uses associated with the proposed project would occur over an extended period and would depend on factors such as local economic conditions, market demand, and other financing considerations. As such, without specific project-level details, it is not possible to develop a refined construction inventory.

Consequently, the determination of construction GHG impacts for each individual development project, or a combination of these projects, would require the City to speculate regarding such potential future project-level environmental impacts. Therefore, in the absence of the necessary construction information required to provide an informative and meaningful analysis, the evaluation of potential construction-related impacts resulting from implementation of the proposed project is conducted qualitatively. The analysis discusses the potential for future individual developments in the City to generate construction emissions that, where necessary, would apply mitigation measures to reduce those emissions.

Operation

Buildout of the proposed project would result in a change in emissions relative to the development proposed in the City's current Housing Element and General Plan. Operation of the potential 2,397 dwelling units and approximately 943,000 square feet of nonresidential uses would generate emissions of CO_2, CH_4, and N_2O that could result in impacts on climate change. Operational emissions would result from motor vehicle travel, on-site combustion of natural gas for space and water heating, refrigerants, landscaping equipment, water consumption, waste generation, and use of electricity. The project proposes rezoning of land throughout the Program 10/11 Rezone/GPA area to fulfill the City's Regional Housing Needs Assessment (RHNA) housing needs. The proposed project is estimated to begin operation in the year 2032, with an approximate 8-year buildout that would conclude in late 2039.

However, the specific size, location, and project attributes that of each individual development project that would occur in the Program 10/11 area as a result of implementation of the proposed project are not currently known. With a horizon year of 2039, development of the various land uses associated with the proposed project would occur over an extended period and would depend on factors such as local economic conditions, market demand, and other financing considerations. As such, without specific project-level details, it is not possible to develop a refined operational analysis.

Consequently, the determination of operational GHG impacts for each individual development project, or a combination of those projects, would require the City to speculate regarding such potential future project-level environmental impacts. Therefore, in the absence of the necessary operational information required to provide an informative and meaningful analysis, the evaluation of potential operational-related impacts resulting from implementation of the proposed project is conducted qualitatively. The analysis discusses the potential for future individual developments in the City to generate operational emissions that, where necessary, would apply mitigation measures to reduce those emissions.

Thresholds of Significance

The Lead Agency utilizes the criteria in CEQA Guidelines Appendix G Environmental Checklist to determine whether impacts to air quality are significant environmental effects. The proposed project would have a potentially significant impact if it would:

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

b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

3.7.7 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the proposed project and provides mitigation measures where necessary.

Greenhouse Gas Emissions

Impact GHG-1:	**The proposed project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.**

Impact Analysis

The analysis below assesses the potential impacts from construction- and operational-related GHG emissions associated with implementation of the proposed project.

Construction

As described under Section 3.8.6, construction of new residential and nonresidential development associated with the proposed project would occur intermittently throughout the Program 10/11 Rezone/GPA areas within the City over the course of the buildout period (through approximately 2039). Construction of the proposed project would result in direct GHG emissions generated by vehicle trips (i.e., trips by construction workers and haul trucks) and operation of construction equipment. Indirect GHG emissions would be generated by the electricity used to power any electric construction equipment, mobile offices, or water delivered to construction sites.

As the timing and intensity of future development projects are not known at this time, the precise effects of construction activities associated with buildout of the proposed project cannot be accurately quantified at this time. In general, the emissions intensity of construction vehicles and equipment would decrease over time as the construction industry shifts toward implementation of cleaner fuels (i.e., electrified equipment) and more efficient technology, particularly for trucks. The details needed for adequate modeling and analysis are not currently available as the development will occur at various periods in the future within the Program 10/11 Rezone/GPA areas, which are currently unknown because development would be driven by market forces and private applicants. It is known that implementation of the proposed project would ultimately result in more development than was previously assumed in the City's current Housing Element and General Plan. Construction of a multitude of individual development projects that could occur within the City throughout the buildout period could generate GHG emissions that could have a significant impact on the environment. To reduce impacts, the proposed project would implement Mitigation Measure (MM) GHG-1a to reduce emissions resulting from future construction-related activities due to the development of the new residential and nonresidential land uses allowable under the proposed project. Implementation of MM GHG-1a would help reduce GHG emissions from construction-related activities to the extent feasible by requiring the use of electric construction equipment or the

use of the most stringent construction equipment available to reduce exhaust emissions. Therefore, with implementation of MM GHG-1a, construction-related impacts would be less than significant with mitigation.

Operation

As described under Section 3.8.6, operation of new residential and nonresidential development associated with the proposed project would occur intermittently throughout the Program 10/11 Rezone/GPA areas within the City over the course of the buildout period (through approximately 2039). Operational emissions would result from motor vehicle travel, on-site combustion of natural gas for space and water heating, refrigerants, landscaping equipment, water consumption, waste generation, and use of electricity.

As the timing and intensity of future development projects are not known at this time, the precise effects of operational activities associated with buildout of the proposed project cannot be accurately quantified at this time. In general, the emissions intensity of passenger vehicles, trucks (that may service nonresidential uses), and landscaping equipment would decrease over time as the industry shifts toward implementation of cleaner fuels (i.e., electrified equipment) and more efficient technology, particularly for trucks. The details needed for adequate modeling and analysis are not currently available as the development will occur at various periods in the future within the Program 10/11 Rezone/GPA areas, which are currently unknown because development would be driven by market forces and private applicants. It is known that implementation of the proposed project would ultimately result in more development than was previously assumed in the City's current Housing Element and General Plan. Operation of a multitude of individual development projects that could occur within the City throughout the buildout period and on an ongoing, long-term basis could generate GHG emissions that could have a significant impact on the environment. To reduce impacts, development consistent with the proposed project would implement MM GHG-1b, GHG-1c, and GHG-1d to reduce emissions resulting from future operational-related activities due to the development of the new residential and nonresidential land uses allowable under the proposed project. These measures would be consistent with the actions needed by land use development projects—as outlined by the ARB 2022 Scoping Plan—to assist the State in meeting future GHG reductions targets. Implementation of MM GHG-1b, GHG-1c, and GHG-1d would reduce GHG emissions from operational-related activities to the greatest extent feasible by requiring all-electric development (without natural gas), by requiring only electric landscaping equipment, and by requiring the implementation of electric vehicle (EV) charging infrastructure as recommended by Tier 2 CALGreen standards. These measures would reduce GHG emissions from two main sectors identified by the 2022 Scoping Plan, including building energy and mobile sources. In addition, as appropriate, future construction and development projects would be subject to project-level CEQA analysis and potentially additional feasible mitigation, if necessary. Accordingly, with implementation of MM GHG-1b, GHG-1c and GHG-1d, operation-related impacts associated with implementation of the proposed project would be less than significant with mitigation.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

MM GHG-1a Implement GHG emission-reduction measures during construction.

The applicant and/or contractor associated with future development of sites within the proposed project area shall implement the following measures during construction and, where specified below, shall submit reports demonstrating compliance to the Planning Division for its review and approval.

- The applicant shall limit all equipment and delivery truck idling times by shutting down equipment when not in use and reducing the maximum idling time to less than 3 minutes. The applicant shall also install clear signage regarding the limitation on idling time at the delivery driveway and loading areas.
- The applicant shall verify that all construction equipment is maintained and properly tuned in accordance with manufacturers' specifications. Prior to the commencement of construction activities using diesel-powered and/or gasoline powered vehicles or equipment, the applicant shall verify that all vehicles and equipment have been checked by a certified mechanic and determined to be running in proper condition prior to admittance into the delivery driveway and loading areas. The applicant shall submit a report by the certified mechanic of the condition of construction-related vehicles and equipment to the Planning Division prior to commencement of their use.
- The applicant shall use electric equipment where available and feasible.
- The applicant shall implement the use of Tier 4 equipment where available and feasible.

MM GHG-1b Restrict use of natural gas in new development.

Future development of sites within the proposed project area shall be all-electric, eliminating the use of any natural gas-fueled appliance or building feature.

MM GHG-1c Implement all-electric landscaping equipment.

All landscaping equipment (e.g., leaf blower) used for property management shall be electric-powered only. The property manager/facility owner shall provide documentation (e.g., purchase, rental, and/or services agreement) to the City's Planning to verify, to the County's satisfaction, that all landscaping equipment utilized will be electric powered.

MM GHG-1d Require EV charging infrastructure that meets CALGreen Tier 2 voluntary requirements.

New residential buildings shall provide electric vehicle (EV) spaces as required by CALGreen Tier 2.

Level of Significance After Mitigation

Less than significant impact.

Cumulative Impacts

The geographic scope of the cumulative greenhouse gas emissions analysis is the South Coast Air Basin (Basin). In a larger sense, however, the relevant geographic area is the entire Earth, as explained by the California Supreme Court in C*enter for Biological Diversity v. Department of Fish & Wildlife* (2015) 62 Cal.4th 204, 219, "because of the global scale of climate change, any one project's contribution is unlikely to be significant by itself."

"With respect to climate change, an individual project's emissions will most likely not have any appreciable impact on the global problem by themselves, but they will contribute to the significant cumulative impact caused by greenhouse gas emissions from other sources around the globe. The question therefore becomes whether the project's incremental addition of GHG emissions is 'cumulatively considerable' in light of the global problem, and thus significant." (*Ibid*., quoting Crockett, Addressing the Significance of Greenhouse Gas Emissions Under CEQA: California's Search for Regulatory Certainty in an Uncertain World (July 2011) 4 Golden Gate U. Envtl. L.J. 203, 207–208)).

The proposed project would emit new greenhouse gas emissions, as would other past, present, and reasonably foreseeable projects within the Basin.

The GHG emissions impact analysis above constitutes a cumulative analysis in that it considers global, statewide, and regional GHG emissions, as well as the contribution of the proposed project to GHG emission impacts. Therefore, the significance conclusions reached above for the project-level GHG impact GHG-1 also constitute the significance conclusions in this EIR with respect to cumulative GHG emissions impacts. Thus, because GHG emissions generated by the proposed project, in conjunction with other past, present, and reasonably foreseeable projects in the Basin and around the world, would not exceed established thresholds with implementation of MM GHG-1a, GHG-1b, GHG-1c, and GHG-1d, the proposed project would not result in a potentially significant cumulatively considerable impact.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

Implement GHG-1a, GHG-1b, GHG-1c, and GHG-1d.

Level of Significance After Mitigation

Less than significant impact.

Conflict with Plan, Policy, or Regulation that Reduces Emissions

Impact GHG-2: **The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.**

Impact Analysis

The following discusses project consistency with applicable plans adopted for the purpose of reducing GHG emissions, which include ARB's 2022 Scoping Plan, the Connect SoCal 2024 RTP/SCS, and the City's CAP.

SoCal Connect 2024

The Connect SoCal 2024 (RTP/SCS) for the SCAG region was adopted on April 4, 2024. The Connect SoCal 2024 plan seeks to implement transportation projects within the SCAG region in a coordinated manner while supporting economic growth, achieving environmental goals, promoting public health, quality of life, and social equity, and ensuring continued access to federal and State transportation funding. In addition, Connect SoCal 2024 is supported by a combination of transportation and land use strategies that outline how the region can achieve the State's GHG reduction goals and federal Clean Air Act requirements while achieving broader regional objectives, such as increased housing production, improved equity and resilience, the preservation of natural lands, improvement of public health, increased transportation safety, support for the region's vital goods movement industries, and more efficient use of resources. Table 1-1 of Connect SoCal 2024 includes goals, subgoals, and policies against which a project's consistency can be assessed. The following discussion provides an assessment of the proposed project's consistency with the goals, subgoals, and policies which are relevant and applicable to the proposed project:

Goal 2 Communities. Develop, connect, and sustain communities that are livable and thriving. Create human-centered communities in urban, suburban and rural settings to increase mobility options and reduce travel distances. Produce and preserve diverse housing types in an effort to improve affordability, accessibility, and opportunities for all.

- Consistent. As described in the Project Description, the proposed project will provide additional housing opportunities throughout Program 10/11 Rezone/GPA areas in the downtown area of the City, consistent with RHNA requirements.

Goal 9 Encourage residential and employment development in areas surrounding existing and planned transit/rail stations.

- Consistent. As described in the Project Description, the proposed project will provide additional housing opportunities throughout Program 10/11 areas in the downtown area of the City, consistent with RHNA requirements.

Goal 32 Promote the growth of origins and destinations with a focus on future housing and population growth in areas with existing and planned urban infrastructure that includes transit and utilities.

- Consistent. As described in the Project Description, the proposed project will provide additional housing opportunities throughout Program 10/11 Rezone/GPA areas in the downtown area of the City, consistent with RHNA requirements.

Goal 33 Promote the growth of origins and destinations in areas with a proclivity toward multimodal options like transit and active transportation, to reduce single occupant vehicle and vehicle miles traveled.

- Consistent. As described in the Project Description, the proposed project will provide additional housing opportunities throughout Program 10/11 Rezone/GPA areas in the downtown area of the City, consistent with RHNA requirements.

Goal 35 Encourage housing development in areas with access to important resources and amenities (economic, educational, health, social and similar) to further fair housing access and equity across the region.

- Consistent. As described in the Project Description, the proposed project will provide additional housing opportunities throughout Program 10/11 Rezone/GPA areas in the downtown area of the City, consistent with RHNA requirements.

Goal 36 Encourage housing development in transit-supportive and walkable areas to create more interconnected and resilient communities.

- Consistent. As described in the Project Description, the proposed project will provide additional housing opportunities throughout Program 10/11 Rezone/GPA areas in the downtown area of the City, consistent with RHNA requirements.

Goal 37 Support local, regional and federal efforts to produce and preserve affordable housing while meeting additional housing needs across the region.

- Consistent. As described in the Project Description, the proposed project will provide additional housing opportunities throughout Program 10/11 Rezone/GPA areas in the downtown area of the City, consistent with RHNA requirements.

Goal 42 Promote 15-minute communities as places with a mix of complementary land uses and accessible mobility options that align with and support the diversity of places (or communities) across the region. These are communities where residents can either access their most basic, day-to-day needs within a 15-minute walk, bike ride, or roll from their home or as places that result in fewer and shorter trips because of the proximity of complementary land uses.

- Consistent. As described in the Project Description, the proposed project will provide additional housing opportunities throughout Program 10/11 Rezone/GPA areas in the downtown area of the City, consistent with RHNA requirements.

As demonstrated above, the proposed project would be consistent with the goals contained within the Connect SoCal 2024 initiative.

2022 Scoping Plan

The ARB 2022 Scoping Plan for Achieving Carbon Neutrality was approved in December 2022 and expands on prior scoping plans and recent legislation, such as AB 1279, by outlining a technologically feasible, cost-effective, and equity-focused path to achieve the State's climate target of reducing anthropogenic GHG emissions to 85 percent below 1990 levels and achieving carbon neutrality by 2045 or sooner. To achieve carbon neutrality by 2045, the 2022 Scoping Plan contains GHG emissions reductions, technology, and clean energy mandated by statutes; reduction of short-lived climate pollutants; and mechanical CO_2 capture and sequestration actions. The 2022 Scoping Plan identifies three priority areas where emissions reductions are targeted to achieve its long-term goal of carbon neutrality. Those priority areas include transportation electrification, VMT reduction, and building decarbonization.

- **Building decarbonization:** MM GHG-1b would require the proposed project to be all-electric in design and prohibit natural gas. Therefore, with implementation of MM GHG-1b, the proposed project would be consistent with this priority area of the 2022 Scoping Plan.
- **VMT impact**: As analyzed in detail in Section 3.16, Transportation, of this Draft EIR, the proposed project would have a potentially significant impact related to VMT in certain areas of the rezone. However, the proposed project would be required to implement MM TRANS-1a (VMT reduction strategies) and MM TRANS-1b (project-level VMT analyses), which would reduce citywide VMT impacts to less than significant levels. Therefore, the proposed project would be consistent with this priority area of the 2022 Scoping Plan.
- **Transportation Electrification**: MM GHG-1d would require the proposed project to implement CALGreen Tier 2 EV charging infrastructure and requirements. Therefore, with implementation of MM GHG-1d, the proposed project would be consistent with this priority area of the 2022 Scoping Plan.

As demonstrated above, the proposed project would be consistent with the 2022 Scoping Plan.

City of Colton Climate Action Plan

The City of Colton adopted an update to the City's CAP in 2023 (2023 CAP). As described above, the City of Colton, in compliance with the San Bernardino Associated Governments and 20 other jurisdictions in the region, participated in the development and adoption of the San Bernardino County Regional GHG Reduction Plan (Regional Plan), which was updated in 2023. As a part of this update, the City adopted 2023 CAP Update and Screening Tables, including recommending the following GHG reduction measures: (a) evaluate limiting new gas stations in the City of Colton based on citywide saturation levels; and (b) encourage wind electric power generation opportunities in the City, where feasible and applicable. The 2023 CAP quantifies GHG emissions for existing 2016 data

and projected 2030 data from land use activities covered within the Colton General Plan. It establishes GHG reduction targets based on SB 32 and updates specific GHG reduction measures that would collectively achieve the GHG reduction targets.[12]

The City's CAP includes various implementation measures to reduce GHG emissions and meet the City's 2030 goal.[13] While the proposed project buildout is assumed to occur post-2030, an analysis of the project's consistency with the CAP is nonetheless provided. The CAP includes numerous local strategies to be implemented to reduce GHG emissions in the categories of building energy, renewable energy, land use and tree planting, on-road transportation, off-road equipment, and solid waste management. The measures are, primarily, meant to be implemented at the jurisdictional level and cannot be achieved by a local development project. However, implementation of mitigation measures GHG-1a, GHG-1b, GHG-1c, and GHG-1d—which would require GHG emission reduction measures during construction and from landscaping equipment (reducing emissions from on- and off-road equipment),would restrict the use of natural gas (reducing emissions from building energy), and would require EV charging infrastructure (promoting renewable energy and reducing on-road transportation emissions)—the proposed project would support the City's efforts in achieving emissions reductions in the categories of the 2023 CAP. Therefore, the proposed project would be consistent with the 2023 CAP.

Summary

With implementation of MMs GHG-1a through MMs GHG-1d, MM TRANS-3a, and MM TRANS-3b, the proposed project would be consistent with the City's CAP, regional SCS/RTP, and the 2022 Scoping Plan.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

Implement MM GHG-1a, MM GHG-1b, MM GHG-1c, MM GHG-1d, MM TRANS-1a, and MM TRANS-1b.

Level of Significance After Mitigation

Less than significant impact.

Cumulative Impacts

Climate change is occurring because of increased emissions of greenhouse gases globally. No one source or project can generate enough GHG emissions to increase global concentrations in the upper atmosphere and change the climate. Rather, it is the combination of all anthropogenic sources of emissions that have occurred in the past and continue to be emitted that is causing global climate change impacts. The proposed project would contribute GHG emissions during the construction and operation/occupation of the proposed commercial development. Because of the cumulative nature of climate change, the assessment of project-generated GHG emissions and the effects of global

[12] City of Colton. Resolution No. R-105-23. Website: https://coltonca.gov/DocumentCenter/View/8639/R-105-23-Adopting-an-Update-to-the-Colton-CAP-. Accessed May 22, 2025.

[13] City of Colton. 2023. 2023 Climate Action Plan (Colton Excerpt of the San Bernardino County Regional Greenhouse Gas Reduction Plan). November 14.

climate change, impacts can only be analyzed from a cumulative context. Therefore, the analysis focuses on the proposed project's incremental contribution of GHG emission to cumulative climate change impacts.

Impact GHG-2 assesses if the proposed project would conflict with any local or State plans, policies, or regulations adopted for the purpose of reducing GHG emissions.

As described above, the proposed project would be consistent with the City's CAP, regional SCS/RTP, and the 2022 Scoping Plan. Therefore, the proposed project would be consistent with the local, regional, and State plans and policies to reduce GHG emissions and would not make a cumulatively considerable contribution to cumulative GHG impacts and the impact would be less than significant with mitigation.

Level of Cumulative Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

Implement MM GHG-1a, MM GHG-1b, MM GHG-1c, MM GHG-1d, MM TRANS-1a, and MM TRANS-1b.

Level of Significance After Mitigation

Less than significant impact.

3.8 - Hazards and Hazardous Materials

3.8.1 - Introduction

This section of the Draft Program Environmental Impact Report (Draft Program EIR) describes the existing hazards and hazardous materials setting within the sites included in the City of Colton Housing Element Update Program 10/11 Rezone and General Plan Amendment (Program 10/11 Rezone GPA, or proposed project). This section also analyzes potential effects from project implementation on the site and its surrounding area related to hazardous materials use and transportation, accidental release of hazardous materials, new development or redevelopment on contaminated sites, air traffic hazards, and interference with emergency response and evacuation plans. Future projects consistent with the Program 10/11 Rezone/GPA will be evaluated for project-specific impacts with respect to hazards and hazardous materials at the time they are proposed.

Descriptions and analysis in this section are based in part on information from California Department of Toxic Substances Control (DTSC), California State Water Resources Control Board (State Water Board), California Environmental Protection Agency (Cal/EPA), and the City of Colton General Plan.

The Notice of Preparation (NOP) for this Draft Program EIR was released on January 17, 2025. During the NOP scoping period, no comments related to hazards and hazardous materials were received.

3.8.2 - Environmental Setting

Hazards

This description of existing conditions focuses on hazards from fire and overhead power lines, as well as hazardous materials and wastes. A hazard is a situation that poses a level of threat to life, health, property, or the environment. Hazards can be dormant or potential, with only a theoretical risk of harm. However, once a hazard becomes active, it can create an emergency. A hazardous situation that has already occurred is called an incident. Emergency response is action taken in response to an unexpected and dangerous occurrence in an attempt to mitigate its impact on people, structures, or the environment. Emergency situations can range from natural disasters to hazardous materials problems and transportation incidents.

Hazards Materials and Wastes

Hazardous Materials

Hazardous materials include but are not limited to hazardous materials, hazardous substances, and hazardous wastes, as defined in Section 25501 and Section 25117, respectively, of the California Health and Safety Code (HSC). A hazardous material is any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released; and any material that a handler or an administering regulatory agency under Section 25501 has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment. Various properties may cause a substance to be considered hazardous, including:

- Toxicity—causes human health effects;

- Ignitability—has the ability to burn;
- Corrosivity—causes severe burns or damage to materials; and
- Reactivity—causes explosions or generates toxic gases.

Hazardous Waste

Hazardous waste is any hazardous material that is to be discarded, abandoned, or recycled. The criteria that define a material as hazardous also define a waste as hazardous. Specifically, materials and waste may be considered hazardous if they are poisonous (toxic); can be ignited by open flame (ignitable); corrode other materials (corrosive); or react violently, explode, or generate vapors when mixed with water (reactive). Soil or groundwater contaminated with hazardous materials above specified regulatory State or federal thresholds is considered hazardous waste if it is removed from a site for disposal. If handled, disposed, or otherwise handled improperly, hazardous materials and hazardous waste can result in public health hazards if released into the soil or groundwater or through airborne releases in vapors, fumes, or dust. Soil and groundwater having concentrations of hazardous constituents higher than specific regulatory levels must be handled and disposed of as hazardous waste when excavated or pumped from an aquifer. The California Code of Regulations, Title 22, Sections 66261.20-24 contains technical descriptions of toxic characteristics that could cause soil or groundwater to be classified as hazardous waste.

Hazardous Building Materials

Many older buildings contain building materials that consist of hazardous materials. These materials include lead-based paint, asbestos-containing material, and polychlorinated biphenyls (PCBs).

Prior to the United States Environmental Protection Agency (EPA) ban in 1978, lead-based paint was commonly used on interior and exterior surfaces of buildings. Disturbances such as sanding and scraping activities, renovation work, gradual wear and tear, old peeling paint, and paint dust particulates have been found to contaminate surface soils or cause lead dust to migrate and affect indoor air quality. Exposure to residual lead can cause severe health effects, especially in children.

Asbestos is a naturally occurring fibrous material that was extensively used as a fireproofing and insulating agent in building construction materials before such uses were banned by the EPA in the 1970s. In addition, many types of electrical equipment contained PCBs as an insulator, including transformers and capacitors. After PCBs were determined to be a carcinogen in the mid to late 1970s, the EPA banned PCB use in new equipment and began a program to phase out certain existing PCB-containing equipment. For example, fluorescent lighting ballasts manufactured after January 1, 1978, do not contain PCBs and are required to have a label clearly stating that PCBs are not present in the unit.

Hazardous Substances

A hazardous substance can be any biological, natural, or chemical substance, whether solid, liquid, or gas, that may cause harm to human health. Hazardous substances are classified on the basis of their potential health effects, whether acute (immediate) or chronic (long-term). Dangerous goods are classified on the basis of immediate physical or chemical effects, such as fire, explosion, corrosion, and poisoning. An accident involving dangerous goods could seriously harm human health or

damage property or the environment. Harm to human health may happen suddenly (acute), such as dizziness, nausea, and itchy eyes or skin; or it may happen gradually over years (chronic), such as dermatitis or cancer. Some people can be more susceptible than others. Hazardous substances and dangerous goods can include antiseptic used for a cut, paint for walls, a cleaning product for the bathroom, chlorine in a pool, carbon monoxide from a motor vehicle, fumes from welding, vapors from adhesives, or dust from cement, stone, or rubber operations. Such hazardous substances can make humans very sick if they are not used properly.

Hazardous Materials Listing

The Cortese List is a list of known hazardous materials or hazardous waste facilities that meet one or more of the provisions of Government Code Section 65962.5, including:

- The list of hazardous waste and substances sites from the DTSC EnviroStor database.[1]
- The list of leaking underground storage tank (LUST) sites by county and fiscal year from the State Water Board GeoTracker database.[2]
- The list of solid waste disposal sites identified by the State Water Board with waste constituents exceeding hazardous waste levels outside the waste management unit.[3]
- The list of active cease-and-desist orders and cleanup and abatement orders from the State Water Board.[4]
- The list of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, as identified by the DTSC.[5]

Existing Fire Related Conditions and Presence of Hazardous Materials

Fire hazards present a considerable problem to vegetation and wildlife habitats throughout the County. Grassland fires are easily ignited, particularly in dry seasons. These fires are relatively easily controlled if they can be reached by fire equipment; the burned slopes, however, are highly subject to erosion and gullying. While brushlands are naturally adapted to frequent light fires, fire protection in recent decades has resulted in heavy fuel accumulation on the ground. Wildfire is a serious hazard in undeveloped areas and on large lot home sites with extensive areas of unirrigated vegetation, particularly near areas of natural vegetation and steep slopes, since fires tend to burn more rapidly

[1] California Department of Toxic Substances Control (DTSC). "Cortese" list of DTSC's EnviroStor database list of Hazardous Waste and Substances sites. DTSC's Hazardous Waste and Substances Site List—Site Cleanup (Cortese List). Website: https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29. Accessed May 29, 2025.

[2] California State Water Resources Control Board (State Water Board). "Cortese" List of Leaking Underground Storage Tank Sites by County (San Bernardino County). Website: https://geotracker.waterboards.ca.gov/search?cmd=search&hidept=True&status=&reporttitle=San+Bernardino+County&county=San%20Bernardino&excludenc=True. Accessed May 29, 2025.

[3] California Environmental Protection Agency (Cal/EPA). "Cortese" list of solid waste disposal sites identified with waste constituents above hazardous waste levels outside the waste management unit. Website: https://calepa.ca.gov/wp-content/uploads/2016/10/SiteCleanup-CorteseList-CurrentList.pdf. Accessed May 29, 2025.

[4] California Environmental Protection Agency (Cal/EPA). "Cortese" list of State Water Board sites with active Cease and Desist Orders or Cleanup Abatement Orders. Website: https://calepa.ca.gov/wp-content/uploads/2016/10/SiteCleanup-CorteseList-CDOCAOList.xlsx. Accessed May 29, 2025.

[5] California Environmental Protection Agency (Cal/EPA). "Cortese" list of sites subject to Corrective Action pursuant to Health and Safety Code 25187.5. Website: https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/. Accessed May 29, 2025.

on steeper terrain. Wildfire is also a serious hazard in areas of high wind given that fires will travel faster and farther geographically when winds are higher.

City of Colton

Fire hazards present a considerable issue to the human environment and to vegetation and wildlife habitats throughout the City. Areas of the City that pose high risks are areas near the southeastern border of the City. Areas in the southeastern portions of the City southwest and southeast of the Santa Ana river are designated Very High Fire Hazard Severity Zones (VHFHSZs) in a State Responsibility Area (SRA) and Local Responsibility Area (LRA). (See Section 3.20, Wildfire.)

Project Site

None of the proposed rezoning sites are located within an SRA or LRA Fire Hazard Severity Zone (FHSZ)[6] or within a Wildfire Hazard zone as designated within the General Plan's Safety Element.[7] The proposed rezoning sites are not located in the Wildland Urban Interface.

3.8.3 - Regulatory Framework

Federal

Occupational Health and Safety Act

The Occupational Safety and Health Administration (OSHA) of the United States Department of Labor is responsible for implementing and enforcing federal laws and regulations that address worker health and safety. OSHA requires specific training for hazardous materials users and handlers, provision of information (procedures for personal safety, hazardous materials storage and handling, and emergency response) to employees who may be exposed to hazardous materials, and acquisition of material safety data sheets from materials manufacturers. Material safety data sheets describe the risks, as well as proper handling and procedures, related to particular hazardous materials. Employee training must include response and remediation procedures for hazardous materials releases and exposures. Construction workers and operational employees at the project site would be subject to these requirements.

Code of Federal Regulations, Titles 29 and 40

Regulations in Code of Federal Regulations Title 29 include requirements to manage and control exposure to lead-based paint and asbestos-containing materials. In California, these requirements are implemented by the California Occupational Safety and Health Administration (Cal/OSHA) under California Code of Regulations Title 8 (see further discussion of California Code of Regulations Title 8 below). The removal and handling of asbestos-containing materials is governed primarily by EPA regulations under Code of Federal Regulations Title 40. The regulations require that the appropriate State agency be notified before any demolition, or before any renovations, of buildings that could contain asbestos or asbestos-containing materials above a specified threshold.

[6] California Department of Forestry and Fire Protection (CAL FIRE). 2025. Local Responsibility Area Fire Hazard Severity Zones as Identified by the State Fire Marshal, Colton. March 24, 2025.

[7] City of Colton. 2018. General Plan, Safety Element. Website: https://www.ci.colton.ca.us/DocumentCenter/View/4275/Safety-Element_Adopted-December-18-2018?bidId=. Accessed August 27, 2025.

Resource Conservation and Recovery Act and Comprehensive Environmental Response, Compensation, and Liability Act

The EPA is responsible for implementing and enforcing federal laws and regulations pertaining to hazardous materials. The primary legislation includes the Resource Conservation and Recovery Act of 1976 (RCRA) and the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), as amended by the Superfund Amendments and Reauthorization Act (SARA) and the Emergency Planning and Community Right-to-Know Act (known as SARA Title III). RCRA and the 1984 RCRA Amendments regulate the treatment, storage, and disposal of hazardous and nonhazardous wastes and mandate that hazardous wastes be tracked from the point of generation to their ultimate fate in the environment, including detailed tracking of hazardous materials during transport and permitting of hazardous material handling facilities. As permitted by RCRA, in 1992, the EPA approved California's program called the Hazardous Waste Control Law (HWCL), administered by DTSC, to regulate hazardous wastes in California, as discussed further below. The purpose of CERCLA is to identify and clean up chemically contaminated sites that pose a significant environmental health threat, and the Hazard Ranking System is used to determine whether a site should be placed on the National Priorities List for cleanup activities. SARA relates primarily to emergency management of accidental releases and requires annual reporting of continuous emissions and accidental releases of specified compounds that are compiled into a nationwide Toxics Release Inventory. Finally, SARA Title III requires formation of State and local emergency planning committees that are responsible for collecting material handling and transportation data for use as a basis for planning and provision of chemical inventory data to the community at large under the "right-to-know" provision of the law.

Hazardous Materials Transportation Act

Under the Hazardous Materials Transportation Act of 1975, the United States Department of Transportation (USDOT), Office of Hazardous Materials Safety regulates the transportation of hazardous materials on water, rail, and highways, through air, or in pipelines and enforces guidelines created to protect human health and the environment and reduce potential impacts by creating hazardous material packaging and transportation requirements. It also includes provisions for material classification, packaging, marking, labeling, placecarding, and shipping documentation. The USDOT provides hazardous materials safety training programs and supervises activities involving hazardous materials. In addition, the USDOT develops and recommends regulations governing the multimodal transportation of hazardous materials.

Aboveground Petroleum Storage Act, and Spill Prevention, Control, and Countermeasure Rule

The Aboveground Petroleum Storage Act of 1990, and the Spill Prevention, Control, and Countermeasure (SPCC) Rule (amended 2010) of the Oil Pollution Prevention regulation (40 CFR 112) require the owner or operator of a tank facility with an aggregate storage capacity greater than 1,320 gallons to notify the local Certified Unified Program Agency (CUPA) and prepare an SPCC plan. The SPCC plan must identify appropriate spill containment measures and equipment for diverting spills from sensitive areas and must discuss facility-specific requirements for the storage system, inspections, recordkeeping, security, and training.

Clean Water Act

The Clean Water Act (CWA) (Title 33 § 1251, *et seq.,* of the United States Code [USC]) is the major federal legislation governing water quality. The CWA established the basic structure for regulating discharges of pollutants into waters of the United States (not including groundwater). The objective of the act is "to restore and maintain the chemical, physical, and biological integrity of the nation's waters." The CWA establishes the basic structure for regulating the discharge of pollutants into waters of the United States. Responsibility for administering the CWA resides with the State Water Board and nine Regional Water Quality Control Boards (RWQCBs); the Santa Ana RWQCB administers the CWA for San Bernardino County. Section 404 of the CWA regulates temporary and permanent fill and disturbance of waters of the United States, including wetlands. The United States Army Corps of Engineers (USACE) requires that a permit be obtained if a project proposes to place fill in navigable waters and/or to alter waters of the United States below the ordinary high-water mark in non-tidal waters. Section 401 of the CWA requires compliance with State water quality standards for actions within State waters. Compliance with the water quality standards required under Section 401 is a condition for issuance of a Section 404 permit. Under Section 401 of the CWA, every applicant for a permit or license for any activity that may result in a discharge to a water body must obtain a State water quality certification from the RWQCB to demonstrate that the proposed activity would comply with State water quality standards.

State

California Hazardous Waste Control Law

The Hazardous Waste Control Law is the primary hazardous waste statute in the State of California and implements RCRA as a "cradle-to-grave" waste management system for handling hazardous wastes in a manner that protects human health and the environment and would reduce potential resulting impacts. The law specifies that generators have the primary duty to determine whether their waste is hazardous and to ensure proper management. The Hazardous Waste Control Law also establishes criteria for the reuse and recycling of hazardous waste used or reused as raw materials. The law exceeds federal requirements by mandating source reduction planning and a much broader requirement for permitting facilities that treat hazardous waste. It also regulates a number of types of waste and waste management activities that are not covered by federal law.

California Health and Safety Code

The California Health and Safety Code (HSC § 25141) defines hazardous waste as a waste or combination of waste that may:

> . . . because of its quantity, concentration, or physical, chemical, or infection characteristics:
>
> (1) Cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitation-reversible illness.
>
> (2) Pose a substantial present or potential hazard to human health or the environment, due to factors including, but not limited to, carcinogenicity, acute toxicity, chronic toxicity, bioaccumulative properties, or persistence in the environment, when improperly treated, stored, transported, or disposed of or otherwise managed.

These regulations establish criteria for identifying, packaging, and labeling hazardous wastes; prescribe management practices for hazardous wastes; establish permit requirements for hazardous waste treatment, storage, disposal, and transportation; and identify hazardous waste that commonly would be disposed of in landfills.

Under both the RCRA and the HWCL, hazardous waste manifests must be retained by the generator for a minimum of 3 years. The generator must match copies of the manifests with copies of manifest receipts from the treatment, disposal, or recycling facility.

In accordance with Chapter 6.11 of the California Health and Safety Code (HSC § 25404, *et seq*.), local regulatory agencies enforce many federal and State regulatory programs through the CUPA program, including:

- Hazardous materials business plans (HMBPs) (HSC § 25501, *et seq*.).
- State Uniform Fire Code (UFC) requirements (UFC § 80.103, as adopted by the State Fire Marshal pursuant to HSC § 13143.9).
- Underground Storage Tanks (USTs) (HSC § 25280, *et seq*.).
- Aboveground storage tanks (HSC § 25270.5(c)).
- Hazardous waste-generator requirements (HSC § 25100, *et seq*.).

California Code of Regulations, Title 8

Cal/OSHA assumes primary responsibility for developing and enforcing workplace safety regulations. These regulations concern the use of hazardous materials in the workplace, including requirements for employee safety training; availability of safety equipment; accident and illness prevention programs; hazardous substance exposure warnings; and preparation of emergency action and fire prevention plans.

Cal/OSHA also enforces hazard communication program regulations, including procedures for identifying and labeling hazardous substances, and requires that safety data sheets (formerly known as material safety data sheets) be available for employee information and training programs. Cal/OSHA standards are generally more stringent than federal regulations. Construction workers and operational employees at the project site would be subject to these requirements.

California Code of Regulations, Title 8, Section 1529 authorizes Cal/OSHA to implement the survey requirements of Code of Federal Regulations Title 29 relating to asbestos. These federal and State regulations require facilities to take all necessary precautions to protect employees and the public from exposure to asbestos. Workers who conduct asbestos abatement must be trained in accordance with federal and State OSHA requirements. The South Coast Air Quality Management District (South Coast AQMD) oversees the removal of regulated asbestos-containing materials (see "Asbestos Demolition, Renovation, and Manufacturing Rule" below).

California Code of Regulations, Title 8, Section 1532.1, includes requirements to manage and control exposure to lead-based paint. These regulations cover the demolition, removal, cleanup,

transportation, storage, and disposal of lead-containing material. The regulations outline the permissible exposure limit, protective measures, monitoring, and compliance to ensure the safety of construction workers exposed to lead-based material. Loose and peeling lead-based paint must be disposed of as a State and/or federal hazardous waste if the concentration of lead equals or exceeds applicable hazardous waste thresholds. Federal and State OSHA regulations require a supervisor who is certified with respect to identifying existing and predictable lead hazards to oversee air monitoring and other protective measures during demolition activities in areas where lead-based paint may be present. Special protective measures and notification of Cal/OSHA are required for highly hazardous construction tasks related to lead, such as manual demolition, abrasive blasting, welding, cutting, or torch burning of structures, where lead-based paint is present.

California Code of Regulations Title 22, Division 4.5

California Code of Regulations, Title 22, Division 4.5, contains the Environmental Health Standards for the Management of Hazardous Waste, which includes California waste identification and classification regulations. California Code of Regulations, Title 22, Chapter 11, Article 3, "Soluble Threshold Limits Concentrations/Total Threshold Limits Concentration Regulatory Limits," identifies the concentrations at which soil is determined to be a California hazardous waste. California's Universal Waste Rule (22 California Code of Regulations [CCR] § 66273) provides an alternative set of management standards in lieu of regulation as hazardous wastes for certain common hazardous wastes, as defined in California Code of Regulations, Title 22, Section 66261.9. Universal wastes include fluorescent lamps, mercury thermostats, and other mercury-containing equipment. Existing structures may contain fluorescent light ballasts that could contain mercury or lead. The Alternative Management Standards for Treated Wood Waste (22 CCR § 67386) were developed by the DTSC to allow for disposal of treated wood as a nonhazardous waste, to simplify and facilitate the safe and economical disposal of such waste. Chemically treated wood can contain elevated levels of hazardous chemicals (e.g., arsenic, chromium, copper, pentachlorophenol, or creosote) that equal or exceed applicable hazardous waste thresholds. The Alternative Management Standards provide for less stringent storage requirements and extended accumulation periods, allow shipments without a hazardous waste manifest and a hazardous waste hauler, and allow disposal at specific nonhazardous waste landfills.

Porter-Cologne Act

The Porter-Cologne Water Quality Control Act of 1969 (Porter-Cologne Act) is California's statutory authority for the protection of water quality. Under the Porter-Cologne Act, the State must adopt water quality policies, plans, and objectives that protect the State's waters for the use and enjoyment of the people. Regional authority for planning, permitting, and enforcement is delegated to the nine RWQCBs. The RWQCBs are required to formulate and adopt water quality control plans (also known as basin plans) for all areas of the region and establish water quality objectives in the plans. The Porter-Cologne Act sets forth the obligations of State Water Board and RWQCBs to adopt and periodically update water quality control plans that recognize and reflect the differences in existing water quality, the beneficial uses of the region's groundwater and surface water, and local water quality conditions and problems. It also authorizes the State Water Board and RWQCBs to issue and enforce waste discharge requirements and to implement programs for controlling pollution in State waters. Finally, the Porter-Cologne Act also authorizes the State Water Board and RWQCBs to oversee site investigation and cleanup for unauthorized releases of pollutants to soils and groundwater and in some cases to surface waters or sediments.

California Emergency Response Plan

California has developed an emergency response plan to coordinate emergency services provided by federal, State, and local governments and private agencies. Responding to hazardous materials incidents is one part of this plan. The plan is administered by the California Governor's Office of Emergency Services, which coordinates the responses of other agencies. Emergency response team members respond and work with local fire and police agencies, emergency medical providers, the California Highway Patrol (CHP), CAL FIRE, California Department of Fish and Wildlife (CDFW), and California Department of Transportation (Caltrans).

California Department of Forestry and Fire Protection

CAL FIRE has mapped fire threat potential throughout California. CAL FIRE maps fire threat based on the availability of fuel and the likelihood of an area burning (based on topography, fire history, and climate). The threat levels include no fire threat, moderate, high, and very high fire threat. Additionally, CAL FIRE produced a 2010 Strategic Fire Plan for California, which contains goals, objectives, and policies to prepare for and mitigate the effects of fire on California's natural and built environments. CAL FIRE's Office of the State Fire Marshal provides oversight of enforcement of the California Fire Code as well as overseeing hazardous liquid pipeline safety.

California Building Code

The State of California provided a minimum standard for building design through the 2016 California Building Code (CBC), which is located in Part 2 of Title 24 of the California Code of Regulations. The 2016 CBC is based on the 2015 International Building Code, but has been modified for California conditions. It is generally adopted on a jurisdiction-by-jurisdiction basis subject to further modification based on local conditions. Commercial and residential buildings are plan-checked by local city and county building officials for compliance with the CBC. Typical fire safety requirements of the CBC include the installation of sprinklers in all new high-rise buildings and residential buildings; the establishment of fire resistance standards for fire doors and building material; and particular types of construction.

California Public Resources Code

The California Public Resources Code (PRC) includes fire safety regulations that restrict the use of equipment that may produce a spark, flame, or fire; require the use of spark arrestors[8] on construction equipment that use an internal combustion engine; specify requirements for the safe use of gasoline-powered tools in fire hazard areas; and specify fire suppression equipment that must be provided on-site for various types of work in fire-prone areas.

These regulations include the following:

- Earthmoving and portable equipment with internal combustion engines would be equipped with a spark arrestor to reduce the potential for igniting a wildland fire (PRC § 4442);

[8] A spark arrestor is a device that prohibits exhaust gases from an internal combustion engine from passing through the impeller blades where they could cause a spark. A carbon trap is commonly used to retain carbon particles from the exhaust.

- Appropriate fire suppression equipment would be maintained during the highest fire danger period—from April 1 to December 1 (PRC § 4428);
- On days when a burning permit is required, flammable materials would be removed to a distance of 10 feet from any equipment that could produce a spark, fire, or flame, and the construction contractor would maintain the appropriate fire suppression equipment (PRC § 4427); and
- On days when a burning permit is required, portable tools powered by gasoline-fueled internal combustion engines would not be used within 25 feet of any flammable materials (PRC § 4431).

Regional

South Coast Air Quality Management District Rule 1403

The South Coast Air Quality Management District (South Coast AQMD) Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities) specifies work practices to limit asbestos emissions from building demolition and renovation activities including the removal and disturbance of ACMs. This rule is generally designed to protect uses surrounding demolition or renovation activity from exposure to asbestos emissions. Rule 1403 requires surveys of any facility being demolished or renovated for the presence of all friable and Class I and Class II non-friable ACMs. Rule 1403 also establishes notification procedures, removal procedures, handling operations, and warning label requirements. Approved procedures for ACM removal to protect surrounding uses identified in Rule 1403 include high-efficient particulate air filtration, the glovebag method, wetting, and some methods of dry removal.

Local

San Bernardino County Hazardous Materials Program

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

- Hazardous Materials Release Response Plans and Inventory;
- California Accidental Release Program;
- Underground Storage Tanks;
- Aboveground Petroleum Storage Spill Prevention Control and Countermeasures;
- Hazardous Waste Generation and On-site Treatment; and
- Hazardous Materials Management Plans and Inventory Statements under Uniform Fire Code Article 80.

All facilities in San Bernardino County that handle or store hazardous materials in a quantity required by State law and regulation must report such use or storage to the County of San Bernardino CUPA

before the operation of their business. The amount of detail required to be reported depends on whether or not a facility is subject to the preparation of a State Hazardous Materials Business Plan (HMBP). Facilities subject to the reporting requirements must submit an HMBP containing detailed information on the storage of hazardous materials at a facility using the California Environmental Reporting System.

City of Colton's Emergency Operations Plan

The Emergency Operations Plan (EOP) is the document primarily responsible for informing the emergency management strategies for the City of Colton.[9] The EOP addresses potential impacts associated with natural disasters and technological incidents, including both peacetime and wartime nuclear defense operations. The EOP provides a summary overview of operational concepts; components of the City's emergency management organization within the National Incident Management System; and the Standardized Emergency Management System. The EOP explains the responsibilities of federal, State, and County entities and the City for protection of property and life and maintaining the overall well-being of the population. The City of Colton has prepared an EOP to ensure that effective allocations of resources benefiting and protecting the civilian population are executed during an emergency.[10]

City of Colton Local Hazard Mitigation Plan

The City of Colton's Local Hazard Mitigation Plan (LHMP) includes a comprehensive assessment of the threats that the City faces from both natural and human-caused hazards, as well as a set of coordinated policy recommendations to reduce these threats. It identifies the resources that can be used to help community members, City staff, and local officials to understand threats and make informed decisions. The overarching intent of the LHMP is to increase resiliency to hazard events in Colton. The LHMP has six distinct goals to achieve this purpose:

- Save lives and reduce injuries among Colton community members and visitors.
- Avoid damage to public and private property and to environmental systems.
- Preserve key government functions and other critical services.
- Integrate hazard mitigation activities into City policies.
- Maintain the City's eligibility for increased hazard mitigation and disaster recovery funding.
- Support compliance with State laws that require addressing specific hazards and other items, including the effects of climate change. [11]

City of Colton General Plan

The City of Colton General Plan Safety Element sets forth the following goals related to hazards and hazardous materials that are relevant to the proposed project:

[9] City of Colton. 2018. General Plan Safety Element. Website: https://www.ci.colton.ca.us/DocumentCenter/View/4275. Accessed April 2, 2025.
[10] City of Colton. 2014. Colton Hub City Centre Specific Plan Draft EIR. Website: https://www.ci.colton.ca.us/DocumentCenter/View/1816. Accessed August 26, 2025.
[11] City of Colton. 2018. Local Hazard Mitigation Plan. September. Website: https://www.ci.colton.ca.us/DocumentCenter/View/4375. Accessed January 1, 2025.

Policy S-6.1 Monitor facilities known to use, store, transport, process, or dispose of hazardous materials or wastes.

Policy S-6.3 Coordinate hazardous materials and wastes management and disposal programs with relevant local, regional, state, and federal agencies.

Policy S-6.4 Promote public awareness of common household hazardous materials and wastes.

Policy S-6.5 Require due diligence studies for new development in sensitive areas or areas of heavy industrial use, to better understand and define potential contamination issues within these areas.

3.8.4 - Methodology

The following analysis is based, in part, on information provided by the City of Colton General Plan and relevant State of California resources. The information obtained from these sources and other relevant materials was reviewed to evaluate the potential presence of hazards and hazardous materials on the project site and to assess the significance of project impacts related to hazards and hazardous materials.

3.8.5 - Thresholds of Significance

Because this analysis evaluates potential sites for rezoning rather than individual site plans, hazards and hazardous materials impacts of the Program 10/11 Rezone/GPA are evaluated based on the location for each potential site for rezoning. Additionally, each potential site for rezoning will be evaluated on a project-by-project basis for impacts when a site plan has been developed. All future development would be required to meet State-mandated safety standards for the new residential housing at each potential site and would be required to comply with General Plan and Housing Element policies, as well as zoning requirements, and any applicable Specific Plan provisions or other guidelines regarding handling and disposal of hazardous materials. Additionally, the General Plan and Municipal Code were reviewed to determine applicable policies and design requirements for the proposed project.

The Lead Agency utilizes the criteria in CEQA Guidelines Appendix G Environmental Checklist and the City of Colton's Local CEQA Guidelines, Appendix J to determine whether impacts to geology and soils are significant environmental effects. The project would have a potentially significant impact if it would:

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

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

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

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

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

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury, or death involving wildland fires.

3.8.6 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of the proposed project and provides mitigation measures where appropriate.

Routine Transport, Use, or Disposal of Hazardous Materials

Impact HAZ-1:	**The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.**

Impact Analysis

The Program 10/11 Rezone/GPA is a policy document. Adoption of the Program 10/11 Rezone/GPA alone would not produce environmental impacts because the Program 10/11 Rezone/GPA does not propose demolition, construction, or other development; rather, it provides capacity for future housing development consistent with State Housing Element Law and the Regional Housing Needs Allocation (RHNA).

Development consistent with the proposed project would be expected to involve the transport, use, and disposal of hazardous materials, such as diesel fuels, aerosols, and paints. Hazardous materials, such as fuel or solvents, could accidently spill, which could create hazards that could degrade groundwater quality or contaminate soils. Development consistent with the proposed project would be subject to the Hazardous Materials Transportation Act, California Public Resources Code, and other State and local regulations that would reduce and limit the associated risks. Any handling, transporting, use, or disposal of hazardous materials would comply with applicable laws, policies, and programs set forth by various federal, State, and local agencies and regulations, including the EPA, RCRA, Caltrans, the LHMP, Title 22 and 26 of the California Code of Regulations governing hazardous materials transport, and Title 19 of the California Code of Regulations, the San Bernardino County Hazardous Materials Program, and the City of Colton's EOP.

Development consistent with the proposed project could include the demolition of existing structures, especially older structures that could conceivably contain ACM, lead-based paint, mercury, and polychlorinated biphenyl caulk. In addition, tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in Aerially Deposited Lead (ADL) being deposited in and

along roadways throughout the State. However, no specific buildings are identified for demolition, and it would be speculative to analyze potential effects with any degree of specificity.

Development consistent with the proposed project would be required to comply with all applicable regulations for management of hazardous materials during construction. Demolition and construction activities associated with future housing development consistent with the Program 10/11 Rezone/GPA could require transport of hazardous materials (e.g., ACM, lead-based paint, and/or contaminated soils). This transport would be limited in duration and would be required to comply with numerous federal, State, and local regulations that establish specific guidelines regarding the use, transportation, and disposal of hazardous materials. Regulations that would be required of those transporting, using, or disposing of hazardous materials during construction of projects consistent with the Program 10/11 Rezone/GPA include: RCRA, regulating hazardous wastes; CERCLA, regulating closed and abandoned hazardous waste sites; the Hazardous Materials Transportation Act, governing hazardous materials transportation on U.S. roadways; International Fire Code (IFC), establishing procedures and mechanisms to ensure the safe handling and storage of hazardous materials; Title 22, regulating the generation, transportation, treatment, storage and disposal of hazardous waste; Title 27, regulating the treatment, storage and disposal of solid wastes; and Title 8 standards for handling asbestos and lead during demolition/construction. There are established measures that certified contractors are required to use to contain, store, and dispose of these hazardous materials in a manner that limits exposure, the first step of which is to conduct surveys to identify the presence of these materials.

Additionally, the Clean Air Act and Cal/OSHA regulate ACMs as hazardous air pollutants and potential worker safety hazards, respectively. Both the federal and Cal/OSHA regulate worker exposure to lead-based paint during construction activities. Finally, California Government Code Section 65850.2 requires a verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Sections 25500 through 25520 prior to receiving the final certificate of occupancy or its substantial equivalent.

Hazardous materials used as part of development may vary but would likely be limited to small quantities of fertilizers, herbicides, pesticides, solvents, cleaning agents, and similar materials used for daily residential and commercial operations and maintenance activities. These types of materials are common for residential and commercial developments and represent a low risk to people and the environment when used as intended.

Further, compliance with federal, State, and local law and applicable plans and regulations, including General Plan goals and policies—including Policy S-6.5 of the Safety Element, which requires due diligence studies for new developments in sensitive areas or areas of heavy industrial use—would provide public protection from hazards associated with the use, transport, treatment, and disposal of hazardous substances. The Program 10/11 Rezone/GPA, as a policy document, would not significantly increase impacts related to the exposure of hazardous materials to the public and the environment. Therefore, impacts related to hazardous materials transport, use, or disposal during construction or operation would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic scope of the cumulative impact analysis for hazards and hazardous materials is the City of Colton and the surrounding areas including the City of Grand Terrace, the Agua Mansa Industrial Corridor, the City of Jurupa Valley, and the City of Riverside.

The routine transport, use, or disposal of hazardous materials for cumulative projects would be subject to the applicable requirements and regulations set forth by the EPA, OSHA, USDOT, DTSC, Caltrans, CHP, local CUPA, South Coast AQMD, and the General Plan. Accordingly, routine transport, use, or disposal of hazardous materials for cumulative development would not result in physical changes that would result in a significant environmental effect. Cumulative projects would also be required to implement a Storm Water Pollution Prevention Plan (SWPPP) and comply with the California Code of Regulations during construction, site grading, excavation operations, and building demolition. For these reasons, cumulative projects would have a less than significant cumulative effect related to the routine transport, use, or disposal of hazardous materials.

The Program 10/11 Rezone/GPA's less than significant incremental contribution to the less than significant cumulative impacts would not be cumulatively considerable. As previously discussed, the Housing Element Update itself is a policy document and would not have any direct impacts on the environment because it would not include the transport, use, or disposal of hazardous materials. Development consistent with the proposed Program 10/11 Rezone/GPA would result in additional residential and commercial development within the potential sites for rezoning which could result in an increase in the routine transportation, use, and disposal of hazardous materials. As previously stated, development consistent with the Program 10/11 Rezone/GPA would be required to comply with applicable requirements and regulations set forth by the EPA, OSHA, USDOT, DTSC, Caltrans, CHP, local CUPA, South Coast AQMD, and the General Plan related to transport, use, and disposal of hazardous materials. As discussed above, construction must comply with the California Code of Regulations and implement a SWPPP to prevent hazardous materials spills and protect public safety potential. Applications for development would be reviewed by the City for compliance with General Plan goals and policies. For these reasons, the Program 10/11 Rezone/GPA's incremental contribution to the less than significant cumulative impacts would not be cumulatively considerable and the cumulative impact would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Risk of Upset

Impact HAZ-2: **The proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.**

Impact Analysis

Program 10/11 Rezone/GPA is a policy document. The proposed project would not create a significant hazard to the public because the Program 10/11 Rezone/GPA does not propose demolition, construction, or other development. Rather, it provides capacity for future housing development consistent with State Housing Element Law and the Regional Housing Needs Allocation.

Development consistent with the proposed project would include construction activities, which would have the potential to release potentially hazardous soils- and groundwater-based materials into the environment during site grading and excavation operations. However, development of the potential sites for rezoning is not expected to result in the transport, use, storage, or disposal of substantial amounts of hazardous materials, with the exception of common residential and commercial-grade hazardous materials such as household cleaners and paint, among others.

To prevent and minimize hazardous conditions to below a level of significance, existing local, State, and federal law, including those listed under Section 3.8.3 Regulatory Framework, would be enforced at all construction sites. For example, compliance with existing regulations would ensure that construction workers and the public are not exposed to any risks related to hazardous materials during demolition and construction. Future projects would comply with Cal/OSHA regulations concerning the use of hazardous materials, including requirements for safety training, exposure warnings, availability of safety equipment, and preparation of emergency action/prevention plans. All contaminated waste must be collected and disposed of at an appropriately licensed disposal or treatment facility.

Future development (including redevelopment of existing developed sites) must comply with the California Code of Regulations. Title 8 of the California Code of Regulations establishes Cal/OSHA requirements related to public and worker protection. Topics addressed include materials exposure limits, equipment requirements, protective clothing, hazardous materials, and accident prevention. Construction safety and exposure standards for lead and asbestos are set forth in Title 8. Title 17 of the California Code of Regulations establishes regulations relating to use and disturbance of materials containing naturally occurring asbestos. Soil excavated during construction is regulated under Title 22 of the California Code of Regulations. The local CUPA is responsible for ensuring that the California Code of Regulations and all other programs related to hazardous materials are implemented during construction activities.

As described in Section 3.10, Hydrology and Water Quality, future development that disturbs 1 acre or more of soil, or that is part of a common plan of development that disturbs 1 acre or more of soil, must obtain permit coverage under the Construction General Permit by filing a Notice of Intent (NOI) and SWPPP with the RWQCB prior to commencement of construction. The SWPPP must describe the site, facility, erosion and sediment controls, runoff water quality monitoring, means of waste

disposal, implementation of approved local plans, control of construction sediment and erosion, maintenance responsibilities, and non-stormwater management controls. The Best Management Practices (BMPs) in the SWPPP include measures to prevent spills and require on-site materials for cleanup.

During project operations, hazardous materials may be handled. Because of the nature of development, hazardous materials used on-site may vary but would likely be limited to small quantities of fertilizers, herbicides, pesticides, solvents, cleaning agents, and similar materials used for daily residential and commercial operations and maintenance activities. These types of materials are common for residential and commercial developments and represent a low risk to people and the environment when used as intended. Compliance with applicable plans and regulations, including General Plan goals and policies, including, but not limited to, Policy S-6.5 of the Safety Element, as described in more detail in Impact HAZ-1, would provide public and environmental protection from reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials during project operation.

Program 10/11 of the Housing Element Update itself, as a policy document, would not significantly increase the exposure of hazardous materials to the public or the environment. However, compliance with applicable federal, State, and local laws, and plans and regulations as described above, would provide public protection from hazards associated with the use, transport, treatment, and disposal of hazardous substances during construction and operation of future development consistent with the Program 10/11 Rezone/GPA. Therefore, impacts related to public hazard risk as a result of hazardous materials transport, use, or disposal would be less than significant

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Impacts

Cumulative projects would be subject to the applicable requirements and regulations set forth by the EPA, OSHA, USDOT, DTSC, Caltrans, CHP, local CUPA, South Coast AQMD, and the General Plan. Accordingly, cumulative development would not result in upset and accident conditions involving the likely release of hazardous materials into the environment. Cumulative projects would also be required to implement a SWPPP and comply with the California Code of Regulations during construction, site grading, excavation operations, and building demolition. For these reasons, cumulative projects would have a less than significant cumulative effect related to upset and accident conditions involving the likely release of hazardous materials into the environment.

The Program 10/11 Rezone/GPA's less than significant incremental contribution to the less than significant cumulative impacts would not be cumulatively considerable. As previously discussed, Program 10/11 of the Housing Element Update itself is a policy document and would not have any direct impacts on the environment, and development consistent with the proposed project would be required to comply with applicable requirements and regulations set forth by the EPA, OSHA, USDOT,

DTSC, Caltrans, CHP, local CUPA, South Coast AQMD, and the General Plan related to hazardous materials. As stated above, construction must comply with the California Code of Regulations and implement a SWPPP to prevent hazardous materials spills and protect public safety potential. Applications for development would be reviewed by the City for compliance with General Plan goals and policies. For these reasons, the proposed project's incremental contribution to the less than significant cumulative impacts would not be cumulatively considerable and the cumulative impact would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Hazardous Emissions Proximate to a School

Impact HAZ-3:	**The proposed 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.**

Impact Analysis

Schools within 0.25 mile of the potential sites for rezoning include Woodrow Wilson Elementary School and Washington High School (see Exhibit 2-2). As described under Impacts HAZ-1 and HAZ-2, the proposed project itself does not include any development; however, development consistent with the Program 10/11 Rezone/GPA would not result in the handling of significant quantities of hazardous materials, substances, or wastes. During construction and operation, hazardous materials may be handled on the sites as residential and commercial land uses do involve the handling, storage, and disposal of limited quantities of hazardous materials. However, these uses are not generally associated with any releases that would adversely affect any schools located within 0.25 mile of the potential sites for rezoning. Furthermore, development and operation of the uses on-site would comply with applicable federal, State, and local laws and applicable plans and regulations. Compliance with existing applicable local, State, and federal regulatory requirements related to the handling and storage of hazardous materials would ensure that the potential release of hazardous materials associated with development consistent with the Program 10/11 Rezone/GPA would be less than significant. Additionally, approval of the Program 10/11 Rezone/GPA itself, as a policy document update, would not significantly increase the risk of the release of hazardous materials. Therefore, operational impacts related to hazardous emissions proximate to a school would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Impacts

Hazardous or acutely hazardous materials, substances, or waste for cumulative projects within 0.25 mile of a school would be subject to the applicable requirements and regulations set forth by the EPA, OSHA, USDOT, DTSC, Caltrans, CHP, local CUPA, South Coast AQMD, and the General Plan. Accordingly, cumulative development within 0.25 mile of a school would not result in a significant environmental effect. Cumulative projects within 0.25 mile of a school would also be required to implement a SWPPP and comply with the California Code of Regulations during construction, site grading, excavation operations, and building demolition. For these reasons, cumulative projects within 0.25 mile of a school would have a less than significant cumulative effect related to hazardous or acutely hazardous materials, substances, or waste.

The proposed project's less than significant incremental contribution to the less than significant cumulative impacts would not be cumulatively considerable. As previously discussed, the Program 10/11 Rezone/GPA itself is a policy document and would not have any direct impacts on the environment because it would not require the use of hazardous or acutely hazardous materials, substances, or waste. Development consistent with the proposed project would result in additional residential development within the potential sites for rezoning, which could include the use of hazardous or acutely hazardous materials, substances, or waste. As previously stated, development consistent with the Program 10/11 Rezone/GPA within 0.25 mile of a school would be required to comply with applicable requirements and regulations set forth by the EPA, OSHA, USDOT, DTSC, Caltrans, CHP, local CUPA, South Coast AQMD, and the General Plan related to hazardous or acutely hazardous materials, substances, or waste. As discussed above, construction must comply with the California Code of Regulations and implement a SWPPP to prevent hazardous materials spills and protect public safety potential. Applications for development would be reviewed by the City for compliance with General Plan goals and policies. For these reasons, the Program 10/11 Rezone/GPA's incremental contribution to the less than significant cumulative impacts would not be cumulatively considerable and the cumulative impact would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Government Code Section 65962.5 Sites

Impact HAZ-4:	**The proposed project would not 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.**

Impact Analysis

The Program 10/11 Rezone/GPA itself, as a policy document, would not significantly increase hazards to the public or environment. Additionally, none of the sites proposed for rezoning are listed on the

"Cortese List" of hazardous waste sites (Government Code Section 65962.5).[12] Additionally, according to the GeoTracker database, there are no active cleanup sites or any other sites of concern on or near any of the sites proposed for rezoning.[13] Because the proposed project would not directly result in development of the sites, and because the sites are not included on a list of hazardous materials sites, the proposed project would not create a significant hazard to the public or environment. There would be no impact.

Level of Significance

No impact.

Cumulative Impacts

As there is no impact with regard to hazardous materials sites, no cumulative analysis is required.

Proximity to Public Airport Safety Hazard

Impact HAZ-5:	**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, the proposed project would not result in a safety hazard or excessive noise for people residing or working the project area.**

Impact Analysis

The nearest airports to any of the potential sites for rezoning are the San Bernardino International Airport, located 2.75 miles northeast of the project site, and the Flabob Airport, located 6.46 miles southwest of the project site. The potential sites for rezoning are not located within an applicable Airport Land Use Compatibility Plan. There are no airports within 2 miles of any of the potential sites for rezoning. Therefore, no impacts would occur.

Level of Significance

No impact.

Cumulative Impacts

As there is no impact with regard to airport hazards, no cumulative analysis is required.

Emergency Response and Evacuation

Impact HAZ-6:	**The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.**

Impact Analysis

During the construction of development that is consistent with the Program 10/11 Rezone/GPA, it is expected that construction equipment and vehicles would access and leave the sites, which in turn could potentially impede evacuation or emergency vehicle access. During construction, development

[12] Department of Toxic Substances Control (DTSC). 2025. EnviroStor Hazardous Waste and Substances Site List (Cortese). Website: https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29. Accessed May 29, 2025.

[13] California State Water Resources Control Board (State Water Board). 2025. GeoTracker. Website: https://geotracker.waterboards.ca.gov/map/. Accessed August 27, 2025.

would comply with the City's EOP, ensuring efficient response to emergency incidents associated with emergencies affecting the City. Therefore, construction impacts related to emergency response and evacuation would be less than significant.

According to Figure 3 of the LHMP, emergency evacuation routes within the City include La Cadena Drive, Barton Road, Interstate 215 (I-215), and I-10.[14] Area 4 and Area 5 (see Exhibit 2-3) are adjacent to I-10. Area 1, Area 1-A, Area 2, and Area 3 are adjacent to La Cadena Drive and I-10. Therefore, development that is consistent with the Program 10/11 Rezone/GPA would have access to the City's evacuation routes.

Development that is consistent with Program 10/11 Rezone/GPA would be required to comply with the City of Colton Street Improvement Requirements pertaining to traffic flow and emergency access.[15] The City's Municipal Code Chapter 12.12, Street Improvements, requires an application to be submitted to the City Engineer for review and issuance of a permit for any construction within a public street.[16]

Thus, compliance with existing applicable local, State, and federal regulatory requirements related to emergency response and evacuation and policies would ensure consistency with emergency preparedness plans. Additionally, approval of the proposed project itself, as a policy document update, would not significantly impact any emergency response plan or emergency evacuation plan. With adherence to applicable plans and policies, operational impacts related to emergency response and evacuation would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Impact

The geographic scope for evaluating cumulative impacts related to impairing or interfering with an emergency response plan or evacuation plan would be the City of Colton. None of the proposed rezoning sites are within a high or very high FHSZ. However, all proposed rezoning sites are within one mile of a High FHSZ inside of an LRA, with the closest being Area 1, located approximately 0.27 miles northwest of the nearest High FHSZ.[17]

[14] City of Colton. 2018. Local Hazard Mitigation Plan Public Review Draft. September. Website: https://www.ci.colton.ca.us/DocumentCenter/View/3948. Accessed August 27, 2025.

[15] City of Colton. Street Improvement Plan Notes. Website: https://www.ci.colton.ca.us/DocumentCenter/View/638. Accessed August 27, 2025.

[16] City of Colton. 2020. A Codification of the General Ordinances of the City of Colton, California. Chapter 12.12 – Street Improvements. August 31. Website: https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT12STOTPUPL_CH12.12STIM. Accessed August 27, 2025.

[17] California Department of Forestry and Fire Protection (CAL FIRE). 2025. Local Responsibility Area Fire Hazard Severity Zones as Identified by the State Fire Marshal, Colton. March 24, 2025. Accessed May 27, 2025.

The City and the Colton Fire Department manage and maintain emergency plans and training of staff and community members and focus on activities that would prepare the community to take care of itself in the period immediately following a local disaster. Each jurisdiction within the cumulative geographic scope has LHMPs that are regularly updated, and each jurisdiction has emergency response plans and emergency evacuation plans. Furthermore, larger regional and statewide resource areas are regulated by State agencies to address larger-scale statewide issues. For these reasons, cumulative impacts associated with emergency response and evacuation plans would be less than significant.

As the City receives development applications for subsequent development under the Program 10/11 Rezone/GPA, those applications would be reviewed by the City for compliance with the policies and goals of the Program 10/11 Rezone/GPA related to emergency response plans and emergency evacuation plans. Additionally, new development under the Program 10/11 Rezone/GPA would be considered in the context of the City's LHMP and is not expected to impair implementation of or physically interfere with the LHMP for the reasons stated within Impact HAZ-6. For these reasons, the Program 10/11 Rezone/GPA's incremental contribution to the less than significant cumulative impacts would not be cumulatively considerable and the cumulative impact would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Wildland Fires

Impact HAZ-7:	**The proposed project would not expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires.**

Impact Analysis

As discussed in greater detail in Section 3.20, Wildfire, none of the proposed rezoning sites are within an VHFHSZ.[18] Additionally, none of the rezoning sites are within a Wildfire Hazard zone as designated within the General Plan's Safety Element.[19] The sites proposed for rezoning have not had any history of wildfires according to CAL FIRE data.[20] Furthermore, the proposed project promotes infill development; as such, the sites proposed for rezoning are surrounded by urban development and are not located in the Wildland Urban Interface.

Therefore, compliance with applicable State and local plans and regulations, including the EOP, LHMP, Section 701(a) of the California Building Standards Code, fuel modification guidelines and

[18] California Department of Forestry and Fire Protection (CAL FIRE). 2025. Local Responsibility Area Fire Hazard Severity Zones as Identified by the State Fire Marshal, Colton. March 24, 2025.

[19] City of Colton. 2018. General Plan, Safety Element. Website: https:// www.ci.colton.ca.us/DocumentCenter/View/4275/Safety-Element_Adopted-December-18-2018?bidId=. Accessed August 27, 2025.

[20] CAL FIRE. 2025. Website: https://experience.arcgis.com/experience/b72eede32897423683a94c61bf9d3027?print_preview=true. Accessed August 27, 2025.

building design requirements in accordance with the Colton Fire Department, and fire safety standards identified in Title 15 of the Colton Municipal Code as per Policy S-3.5 of the City of Colton General Plan, would minimize the risk of impacts related to wildland fire hazards. The proposed project would be adequately served by police, fire, and emergency response services and would not create an unplanned increase in population that could lead to overwhelming calls for emergency services. Therefore, impacts would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Impacts

The geographic scope for evaluating cumulative impacts related to wildland fires would be the City of Colton and the surrounding cities of San Bernardino, Grand Terrace, Loma Linda, Rialto, Bloomington, and Highgrove. Similar to the City of Colton, the surrounding cities are largely urbanized, generally outside the SRA and VHFHSZs, and include roads and other fuel breaks, emergency water sources, emergency utilities, and other maintained infrastructure that would reduce impacts from wildfires. However, portions of the surrounding cities are in SRAs and in VHFHSZ. All cumulative projects, including any projects in a Wildland Urban Interface, would be subject to fire protection development standards and required to comply with County and City ordinances, General Plan policies, and development plan review by local fire departments for wildfire prevention and protection. Additionally, cumulative projects would be required to comply with State regulations, including the California Fire Code. For these reasons, cumulative projects would not exacerbate wildfire risk or have any significant cumulative impacts with respect to wildfire hazards. Therefore, cumulative impacts would be less than significant.

As described in Section 3.6, Geology, Soils, and Seismicity; Section 3.9, Hydrology and Water Quality; and Section 3.20, Wildfire, all future cumulative development and on the potential sites for rezoning would be subject to the rules and regulations of the Municipal Code and the General Plan regarding development on unstable geologic soils and controlling stormwater runoff during and after construction. These policies provide additional proactive measures to refine and enhance the resiliency of the City, as well as strengthening the City's review of new applications for development to ensure that potential exposure to secondary wildland fire hazards are not exacerbated. Thus, impacts would be less than significant.

Development consistent with Program 10/11 of the Housing Element Update could result in an incremental increase in exposure of people and structures to wildland fires and associated hazards. However, as discussed in Section 3.20, Wildfire, the degree of wildland fire hazard, including secondary hazards, would not substantially change with adoption of the Program 10/11 Rezone/GPA. Additionally, new development on the potential sites for rezoning would be required to comply with the fire protection measures identified in the local and State policies and regulations, including those contained in the City's Municipal Code General Plan and the California Fire Code. As

such, the proposed project's incremental contribution to the less than significant cumulative wildfire hazard impacts would not be cumulatively considerable and the cumulative impact would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

3.9 - Hydrology and Water Quality

3.9.1 - Introduction

This section describes the existing hydrology and water quality setting and potential effects from project implementation on the site and its surrounding area. Descriptions and analysis in this section are based on review of applicable land use plans, information from the California State Water Quality Control Board (State Water Board), and aerial reconnaissance.

During the Environmental Impact Report (EIR) scoping period, three comments were received related to the project's potential hydrologic impacts.

- The Draft EIR should evaluate impacts to the Santa Ana Pipeline and other water infrastructure managed by the California Department of Water Resources on portions of the parcels identified for rezoning.
- The Draft EIR should include an exhibit and description of existing water facilities managed by the California Department of Water Resources in the project area.
- The Draft EIR should identify existing property rights for each parcel considered for rezoning under the proposed project.

3.9.2 - Environmental Setting

Surface Hydrology

Watershed

The City of Colton (City) lies within the Santa Ana River Basin watershed, an approximately 2,650 square-mile drainage basin covering parts of San Bernardino, Riverside, Los Angeles, and Orange Counties. Principal tributary streams from the San Bernardino Mountains to the north and northeast and the San Gabriel Mountains to the northwest feed into the larger Santa Ana River downstream from its headwaters, totaling approximately 700 miles in length of tributaries and river. Inland portions of the Santa Ana River Basin consist of steep, rugged mountains and lower, broad alluvial valleys that experiences a Mediterranean climate with hot dry summers, and cool moist winters with precipitation mostly occurring during the winter months at approximately 18 inches annually, and higher elevations exceeding 40 inches of precipitation. The Santa Ana River is the defining waterbody of the watershed, San Bernardino and sources water primarily from storm events, snowmelt, and rising groundwater due to complex geologic features,[1] and flows intermittently into the Prado Reservoir and Santa Ana Mountains in Corona to the southwest before continuing through Orange County with the mouth of the river at Huntington Beach where it empties into the Pacific Ocean.

The San Bernardino County Flood Control District (San Bernardino Flood Control) is responsible for providing water conservation and flood control services to the San Bernardino Valley, including to the City.[2] San Bernardino Flood Control is subdivided into six zones with interests, responsibilities or

[1] Santa Ana Watershed Project Authority (SAWPA). 2019. One Water One Watershed Plan Update 2018. January.
[2] San Bernardino County Public Works Department. Flood Control. Website: https://dpw.sbcounty.gov/flood-control/. Accessed May 11, 2025.

geographical divisions distinctive of the particular zone. Generally, each zone functions independently for taxation and venture purposes, although by joint activities may be entered into via mutual agreements.[3] Colton is located in San Bernardino Flood Control Zone 2.

Surface Water

The Santa Ana River Basin watershed consists of more than 50 tributaries that flow into the Santa Ana River. Two tributaries discharge into the larger Santa Ana River within the City's planning area and are discussed along with the Santa Ana River in detail further below.

Santa Ana River

The Santa Ana River is the main drainage feature of the Santa Ana River Basin watershed with headwaters in the San Bernardino Mountains to the east spanning approximately 96 miles in length emptying into the Pacific Ocean to the west. The Santa Ana River drains about 200,000 acre-feet annually. The base flow has increased in recent decades due to urbanization, which has led to larger amounts of urban stormwater runoff and wastewater into the Santa Ana River. The total length of the river is divided into six reaches based on similarities in hydrologic conditions such as discharge, depth, area, and slope.[4] Reach 4 is the portion of the river that encompasses the south and southeastern region of the City spanning from the I-10 and I-215 interchange to Mission Boulevard in Riverside and is characterized by perennial flow where most of the reach is operated as a flood control facility.[5] Area 4 of the proposed project borders the western side of the river directly north of I-10.

Lytle Creek

Lytle Creek is a perennial stream approximately 23 miles in length that flows in a southeastern direction from Mt. San Antonio to the north characterized by deep canyons and steep slopes until it reaches the urbanized areas of northeastern Fontana, California. The stream continues to flow southeastward where it conjoins Cajon Creek and becomes channelized in San Bernardino, California before merging with Warm Creek approximately less than a quarter mile from Area 5 of the proposed project to the northeast. The portion of Lytle Creek in the northeastern section of the City operates as a flood control facility with flow consisting of seasonal rain and urban runoff.

Warm Creek

Warm Creek is a 9.5-mile-long tributary of the Santa Ana River that flows southwestward toward the northeastern portion of the City. The creek within the municipality consists of a bypass channel where flows are perennial caused by the San Jacinto Fault forcing groundwater to the surface at the convergence of Warm Creek and the Santa Ana River.[6]

Water Quality

The City of Colton Water Department is the primary utility for the City that extracts its drinking water through nine wells from three underlying groundwater basins and routinely monitors and performs a

[3] San Bernardino County Public Works Department. District Zones. Website: https://dpw.sbcounty.gov/flood-control/district-zones/. Accessed May 11, 2025.
[4] United States Geological Survey. 2024. Website: https://www.usgs.gov/faqs/what-a-reach. Accessed January 28, 2025.
[5] City of Colton. 2013. City of Colton General Plan Update, Environmental Impact Report. May.
[6] Ibid.

variety of tests to ensure that contaminants remain below primary drinking water standards set by the United States Environmental Protection Agency (EPA) and the State Water Board. The City's Water Department has taken direct measures such as installing two treatment systems for three groundwater wells to remove perchlorate levels below the maximum contaminant level, triennial copper and lead sampling from single-family residents, testing lead levels for schools within the Colton Unified School District in 2018, and continued monitoring for nitrate. The City of Colton's water quality meets all federal and State primary and secondary standards for drinking water, along with being below the maximum contaminant levels for radionuclides, volatile organic compounds (VOCs), and regulated contaminants.[7]

Region 8 of California's nine Regional Water Quality Control Boards is the Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB). The purpose of the States RWQCBs is to establish and impose water quality objectives through the development of water quality control plans for their designated hydrologic area to protect and enhance the beneficial uses of the region's waters while considering the geographical differences and challenges that each region encounters. The Santa Ana River Basin Plan (Basin Plan) is the Water Quality Control Plan for Region 8 which contains a variety of numerical water quality objectives for inland surface waters to ensure the protection of identified beneficial uses. As previously mentioned, the south and southeastern portions of the City encompass Reach 4 of the Santa Ana River where parcels associated with the proposed project tend to be located. The Basin Plan has specific water quality objectives for Reach 4 of the Santa Ana River that act as thresholds that cannot be exceeded for the concentrations of total dissolved solids (TDS), total inorganic nitrogen (TIN), and chemical oxygen demand (COD) which were sampled twice for compliance in 2021 and are listed in Table 3.9-1 below.

Table 3.9-1: Santa Ana River Reach 4 Compliance with Basin Plan

Constituent	Basin Plan Threshold for Santa Ana River Reach 4	Santa Ana River Reach 4 Average from Samples
Chemical Oxygen Demand (COD)	30 mg/L	6.5 mg/L
Total Dissolved Solids (TDS)	550 mg/L	507 mg/L
Total Inorganic Nitrogen (TIN)	10 mg/L	6.9 mg/L
Notes: mg/L = milligrams per Liter Source: Santa Ana Watershed Project Authority. 2022. 2021 Annual Report of Santa Ana River Water Quality. June.		

Although the samples seem to follow the Basin Plan objectives established for Reach 4 of the Santa Ana River, not enough data on surface water quality was sampled to evaluate compliance with the objectives in the Basin Plan. Nevertheless, existing data sampled provides a general notion that sampled levels do not exceed the threshold established in the Basin Plan objectives.

The EPA identified Reach 4 of the Santa Ana River for not meeting applicable water quality standards for certain metals discharged from publicly owned treatment works into the river in 1990. However,

[7] City of Colton Water Utilities. 2024. City of Colton 2023 Consumer Confidence Report.

a Use-Attainability Analysis (UAA) was conducted to determine whether certain existing factors in Reach 4 affect the attainment of designated uses as the Regional Water Board may remove a designated use if the UAA can demonstrate that attainment of the use is not feasible and would be able to establish water quality regulations with approval from federal and State authorities that are different from established standards. As such, the UAA identified that local conditions preclude the attainment of designated uses and adopted site-specific objectives for cadmium, copper, and lead that will protect the identified beneficial uses for Reach 4 of the Santa Ana River. Therefore, existing levels of these metals do not contribute to the degradation of water quality based on the established beneficial uses for Reach 4 within the Basin Plan.[8]

Groundwater

The City is located within the Upper Santa Ana Valley Groundwater Basin, which is divided into nine subbasins. The City draws its water supply from nine wells located within three of the Upper Santa Ana Valley Groundwater Basin subbasins: Bunker Hill Subbasin, the Colton/Rialto Subbasin, and the Riverside-Arlington Subbasin. Information and current conditions of these subbasins are detailed below.

Bunker Hill Subbasin

The Bunker Hill Subbasin is in the San Bernardino Valley encompassing approximately 89,600 acres of surface area with a groundwater storage capacity of 5,976,000 acre-feet and is within the eastern portion of the City. The subbasin is bounded by mountain ranges and fault lines that prevent or limit the movement of groundwater outside the subbasin including the San Andreas Fault Zone to the northeast and the San Jacinto Fault to the southwest which raises the water table close to the surface below the Santa Ana River. Water-bearing material within the subbasin constitutes a mixture of sand, gravel, and deposits of silt and clay from Holocene and Pleistocene-age alluvial deposits including a low-permeable clay layer that separates the central portion of the subbasin into two aquifers where the lower aquifer consists of more restricted groundwater conditions. In addition, the subbasin is recharged naturally from runoff generated from the headwaters of the Santa Ana River and its tributaries flowing southward from the San Gabriel and San Bernardino Mountains.[9]

Groundwater Depth

Fluctuations in groundwater can vary based on natural factors such as precipitation and soil characteristics, and non-natural processes such as irrigation practices. The California Department of Water Resources (DWR) recorded groundwater levels from December of 2024 for each subbasin. Groundwater depth in the Bunker Hill Subbasin varies from each monitoring well. The shallowest groundwater depth is located on the northeast side of the subbasin at the base of the San Bernardino Mountains and San Andreas Fault Zone, ranging in depth between 0-100 feet. It

[8] Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB). 2023. Water Quality Control Plan for the Santa Ana River Basin, Chapter 4 – Water Quality Objectives. July 24.

[9] California Department of Water Resources (DWR). 2004. California's Groundwater Bulletin 118: Upper Santa Ana Valley Groundwater Basin, Bunker Hill Subbasin. February 27.

increases toward the southwest ranging between 100-400 feet in depth around San Bernardino and Redlands, California.[10]

Groundwater Water Quality

The RWQCB further divides each groundwater subbasin into Groundwater Management Zones (GMZs) based on a variety of factors including water quality. Groundwater within the Bunker Hill Subbasin is predominately calcium-bicarbonate with an average TDS content of 324 milligrams per Liter (mg/L) and a TDS range between 155 – 1,140 mg/L. The subbasin currently contains four contamination plumes that contain certain substances with concentrations of trichloroethylene (TCE), perchloroethylene (PCE), and 1,2-Dibromo-3-chloropropane (DBCP) in the Redlands plume located between Judson Street and Mountain Avenue contaminating approximately 150,000 acre-feet of groundwater, the Norton Air Force Basin plume with TCE and PCE contaminating 100,000 acre-feet of groundwater, the Newark/Muscoy plume with TCE and PCE in northern San Bernardino, and the Sante Fe plume with petroleum based contaminants. Furthermore, previously sampled public supply wells by the CDWR from 1994 through 2000 identify contaminant groups within a number of sampled wells with a concentration above the maximum contaminant level (MCL) and are listed in Table 3.9-2 below. These samples represent the water quality at the exact sampling location and do not indicate the water quality delivered to the customer.

Table 3.9-2: Water Quality in Public Supply Wells in the Bunker Hill Subbasin

Constituent Group	Number of Wells Sampled	Number of Wells With a Concentration Above an MCL
Inorganic Chemicals (Primary)	212	13
Inorganic Chemicals (Secondary)	212	25
Nitrates	214	34
Pesticides	211	20
Radiological	207	34
VOCs and SVOCs	211	32

Notes:
Primary standards are established to protect the public from health hazards associated with chemicals.
Secondary standards regulate contaminants that cause cosmetic or aesthetic effects.
VOCs and SVOCs = Volatile Organic Chemicals and Semi-Volatile Organic Chemicals
Source: California Department of Water Resources (DWR). 2004. California's Groundwater Bulletin 118: Upper Santa Ana Valley Groundwater Basin, Bunker Hill Subbasin. February 27.

Rialto-Colton Subbasin

The Rialto-Colton Subbasin is located in southwestern San Bernardino County and northwestern Riverside County with a surface area of approximately 30,100 acres and an estimated groundwater storage capacity of 1,521,000 acre-feet. The subbasin is bounded by the San Gabriel Mountains to the north, the San Jacinto Fault to the east, the Box Springs Mountains to the south, and the Rialto-

[10] California Department of Water Resources (DWR). 2025. California's Groundwater Live: Groundwater Levels. Website: https://storymaps.arcgis.com/stories/b3886b33b49c4fa8adf2ae8bdd8f16c3. Accessed May 11, 2025.

Colton Fault to the west. Both the northwest trending Rialto-Colton Fault and the San Jacinto Fault interfere with groundwater movement as the Rialto-Colton Fault prohibits movement along most of its length, while the San Jacinto Fault displaces groundwater by 25-50 feet in elevation. Water-bearing materials in the Rialto-Colton Subbasin consist of less compacted and highly permeable alluvial deposits of Holocene age with sands near the Santa Ana River consisting of the highest permeability, while lenticular bodies of more compacted Pliocene and Pleistocene-age alluvial deposits are gradated into the surrounding rocks. The subbasin is recharged mainly from the Santa Ana River and its tributaries with lesser amounts of recharge from the percolation of precipitation, and human-caused processes from irrigation and septic returns.[11]

Groundwater Depth

As previously mentioned, the CDWR recorded groundwater levels for the surrounding subbasins in December of 2024. The CDWR measured the depth of the Rialto-Colton Subbasin through multiple wells which varied on groundwater depth. The wells with the shallowest groundwater depth are located in the northern portion of the subbasin in proximity to I-15 and the San Bernardino Mountains with the water table approximately 64 feet below the surface, and the southeastern side of the City along the Santa Ana River having a well with a groundwater depth of about 83 feet below the surface. Groundwater levels within the central portion of the subbasin in Rialto, California, extend further in depth, ranging from approximately 280-420 feet in depth.[12]

Groundwater Water Quality

Groundwater within the Rialto-Colton Subbasin has an average TDS content of 230 mg/L, with a range of 201 to 291 mg/L. The number of wells above the MCL for a certain constituent group that were sampled between 1994 and 2000 within the subbasin are provided in Table 3.9-3 below. These samples represent the water quality at the exact sampling location and do not indicate the water quality delivered to the customer.

Table 3.9-3: Water Quality in Public Supply Wells in the Rialto-Colton Subbasin

Constituent Group	Number of Wells Sampled	Number of Wells With a Concentration Above an MCL
Inorganic Chemicals (Primary)	38	0
Inorganic Chemicals (Secondary)	38	3
Nitrates	38	2
Pesticides	40	0
Radiological	40	0
VOCs and SVOCs	40	3

[11] California Department of Water Resources (DWR). 2004. California's Groundwater Bulletin 118: Upper Santa Ana Valley Groundwater Basin, Rialto-Colton Subbasin. February 27.

[12] California Department of Water Resources. 2025. California's Groundwater Live: Groundwater Levels. Website: https://storymaps.arcgis.com/stories/b3886b33b49c4fa8adf2ae8bdd8f16c3. Accessed May 11, 2025.

Constituent Group	Number of Wells Sampled	Number of Wells With a Concentration Above an MCL
Notes: Primary standards are established to protect the public from health hazards associated with chemicals. Secondary standards regulate contaminants that cause cosmetic or aesthetic effects. VOCs and SVOCs = Volatile Organic Chemicals and Semi-Volatile Organic Chemicals Source: California Department of Water Resources (DWR). 2004. California's Groundwater Bulletin 118: Upper Santa Ana Valley Groundwater Basin, Rialto-Colton Subbasin. February 27.		

Riverside-Arlington Subbasin

The Riverside-Arlington Subbasin is bound by Box Springs Mountain to the southeast, Arlington Mountain to the south, the Jurupa Mountains to the north, the La Sierra Heights and Mount Rubidoux to the northwest, and the Rialto-Colton Fault to the northeast which separates the Riverside-Arlington Subbasin from the Rialto-Colton Subbasin. The Riverside-Arlington Subbasin has a surface area of approximately 58,600 acres and an estimated groundwater storage capacity of about 243,000 acre-feet with water-bearing formations consisting of alluvial deposits of Quaternary age deposited by the Santa Ana River and surrounding tributaries. The subbasin is recharged primarily from the Santa Ana River, underflow from the Rialto-Colton Fault and Chino Subbasin, percolation of precipitation, and irrigation returns.[13]

Groundwater Depth

Groundwater depth within the Riverside-Arlington Subbasin varied by monitored wells from the CDWR with measurements taken through 2024. Most of the wells in the subbasin had shallow groundwater depths ranging from approximately 16-72 feet below the surface, while a smaller number of wells ranged from 100-175 feet in depth. One well in the Arlington neighborhood had a groundwater depth of about 754 feet.[14]

Groundwater Water Quality

Groundwater within the Riverside-Arlington Subbasin is primarily calcium-sodium bicarbonate, with an average TDS content of 463 mg/L and a range between 210-889 mg/L. In addition, the number of public supply wells with a concentration above the MCL for a constituent between 1994 through 2000 in the subbasin are provided in Table 3.9-4 below. These samples represent the water quality at the exact sampling location and do not indicate the water quality delivered to the customer.

Table 3.9-4: Water Quality in Public Supply Wells in the Riverside-Arlington Subbasin

Constituent Group	Number of Wells Sampled	Number of Wells With a Concentration Above an MCL
Inorganic Chemicals (Primary)	48	2
Inorganic Chemicals (Secondary)	38	3

[13] California Department of Water Resources (DWR). 2004. California's Groundwater Bulletin 118: Upper Santa Ana Valley Groundwater Basin, Riverside-Arlington Subbasin. February 27.

[14] California Department of Water Resources (DWR). 2025. California's Groundwater Live: Groundwater Levels. Website: https://storymaps.arcgis.com/stories/b3886b33b49c4fa8adf2ae8bdd8f16c3. Accessed May 11, 2025.

Constituent Group	Number of Wells Sampled	Number of Wells With a Concentration Above an MCL
Nitrates	51	21
Pesticides	50	19
Radiological	48	11
VOCs and SVOCs	50	8

Notes:
Primary standards are established to protect the public from health hazards associated with chemicals.
Secondary standards regulate contaminants that cause cosmetic or aesthetic effects.
VOCs and SVOCs = Volatile Organic Chemicals and Semi-Volatile Organic Chemicals
Source: California Department of Water Resources (DWR). 2004. California's Groundwater Bulletin 118: Upper Santa Ana Valley Groundwater Basin, Riverside-Arlington Subbasin. February 27.

Flooding and Inundation

Flooding

The Federal Emergency Management Agency (FEMA) conducts nationwide flood hazard mapping to identify flood-prone areas and to reduce flood damage through the National Flood Insurance Program (NFIP). Flood Insurance Rate Maps (FIRM) are prepared for cities that identify Special Flood Hazard Areas (SFHA) being land that is subject to a high risk of being inundated by floodwaters from a base flood, or the calculated elevation of floodwaters to rise during a 1 percent annual chance flood event. As such, areas delineated on FIRMs as a SFHA are likely to experience flooding under the strongest storm within a 100-year period. The City participates in the NFIP which follows the City's Floodplain Management Regulations where residents and businesses mapped within a SFHA are eligible for flood insurance, and newly developed structures or substantial improvements within these zones must obtain a Development Permit and incorporate construction standards to prevent or minimize inundation of floodwater into infrastructure and utilities.

Potential areas within the City that are susceptible to 100-year period floods are located along the northern portion of the Santa Ana River, and consist primarily of industrial developments belonging to the southcentral and southwestern areas of the City. Other areas designated under the 100-year flood plain include neighborhoods in the lower elevations of Reche Canyon to the southeast, and areas along the Warm Creek bypass channel north of I-10. Areas designated under the 500-year flood plain are neighborhoods in the northeast corner of the City north of the Lytle Creek bypass channel, and areas in the southcentral and southeastern portion of the City south of the Santa Ana River and north of the Reche Canyon bypass channel.[15]

Many of the parcels undergoing rezoning for the proposed project are partially located within, or in proximity to either 100-year flood plain areas or 500-year flood plain areas. Area 1-A of the proposed project is located within a 500-year flood plain area along with Areas 4 and 5 directly north of I-10 that are partially delineated within a 500-year flood plain. The Warm Creek bypass channel traverses southward through the western portion of Area 5 and adjacent to the western portion of

[15] City of Colton. 2021. Colton Climate Vulnerability Assessment. Fall.

Area 4-A and is designated as a 100-year flood plain. In addition, Areas 1, 1-B, 2, and 3 are not located within either a 100-year flood plain or 500-year flood plain.

Dam Inundation

The City does not contain any dams. However, the closest dam to the planning area is the Seven Oaks Dam approximately 13 miles east of the proposed project upstream of the Santa Ana River. The City's Local Hazard Mitigation Plan (LHMP) identified that portions of the City are located within the Seven Oaks Dam Inundation Zone. Portions of the Seven Oaks Inundation Zone located within the City primarily include areas along the Santa Ana River, mostly constituting the southcentral portions of the City from the I-10 and I-215 junction and east of South La Cadena Drive. Areas 1, 1-A, 2, 3, 4, 4-A, and 5 of the proposed project are all located within the Seven Oaks Dam Inundation Zone.

Seven Oaks Dam was constructed under the Santa Ana River Mainstem Project consisting of one of seven features along the Santa Ana River intended to enhance flood protection to compensate for the continuing development of Orange, San Bernardino, and Riverside Counties.[16] The Dam is operated and maintained by the Orange County Flood Control District, the San Bernardino County Flood Control District, and the Riverside County Flood Control District.[17] The Seven Oaks Dam reservoir regulation is performed by the Orange County Flood staff, and outlet works of the Seven Oaks Dam were subject to testing and inspection by the US Army Corps of Engineers in 2011.

3.9.3 - Regulatory Framework

Clean Water Act

The Clean Water Act (CWA) (33 United States Code [USC] § 1251, *et seq*.) is the major federal legislation governing the water quality aspects of construction and operation of the proposed project. The CWA established the basic structure for regulating discharges of pollutants into waters of the United States (not including groundwater) and waters of the State. The objective of the CWA is "to restore and maintain the chemical, physical, and biological integrity of the nation's waters." The CWA establishes the basic structure for regulating the discharge of pollutants into waters of the United States.

The CWA authorizes the EPA to implement pollution control programs. Under the CWA, it is unlawful for any person to discharge any pollutant from a point source into navigable waters, unless a National Pollutant Discharge Elimination System (NPDES) permit is obtained. In addition, the CWA requires each state to adopt water quality standards for receiving water bodies and to have those standards approved by the EPA. Water quality standards consist of designated beneficial uses for a particular receiving water body (e.g., wildlife habitat, agricultural supply, fishing), along with water quality objectives necessary to support those uses.

Responsibility for protecting water quality in California resides with the State Water Board and nine RWQCBs. The State Water Board establishes Statewide policies and regulations for the

[16] Orange County Public Works Department. OC Infrastructure Programs – Santa Ana River Project. Website: https://ocip.ocpublicworks.com/service-areas/oc-infrastructure-programs/santa-ana-river-project. Accessed May 15, 2025.

[17] Orange County Public Works Department. OC Infrastructure Programs – Seven Oaks Dam. Website: https://ocip.ocpublicworks.com/service-areas/oc-infrastructure-programs/santa-ana-river-project/seven-oaks-dam. Accessed May 11, 2025.

implementation of water quality control programs mandated by federal and State water quality statutes and regulations. The RWQCBs develop and implement water quality control plans (basin plans) that consider regional beneficial uses, water quality characteristics, and water quality problems. Water quality standards applicable to the project are listed in the Santa Ana RWQCB River Basin Plan.

Section 303—Water Quality Standards and Total Maximum Daily Loads

Section 303(c)(2)(b) of the CWA requires states to adopt water quality standards for all surface waters of the United States based on the water body's designated beneficial use. Where multiple uses exist, water quality standards must protect the most sensitive use. Water quality standards are typically numeric, although narrative criteria based on biomonitoring methods may be employed where numerical standards cannot be established or where they are needed to supplement numerical standards.

CWA Section 303(d) requires states and authorized Native American tribes to develop a list of water quality–impaired segments of waterways. The list includes waters that do not meet water quality standards necessary to support a waterway's beneficial uses even after the minimum required levels of pollution control technology have been installed. Listed water bodies are to be priority ranked for development of a Total Maximum Daily Load (TMDL). A TMDL is a calculation of the total maximum daily load (amount) of a pollutant that a water body can receive on a daily basis and still safely meet water quality standards. The TMDLs include waste load allocations for urban stormwater runoff as well as municipal and industrial wastewater discharges, with allocations apportioned for individual Municipal Separate Storm Sewer Systems (MS4s) and wastewater treatment plants. For stormwater, load reductions would be required to meet the TMDL waste load allocations within the 20 years required by the TMDLs.

The State Water Board, RWQCBs, and EPA are responsible for establishing TMDL waste load allocations and incorporating approved TMDLs into water quality control plans, NPDES permits, and waste discharge requirements (WDRs) in accordance with a specified schedule for completion. The Santa Ana RWQCB develops TMDLs for the Newport Bay Watershed, Big Bear Lake Watershed, Lake Elsinore/San Jacinto River Watershed, and Middle Santa Ana River Watershed.[18]

Section 401—Water Quality Certification

Section 401 of the CWA requires compliance with State water quality standards for actions within State waters. Under CWA Section 401, an applicant for a Section 404 permit (to discharge dredged or fill material into waters of the United States) must first obtain a certificate from the appropriate agency stating that the fill is consistent with the State's water quality standards and criteria. In California, the State Water Board delegates authority to either grant water quality certification or waive the requirements to the nine RWQCBs. The Santa Ana RWQCB is responsible for future development from the parcels to be rezoned under the proposed project.

[18] Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB). 2025. The Water Quality Control Plan (Basin Plan) For The Santa Ana River Basin. April.

Section 402—National Pollution Discharge Elimination System Permits

The RWQCBs administer the NPDES stormwater permitting program, under Section 402(d) of the federal CWA, on behalf of EPA. The objective of the NPDES program is to control and reduce levels of pollutants in water bodies from discharges of municipal and industrial wastewater and stormwater runoff. CWA Section 402(d) establishes a framework for regulating nonpoint-source stormwater discharges (33 USC 1251). Under the CWA, discharges of pollutants to receiving water are prohibited unless the discharge complies with an NPDES permit. The NPDES permit specifies discharge prohibitions, effluent limitations, and other provisions, such as monitoring deemed necessary to protect water quality based on criteria specified in the National Toxics Rule (NTR), the California Toxics Rule (CTR), and the basin plan.

Discharge prohibitions and limitations in an NPDES permit for wastewater treatment plants are designed to maintain public health and safety, protect receiving water resources, and safeguard the water's designated beneficial uses. Discharge limitations typically define allowable effluent quantities for flow, biochemical oxygen demand, total suspended matter, residual chlorine, settleable matter, total coliform, oil and grease, pH, and toxic pollutants. Limitations also typically encompass narrative requirements regarding mineralization and toxicity to aquatic life. Under the NPDES permits issued to the City/County to operate the treatment plants, the City/County is required to implement a pretreatment program. This program must comply with the regulations incorporated in the CWA and the General Pretreatment Regulations (Code of Federal Regulations [CFR] Title 40, Part 403 [40 CFR 403]).

Section 404—Water Quality Certification for Discharge of Dredged or Fill Material

Section 404 of the CWA regulates temporary and permanent fill and disturbance of wetlands and waters of the United States. Under Section 404, the discharge (temporary or permanent) of dredged or fill material into waters of the United States, including wetlands, typically must be authorized by the United States Army Corps of Engineers (USACE) through either the Nationwide Permit (general categories of discharges with minimal effects) or the Individual Permit.

River and Harbors Act Section 10

Section 10 of the Rivers and Harbors Act of 1899 requires that regulated activities conducted below the ordinary high-water elevation of navigable waters of the United States be approved and permitted by the USACE. Regulated activities include the placement or removal of structures, work involving dredging, disposal of dredged material, filling, excavation, or any other disturbance of soils/sediments or modification of a navigable waterway. Navigable waters of the United States are those waters of the United States that are subject to the ebb and flow of the tide shoreward to the mean high-water mark and/or are presently used, or have been used in the past, or may be susceptible to use to transport interstate or foreign commerce. Section 10 also regulates tributaries and backwater areas that are associated with navigable waters of the United States and are located below the ordinary high-water elevation of the adjacent navigable waterway.

A project proponent can apply for a permit/letter of permission for work regulated under Section 404 (CWA) and Section 10 (Rivers and Harbors Act) by completing and submitting one application

form. An application for a USACE permit will serve as an application for both Section 404 and Section 10 permits.

Federal Antidegradation Policy

The federal antidegradation policy is designed to protect existing water uses, water quality, and national water resources. The federal policy directs states to adopt a statewide policy that includes the following primary provisions:

- Existing instream uses and the water quality necessary to protect those uses shall be maintained and protected.
- Where existing water quality is better than necessary to support fishing and swimming conditions, that quality shall be maintained and protected unless the state finds that allowing lower water quality is necessary for important local economic or social development.
- Where high-quality waters constitute an outstanding national resource, such as waters of national and state parks, wildlife refuges, and waters of exceptional recreational or ecological significance, that water quality shall be maintained and protected.

National Toxics Rule and California Toxics Rule

In 1992, the EPA promulgated the NTR under the CWA to establish numeric criteria for priority toxic pollutants for 14 states to bring all states into compliance with the requirements of CWA Section 303(c)(2)(B). The NTR established water quality standards for 42 pollutants not covered under California's Statewide water quality regulations at that time. As a result of the court-ordered revocation of California's Statewide basin plans in September 1994, the EPA initiated efforts to promulgate additional federal water quality standards for California. In May 2000, the EPA issued the CTR, which includes all the priority pollutants for which the EPA has issued numeric criteria not included in the NTR.

Executive Order 11988

Executive Order 11988, "Floodplain Management," directs all federal agencies to avoid, to the extent possible, long- and short-term adverse impacts of occupancy and modification of floodplains, and to avoid supporting development in a floodplain either directly or indirectly wherever there is a practicable alternative. Compliance requirements are outlined in 23 Code of Federal Regulations 650, Subpart A, "Location and Hydraulic Design of Encroachment on Floodplains."

If a project involves significant encroachment into the floodplain, the final environmental document must include:

- The reasons why the proposed action must be located in the floodplain,
- Alternatives considered and the reasons they were not practicable, and
- A statement indicating whether the action conforms to applicable state or local floodplain protection standards.

National Toxics Rule and California Toxics Rule

The National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973 were enacted to reduce the need for flood protection structures and limit disaster relief costs by restricting development in floodplains. FEMA, established in 1979, is responsible for predicting hazards from flooding events and forecasting the level of inundation under various conditions. As part of its duty to develop standards for delineating fluvial and coastal floodplains, FEMA provides information on FIRMs about the potential for flood hazards and inundation and, where appropriate, designates regions as SFHAs. SFHAs are defined as areas that have a 1 percent chance of flooding in a given year.

FEMA also administers the NFIP, a federal program that enables property owners in participating communities to purchase insurance as protection against flood losses in exchange for state and community floodplain management regulations that reduce future flood damages.

3.9.4 - State

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act of 1969 (Porter-Cologne Act) is California's statutory authority for the protection of water quality. Under the Porter-Cologne Act, the State must adopt water quality policies, plans, and objectives that protect the State's waters for the use and enjoyment of the people. Regional authority for planning, permitting, and enforcement is delegated to the nine RWQCBs. The RWQCBs are required to formulate and adopt basin plans for all areas in the region and establish water quality objectives in the plans. The Porter-Cologne Act sets forth the obligations of the State Water Board and RWQCBs to adopt and periodically update basin plans. The Santa Ana RWQCB is responsible for the parcels to be rezoned under the proposed project.

Basin plans are the regional water quality control plans required by both the CWA and the Porter-Cologne Act that establish beneficial uses, water quality objectives, and implementation programs for each of the nine regions in California. The Act also requires waste dischargers to notify the RWQCBs of their activities by filing reports of waste discharge and authorizes the State Water Board and RWQCBs to issue and enforce WDRs, NPDES permits, CWA Section 401 water quality certifications, or other approvals. The RWQCBs are also authorized to issue waivers to reports of waste discharge and WDRs for broad categories of "low threat" discharge activities that have minimal potential to cause adverse water quality effects when implemented according to prescribed terms and conditions.

National Pollutant Discharge Elimination System

The NPDES permits all involve similar processes, which include submitting notices of intent for discharging to water in areas under the Santa Ana RWQCB's jurisdiction and implementing Best Management Practices (BMPs) to minimize those discharges. The Santa Ana RWQCB may also issue site-specific WDRs, or waivers to WDRs, for certain waste discharges to land or waters of the State.

Construction Activity

The State Water Board stormwater general permit for construction activity (Order 2009-009-DWQ, as amended by Order Nos. 2010-0014-DWQ and 2012-0006-DWQ) applies to all construction activities that would disturb 1 acre of land or more. Construction activities subject to the general construction activity permit include clearing, grading, stockpiling, and excavation. Dischargers are required to eliminate or reduce non-stormwater discharges to storm sewer systems and other waters.

Through the NPDES and WDR processes, the State Water Board seeks to ensure that the conditions at a project site during and after construction do not cause or contribute to direct or indirect impacts on water quality (i.e., pollution and/or hydromodification) upstream and downstream. To comply with the requirements of the construction general permit, the project applicant must file a Notice of Intent (NOI) with the State Water Board to obtain coverage under the permit; prepare a Storm Water Pollution Prevention Plan (SWPPP); and implement inspection, monitoring, and reporting requirements appropriate to the project's risk level as specified in the SWPPP. The SWPPP includes a site map, describes construction activities and potential pollutants, and identifies BMPs that will be employed to prevent soil erosion and discharge of other construction-related pollutants that could contaminate nearby water resources, such as petroleum products, solvents, paints, and cement. The permit also requires the discharger to consider using post-construction permanent BMPs that will remain in service to protect water quality throughout the life of the project. All NPDES permits also have inspection, monitoring, and reporting requirements. Project sites served by the combined sewer system are not required to obtain coverage under the NPDES construction general permit.

Industrial General Stormwater Permit

The Statewide stormwater NPDES permit for general industrial activity (Order 2014-0057-DWQ, superseding Order 97-03-DWQ) regulates discharges associated with 10 broad categories of industrial activities, such as operation of wastewater treatment works, and with recycling facilities. The industrial general permit requires the implementation of Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to achieve performance standards. The permit also requires development of a SWPPP that identifies the site-specific sources of pollutants and describes the measures at the facility applied to reduce stormwater pollution. A monitoring plan is also required.

Stormwater

In November 1990, the EPA published regulations establishing NPDES permit requirements for municipal and industrial stormwater discharges. Phase I of the permitting program applied to municipal discharges of stormwater in urban areas where the population exceeded 100,000 persons. Phase II of the NPDES stormwater permit regulations, which became effective in March 2003, required that NPDES permits be issued for construction activity for projects disturbing 1–5 acres. Phase II of the municipal permit system (known as the NPDES General Permit for Small MS4s, Order No. 2003-0005-DWQ as amended by 2013-0001-DWQ) required small municipalities of fewer than 100,000 persons to develop stormwater management programs. This permit authorizes discharges of stormwater and some categories of non-stormwater that are not "significant contributors of pollutants."

San Bernardino County Municipal NPDES Stormwater Permit

San Bernardino County holds a Municipal NPDES Stormwater Permit Order, currently No. 58 2010 0036 NPDES No. CAS618036. It should be noted that the permit is currently under review by the Santa Ana RWQCB and a new permit will be implemented at some point in the future; the project would be subject to the applicable NPDES permit in effect at the time. Under the permit, the City is required to develop and implement programs and policies necessary to reduce the discharge of pollutants from urban runoff within its jurisdiction into the City's Municipal Separate Storm Sewer System (MS4s) and into the waters of the United States to the maximum extent practicable to maintain the beneficial uses of receiving waters. Construction projects that disturb more than one-acre of land are required to obtain coverage under NPDES No. CAS000002, General Construction Activity Storm Water Permit (General Construction Permit) and must submit an NOI with the State Water Board. Projects under the permit must develop erosion and sediment control plans, SWPPPs, Water Quality Management Plans (WQMPs) and incorporate BMPs to reduce and minimize short and long-term runoff into receiving waters.

California Toxics Rule and State Implementation Policy

The CTR, presented in 2000 in response to requirements of EPA's NTR, establishes numeric water quality criteria for approximately 130 priority pollutant trace metals and organic compounds. The CTR criteria are regulatory criteria adopted for inland surface waters, enclosed bays, and estuaries in California that are on the CWA Section 303(c) list for contaminants. The CTR includes criteria for the protection of aquatic life and human health. Human health criteria (water- and organism-based) apply to all waters with a municipal and domestic water supply beneficial use designation as indicated in the basin plans. The Policy for Implementation of Toxics Standards for Inland Surface Waters, Enclosed Bays, and Estuaries of California, also known as the State Implementation Policy, was adopted by the State Water Board in 2000. It establishes provisions for translating CTR criteria, NTR criteria, and basin plan water quality objectives for toxic pollutants into:

- NPDES permit effluent limits,
- Effluent compliance determinations,
- Monitoring for 2,3,7,8-tcdd (dioxin) and its toxic equivalents,
- Chronic (long-term) toxicity control provisions,
- Site-specific water quality objectives, and
- Granting of effluent compliance exceptions.

The goal of the State Implementation Plan is to establish a standardized approach for permitting discharges of toxic effluent to inland surface waters, enclosed bays, and estuaries throughout the State.

Sustainable Groundwater Management Act

On August 29, 2014, the California Legislature passed comprehensive groundwater legislation contained in Senate Bill (SB) 1168, SB 1319, and Assembly Bill (AB) 1739, which are collectively referred to as the Sustainable Groundwater Management Act (SGMA). This legislation was signed by Governor Brown on September 16, 2014, and it became effective on January 1, 2015. The legislative intent of SGMA is to provide sustainable management of groundwater basins, enhance local

management of groundwater, establish minimum standards for sustainable groundwater management, and provide local groundwater agencies with the authority and the technical and financial assistance necessary to sustainably manage groundwater.

SGMA requires local agencies to form Groundwater Sustainability Agencies (GSAs) for groundwater basins that are designated as medium or high priority basins and to develop one or more Groundwater Sustainability Plans (GSPs) to avoid undesirable results. Under SGMA, the City currently participates in two GSAs being the San Bernardino Basin (SBB) Groundwater Council and Rialto Basin Groundwater Council for the sustainable management of the Bunker Hill Subbasin, Rialto-Colton Subbasin, and Riverside-Arlington Subbasin. These subbasins are designated by the State as very low priority basins and no GSPs is currently needed to be implemented for the region. [19] Regardless, the Rialto-Colton Groundwater Council plans to develop and adopt a GSP.

California Code of Regulations (Vector Control)

In California, local vector control agencies have the authority to conduct surveillance for vectors, prevent the occurrence of vectors, and abate production of vectors (California Health and Safety Code § 2040). Vector control agencies also have the authority to participate in review, comment, and make recommendations regarding local, State, or federal land use planning and environmental quality processes, documents, permits, licenses, and entitlements for projects and their potential effects with respect to vector production (California Health and Safety Code § 2041). Additionally, agencies have broad authority to influence landowners to reduce or "abate" the source of a vector problem. Agencies have authority to "abate" vector sources on private and publicly owned properties (California Health and Safety Code § 2060-2065).

California Code of Regulations, Title 24, Part 11

California Code of Regulations, Title 24, Part 11, is the 2022 California Green Building Standards Code (CALGreen) which provides mandatory regulations, green building measures, and voluntary tiers to ensure natural resource efficiency and environmental quality for future residential and nonresidential projects. CALGreen implements mandatory measures on water quality, efficiency, and conservation for residential projects such as establishing retention basins and wattles to reduce water erosion, and swales and French Drains to manage surface flow.[20]

3.9.5 - Regional

Santa Ana Regional Water Quality Control Board River Basin Plan

The Santa Ana RWQCB (Region 8) is the RWQCB for the proposed project. Each RWQCB is tasked with developing a water quality control plan for their designated geographic area. The Santa Ana RWQCB River Basin Plan (Basin Plan) is the water quality control plan for the proposed project and the City. The Basin Plan establishes beneficial uses for surface and groundwater bodies in the region and implements water quality standards for the protection of those identified uses which include numerical water quality objectives, TMDL for impaired water bodies that do not meet water quality

[19] Sustainable Groundwater Management Act Basin Prioritization Dashboard. n.d. Website: https://gis.water.ca.gov/app/bp-dashboard/final/#. Accessed May 15, 2025.
[20] California Building Standards Commission. 2024. 2022 California Green Building Standards Code, Title 24, Part 11. July.

standards, and implementation plans to improve the impairment of those water bodies to achieve water quality standards.

San Bernardino County Stormwater Program

The City of Colton is a co-permittee under Santa Ana RWQCB Order No. R8-2010-0036 (NPDES No. CAS618036) that establishes a countywide Stormwater Pollution Prevention Program referred to as the MS4 Permit. If located within the permitted area, new development or redevelopment projects are required to comply with the MS4 permit to prevent illicit connections to the existing storm drain system, and illegal discharges from urban runoff including those from construction activities, and the operation of residential, commercial, and industrial uses. Permittees that are connecting their new development to the City's MS4 are required to establish a WQMP which includes inspecting construction sites, investigating activities that may exceed water quality standards, and implementing BMPs to comply with applicable water quality standards by preventing the discharge of pollutants into the waters of the United States.

Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan

The Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan (IRUWMP) was adopted in 2007 and further updated and adopted as Resolution No. 588 in 2021 which was developed in a corresponding effort by the Basin Technical Advisory Committee (BTAC) consisting of local agencies, along with regional stakeholders and State and federal agencies. The IRUWMP is a long-term collaborative water management plan that identifies the regions available sources of local and imported water supply, calculates future water demand to ensure effective management strategies, and outlines regional goals and objectives for proper water management, along with a variety of strategies and projects intended to meet the established goals and objectives.

3.9.6 - Local

City of Colton General Plan Open Space and Conservation Element

The City of Colton Open Space and Conservation Element provides a list of principles and standards intended to conserve, preserve, and protect open space, and includes principles, standards, and plan proposals to ensure the proper management of natural resources. Those principles, standards, and plan proposals related to hydrology and water quality applicable to the proposed project are provided below.

Principles

3. Conserve and protect open space needed for the preservation of air quality, water quality, water supply, waste disposal, noise abatement or public safety through zoning and other regulatory tools.

6. Restrict development in canyons and hillsides and control the plan of development to prevent obstruction of natural runoff or water courses and to prevent unwarranted scarring of hillsides.

Standards

3. The use of natural and drought-tolerant vegetation shall be encouraged for landscaping in order that maintenance and water consumption are minimized.

City of Colton General Plan Safety Element

The City of Colton Safety Element identifies natural disasters that could pose a threat to public health, safety, and welfare of its citizens, delineates areas that are susceptible to each identified natural disaster through the use of mapping, and establishes goals, policies, and implementation programs intended to prepare and protect future development and the community from such disasters. Those goals, policies, and implementation programs in the safety element related to hydrology and water quality are listed below.

Goal S-2 Anticipate the risk and mitigate the effects that flood hazards pose to the community.

Policy S-2.2 Identify if existing and new structures are located within 100 – and 500 – year floodplains and take corrective action to minimize the risk of injury or damage from flooding events.

Policy S-2.4 Restrict new development in high-flood risk areas, such as 100- and 500 – year floodplains and floodways, unless addressed through adequate flood proofing and mitigation.

Policy S-2.5 Design and maintain storm drainage infrastructure to accommodate, at minimum, 100-year flood events.

Policy S-2.7 Promote Low Impact Development [LID] techniques and strategies as part of the development process, to reduce flooding throughout the City.

City of Colton Local Hazard Mitigation Plan

The City of Colton LHMP was approved in 2019 and outlines natural and human-caused hazards that pose a threat to the City and its inhabitants, and provides mitigation such as improving existing and future developments, providing local regulation recommendations, educating community members, increasing coordination between key stakeholders, and protecting natural resources to ensure a more resilient community and to decrease the threat of nine identified hazards that may impact the City, including flooding. The LHMP outlines high and low priority Hazard Mitigation Actions which are designed to increase resiliency to hazards and are consistent with goals established by the City. The Hazard Mitigation Actions that are related to hydrology and water quality are provided below.

Flooding

Mitigation Action 3.1 Use permeable paving and landscaped swales for new and replacement City-owned hardscaped areas.

Mitigation Action 3.3 Conduct frequent cleanings of storm drain intakes, especially before and during rainy seasons.

Colton Municipal Code

The City's Municipal Code addresses hydrology and water quality issues through the following sections:

- **Chapter 13.28, Water Conservation Plan:** The City has established four water conservation stages which go into effect under the City Manager's discretion when the City has insufficient water supply to meet certain demands and range from Stage I, Normal Conditions which is in effect at all times to Stage IV, Water Emergency, which only allows water use for human consumption, sanitation and fire protection when the City determines that ordinary demands cannot be satisfied without depleting the water supply.
- **Chapter 13.30, Water Efficient Landscape Ordinance:** The City requires discretionary construction projects greater than five hundred square feet to submit a landscape documentation package which includes the total landscape area, water supply type and water provider, a water efficient landscape worksheet, a soil management report, a landscape design plan, and grading design plan prior to the issuance of a permit. The landscape documentation package outlines irrigation calculations, methods, and schedules to ensure the efficient use of water.
- **Title 14, Storm Drains and Floodplain Management**: The purpose of this title is to promote the health, safety, and general welfare of the inhabitants of the City by controlling discharges into the City's storm drain system. This is accomplished by eliminating all non-permitted discharges to the municipal separate storm sewers, controlling the discharge to the municipal separate storm sewers from spills, dumping or disposal of materials other than stormwater, and reducing pollutants in stormwater discharges to the maximum extent practicable. This title addresses residential, commercial, industrial, and construction activities pursuant to the Countywide NPDES permit requirements. This title also establishes the City's authority for collection of storm drain management fees to address immediate and long-term system operation, administration, maintenance, and improvement.
- **Chapter 15.04, California Codes**: The City has adopted the 2022 California Building Standards Code (CBC) in Chapter 15.06 Building Code, and other applicable codes which shall comprise the Building and Construction Regulations of the City that are pursuant to Hydrology and Water Quality. The CBC includes grading and erosion control provisions requiring implementation of erosion control measures, as necessary.
- **Chapter 15.22, Floodplain Management Regulations**: The purpose of this chapter is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions for new developments, subdivisions, utilities, manufactured homes, and recreational vehicles in SFHAs within the jurisdiction of the City identified by the Federal Insurance Administration (FIA) of the FEMA. Construction projects must abide specific regulations for the development in SFHAs including obtaining a Development Permit for the approval of site plans and infrastructure, and to determine whether the structure would interfere with the base flood elevation. In addition, new developments must follow construction regulations such as being adequately anchored, incorporating flood-resistant

building materials and utilities to prevent inundation, and floodproofing structures by constructing the lowest floor at an elevation equal to or exceeding the base flood elevation.

3.9.7 - Methodology

Impacts related to hydrology and water quality were determined by reviewing information from a variety of online reports, documents, maps, web sources, and dashboards from State, regional, and local resources. Information on the regional surface hydrology was provided by the City of Colton General Plan Update: Land Use, Housing, and Mobility Elements Environmental Impact Report (General Plan), and the Santa Ana Watershed Project Authority (SAWPA). Details on water quality from groundwater extracted by the City was obtained from the City of Colton 2023 Consumer Confidence Report, and documented samples for Reach 4 of the Santa Ana River were evaluated in the 2021 Annual Report of Santa Ana River Water Quality by the SAWPA and compared to the established water quality objectives for the Reach in Chapter 4 of the Santa Ana River Basin Plan by the Santa Ana RWQCB (Region 8). The hydrologic, geologic, and geographic characteristics of the groundwater subbasins utilized by the City as a potable water source was analyzed through California's Groundwater Bulletin 118 publications along with live dashboards from the California's Groundwater Live: Groundwater Levels story map provided by the CDWR. Finally, areas susceptible to 100-year and 500-year period floods were identified by assessing maps within the Colton Climate Vulnerability Assessment 2021 document, while areas within the municipality prone to inundation from dam failure were determined using the City of Colton LHMP.

Cumulative Analysis

The cumulative impact analysis evaluates whether the impacts of the proposed project, together with the impacts of cumulative development, could result in a cumulatively significant impact with respect to hydrology and water quality. The analysis also considers whether incremental contribution of impacts associated with the implementation of the proposed project would be significant. Both conditions must apply for a project's cumulative effects to rise to the level of a significant impact. If there is no impact associated with respect to a particular California Environmental Quality Act (CEQA) threshold, discussion of cumulative impacts is not required. Accordingly, cumulative discussion is limited to the potential impacts as discussed below.

The geographic context for an analysis of cumulative impacts is the Santa Ana River Basin watershed, which encompasses 2,650 square miles within San Bernardino, Riverside, Los Angeles, and Orange Counties. This analysis evaluates whether impacts of the Program 10/11 Rezone/GPA, together with impacts of cumulative development, could result in a cumulatively significant impact related to hydrology and water quality. In addition, future development and redevelopment projects consistent with the Program 10/11 Rezone/GPA could be constructed at the same time and thus could also result in a cumulatively significant impact. This analysis also considers whether incremental contribution of impacts associated with implementation of the Program 10/11 Rezone/GPA would be significant.

3.9.8 - Thresholds of Significance

Because this analysis evaluates potential sites for rezoning rather than individual site plans, hydrology and water quality impacts of the Housing Element Update Program 10/11 Rezone/GPA are evaluated based on the location and soils condition for each potential site for rezoning. Additionally, each potential site for rezoning will be evaluated on a project-by-project basis for hydrology impacts when a site plan has been developed. All future development would be required to meet State-mandated seismic standards for the new residential housing at each potential site and would be required to comply with General Plan and Housing Element policies, as well as zoning requirements, and any applicable Specific Plan provisions or other guidelines regarding project safety. Additionally, the General Plan and Municipal Code were reviewed to determine applicable policies and design requirements for the proposed project.

The Lead Agency utilizes the criteria in CEQA Guidelines Appendix G Environmental Checklist and the City of Colton's Local CEQA Guidelines, Appendix J to determine whether impacts to hydrology and water quality are significant environmental effects. The project would have a potentially significant impact if it would:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.

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

c) Substantially alter the existing drainage pattern of 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 off-site;
   (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; or
   (iv) impede or redirect flood flows.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

3.9.9 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of the project and provides mitigation measures where appropriate.

Surface and Groundwater Quality

Impact HYD-1: The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

Impact Analysis

The Program 10/11 Rezone/GPA would include the rezoning of a specific number of underutilized or vacant sites, as well as the revision of the City's zoning ordinance and the General Plan land use element to provide additional residential development to accommodate for the City's Regional Housing Needs Assessment (RHNA) allocation. As such, implementation of Program 10/11 Rezone/GPA does not propose any specific development projects. However, future development under Program 10/11 Rezone/GPA would likely result in residential and mixed-use commercial and residential development. Since most of the City is urbanized, development consistent with Program 10/11 Rezone/GPA would mainly occur on infill development sites which may result in other private and public improvements throughout the City, but may have the potential for environmental impacts related to hydrology and water quality.

Construction

Future development consistent with the Program 10/11 Rezone/GPA would involve construction activities, including the demolition of existing structures, grading, filling, and excavation, which could result in the potential increase of stormwater runoff of non-point source pollutants associated with construction activities. These include pollutants such as oil, grease, chemicals, fuels, aggregates, and sediments, all of which could degrade quality of surrounding stormwater systems and water bodies if not properly managed or controlled.

Any future development consistent with the Program 10/11 Rezone/GPA that would contribute to stormwater runoff during construction activities that would flow into the City's municipal stormwater infrastructure. As described in 3.9.3, Regulatory Framework, the City's stormwater infrastructure is contained under the San Bernardino County MS4 NPDES permit, for which the City is compliant through Municipal Code. Through the City's MS4 Permit, the City requires contractors and/or owners of new developments and/or redevelopments to provide a NOI and establish a development-specific SWPPP before construction or other ground-disturbing activities are conducted. Under the MS4 permit, all contractors or owners of potential future development consistent with the Program 10/11 Rezone/GPA must also implement a monitoring program, frequent inspections, and BMPs to prevent any deterioration of water quality from stormwater runoff during construction.

Title 14 of the Municipal Code also contains rules and regulations to protect water quality during construction. These include Section 14.02.100 (Prevention of accidental discharges), which requires development projects to submit detailed plans for City review that show operating procedures and facilities utilized to prevent inadvertent discharges into the City's storm drain system, Section 14.02.130 (Requirement to test or monitor), which instructs any person or project that may contribute in activities that degrades water quality or generates discharges to the City's stormwater system to undertake monitoring activities and analysis to construct reports, and Section 14.01.050

(Stormwater management charges, collection, and adjustments), which requires owners of both developed and undeveloped parcels to pay a Stormwater Management User Fee. This fee is used by the City to maintain, improve, and replace existing and future stormwater infrastructure systems, improve water quality, and to maintain compliance with federal, State, and local stormwater regulations.

Future development or redevelopment projects consistent with the Program 10/11 Rezone/GPA would be required to adhere to NPDES provisions through the City's MS4 Permit, would be required to establish a development-specific SWPPP, implementing applicable BMPs, comply with Title 14 of the Municipal Code, and pay stormwater management fees, These measures would ensure compliance with all federal, State, and local regulations on stormwater runoff, and would also prevent discharges of pollutants in excess of water quality objectives established for Reach 4 of the Santa Ana River within the Basin Plan as displayed in Table 3.9-1. As such, impacts related to violating water quality standards and water quality degradation would be less than significant during construction.

Operation

Future development consistent with Program 10/11 Rezone/GPA would result in new land uses that are residential and commercial in scope. Most of the proposed sites planned to be rezoned to Mixed-Use Downtown under the proposed project consist of vacant lots with exposed soils and other permeable surfaces that infiltrate stormwater naturally, such as proposed sites Areas 4, 4-A, and 5. New development consistent with Program 10/11 Rezone/GPA could result in additional impervious surfaces, which could increase the volume of pollutants that are typically associated with stormwater runoff in urbanized areas.

Precipitation patterns in the City generally consist of a Mediterranean climate with hot, dry summers, and cold, wet winters. This results in long periods without rainfall during the dry season, which typically causes a buildup in pollutant concentrations on impervious surfaces. The initial runoff from the buildup of these pollutants during the first storm event is referred to as the "first flush" of storm events, where a higher number of pollutants generally associated with urban runoff are discharged into storm drains after accumulating during the dry months. As such, the amount and type of runoff generated from the increase in impervious surfaces from future development consistent with the Program 10/11 Rezone GPA could potentially be greater than under existing conditions. An increase in impervious surfaces could correspond to an increase in urban runoff pollutants and first flush contaminants, along with an increase in nutrients and other chemicals from accompanying landscaped areas and other amenities. These constituents could result in water quality impacts to on-site and off-site drainage flows to surrounding waterways.

However, development consistent with Program 10/11 Rezone/GPA would be required to adhere to the City's NPDES MS4 Permit requirements, which include Low Impact Development (LID) and hydromodification management guidelines to minimize the effects of new development on pre-development stormwater runoff patterns and pollutant load.[21] This includes the requirement for any

[21] Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB). 2010. NPDES permit and Water Discharge Requirements for the San Bernardino County Flood Control District, the County of San Bernardino and the Incorporated Cities of San Bernardino County within the Santa Ana Region (Order No. R8-2010-0036). January 29.

new development to implement relevant LID BMPs, such as the design of landscaping plans that promote water retention and evapotranspiration, permeable surface designs for parking lots and low traffic roads, adequate natural drainage systems for streets and parking lots, rainwater harvesting and land use, and vegetated landscaping to assist in stormwater retention.

In addition to the City's NPDES MS4 Permit, Title 14 of the Municipal Code requires that all future development and redevelopment implement a development-specific SWPPP, as well as operational BMPs to be implemented into project plans for the operation phase to compensate for the potential increase in impervious surfaces. BMPs that can be used during operation of a project include, but are not limited to, incorporating bioretention areas to store and treat stormwater runoff, using porous materials and pervious pavements for new driveways and sidewalks, and leaving areas with porous soil undisturbed.

Development consistent with the Program 10/11 Rezone GPA would be required to comply with the water quality objectives and other standards identified in the Basin Plan, the City's NPDES MS4 Permit, and Title 14 of the Municipal Code. In addition, the LHMP provides mitigation recommendations that could be implemented into future developments from the Program 10/11 Rezone GPA such as Mitigation Action 3.3 calling to clean storm drain intakes prior to the rainy season, which would eliminate first flush contaminants generated from drainages and landscaping in future development.

Given compliance to the federal, State, and local regulations, as well as the required implementation of applicable BMPs during construction and operation phases, future development consistent with the Program 10/11 Rezone GPA would not violate water quality standards, waste discharge requirements, or substantially degrade surface or groundwater quality. Therefore, impacts associated with future development under Program 10/11 Rezone GPA would be less than significant with respect to water quality.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

As previously discussed, the geographic scope for cumulative impacts related to hydrology and water quality is the Santa Ana River Basin. Implementation of the Program 10/11 Rezone/GPA would have a cumulatively significant impact on surface or groundwater quality if construction and operation of foreseeable future development projects from the Program 10/11 Rezone/GPA along with cumulative projects would have a significant cumulative impact, along with the proposed project's incremental contributions of impacts associated with implementation of the Program 10/11 Rezone/GPA. Both conditions must apply for the Program 10/11 Rezone/GPA's cumulatively considerable impacts to rise to a level of significant cumulative impact.

Future development from the implementation of the Program 10/11 Rezone/GPA would involve construction activities which could increase pollutant runoff if not properly managed, and operation of future projects in concurrence with the cumulative projects could increase pollutant runoff and first flush contaminants from stormwater events due to the increase in impervious surfaces. However, future development projects from the Program 10/11 Rezone/GPA, along with cumulative projects would be subject to the City's MS4 Permit which amends the San Bernardino County MS4 NPDES permit during the construction and operational phases. During construction, each project would be required to develop a site-specific SWPPP and implement BMPs and would install LID BMPs to reduce additional runoff that would further minimize runoff of any generated non-point source pollutants from the introduction of impervious surfaces during operation. In addition, each project would be required to abide by Title 14 of the Municipal Code which provides monitoring and reporting requirements for construction activities that could discharge pollutants into the City's storm drain system, along with the payment of stormwater management fees to improve water quality. Since foreseeable future developments from Program 10/11 Rezone/GPA, along with cumulative development would be required to adhere to the City's MS4 Permit and Title 14 of the Municipal Code, any foreseeable future development, along with cumulative projects, would not result in a significant cumulative impact on surface and groundwater quality, and the Program 10/11 Rezone/GPA incremental contribution would not be cumulatively considerable and the cumulative impact would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Groundwater Supply/Recharge

Impact HYD-2:	**The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.**

As described in Section 3.9.2, Environmental Setting, the City contains nine wells that extract groundwater from the Bunker Hill, Colton/Rialto, and Riverside-Arlington Subbasins within the Upper Santa Valley Groundwater Basin for potable water uses. Groundwater recharge for the subbasins is primarily sourced from the Santa Ana River and its tributaries, with some additional recharge derived from regional precipitation and irrigation returns. Development consistent with the Program 10/11 Rezone GPA could increase the number of impervious surfaces and direct the drainage of surface waters into different subbasins, or prevent the percolation of surface waters into the groundwater basins, thus reducing groundwater infiltration. In addition, the rezoning and upzoning of the City's Mixed-Use Downtown standards would increase the number of dwelling units allowed to be developed within the applicable parcels and residential connections needed to the City's existing water supply, which could potentially increase demand for groundwater.

According to the IRUWMP, the City pumped approximately a total of 9,244 acre-feet of groundwater from the three subbasins in 2020.[22] Future water demand was projected from 2020 onwards using historical water demand trends and the Southern California Association of Governments (SCAG) estimated population growth rates for the planning area. The IRUWMP identified that the City's water supply includes the Bunker Hill, Colton/Rialto, and Riverside-Arlington Subbasins, as well as imported water from the State Water Project. The projected future water supply and demands for the City are provided in Table 3.9-5 below.

Table 3.9-5: City Projected Water Supply and Demand

Year	Projected Water Supply (Acre-Feet)	Projected Water Demand (Acre-Feet)	Difference (Acre-Feet)
2025	11,222	9,759	1,463
2030	11,825	10,283	1,542
2035	12,427	10,806	1,621
2040	12,762	11,097	1,665
2045	13,096	11,338	1,708

Source: San Bernardino Valley Water Conservation District. 2021. 2020 Integrated Regional Water Management Plan Update for the Upper Santa Ana River. June 9.

As shown in Table 3.9-5, water supply from the three groundwater subbasins utilized by the City for potable water supply are projected to exceed water demand from the increased population growth calculated by SCAG. The City currently participates in the SBB Groundwater Council and the Rialto Basin Groundwater Council. Each participating agency or municipality in the groundwater councils contributes funding to manage groundwaters at sustainable levels[23] to match expected water demand. The more groundwater supply an agency requests, the more that agency must fund to ensure groundwater levels are recharged and maintained at a sustainable level for water demands to be achieved. In addition, each groundwater subbasin has an adjudicated safe yield limit. For example, groundwater extraction at the main Rialto-Colton Subbasin is reduced by 1 percent per foot when groundwater levels drop below 969.7 feet mean sea level (msl), not exceeding a 50 percent reduction within the three index wells, to ensure the conservation of groundwater levels when supply is low. Finally, the City implements demand management measures consisting of a variety of water conservation programs including establishing water waste prevention ordinances, assessing and managing distribution system water loss by conducting system water audits, and offering rebates for water conservation features in project design including amenities, drought-tolerant plants, and drip irrigation to increase water efficiency while reducing the rate of extraction from the applicable subbasins.

In addition, future developments from the implementation of the Program 10/11 Rezone GPA would be required to abide by local regulations such as Municipal Code Chapter 13.28 (water conservation

[22] San Bernardino Valley Water Conservation District. 2021. 2020 Integrated Regional Water Management Plan Update for the Upper Santa Ana River. June 9.
[23] City of Colton. 2021. 2020 IRUWMP – Draft, Part 2, Chapter 2, Colton 2020 UWMP. May 27.

plan) where water conservation measures would be mandated to each project during periods when the City has insufficient supply to meet demand for certain uses, and Municipal Code Chapter 13.30 (water efficient landscape ordinance) which requires new construction projects meeting a certain size that requires discretionary review to submit a landscape document package for approval by the City. Furthermore, General Plan Standards encourage the use of natural and drought-tolerant vegetation to minimize water consumption. As such, local regulations and standards would ensure that new projects from the implementation of the Program 10/11 Rezone GPA would not overexploit or decrease groundwater supplies.

As discussed above, projected water demand is less than the projected water supply from 2025 through to 2045. In addition, the groundwater management measures derived from the IRUWMP, the SBB Groundwater Council, and the Rialto Basin Groundwater Council, as well as applicable policies in the Municipal Code, would ensure that development consistent with the Program 10/11 Rezone GPA would not substantially decrease groundwater supplies or interfere with groundwater recharge impeding sustainable groundwater management. Therefore, impacts related to groundwater supply and recharge would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

As previously discussed, the City extracts groundwater from three subbasins as the City's source of potable water. Foreseeable future developments from the implementation of the Program 10/11 Rezone/GPA, along with the cumulative projects based on growth projections in local and regional land use plans, would introduce new residential and commercial development that would increase the potable water demand for the City which could in turn decrease groundwater supply, and would also introduce impervious surfaces which could interfere with groundwater recharge. However, the City mandates a variety of water conservation programs and measures including Title 13 of the Municipal Code which would ensure that foreseeable future development projects from the implementation of Program 10/11 GPA along with cumulative projects would be designed in a manner that would conserve water. Furthermore, the City participates in two groundwater councils and allocates funds to manage groundwater levels, and each municipality that utilizes the groundwater basins in the region has established a safe yield limit to ensure the effective management and conservation of groundwater. With the City's continued participation in the SBB Groundwater Council and the Rialto Basin Groundwater Council, along with future foreseeable development projects from the implementation of the Program 10/11 Rezone/GPA in concurrence with cumulative projects would be required to adhere to demand management measures including those within Title 13 of the Municipal Code to conserve the use of groundwater. Foreseeable future development from Program 10/11 Rezone/GPA along with the cumulative projects would have a less than significant impact on impeding sustainable groundwater management of the three subbasins,

and the Program 10/11 Rezone/GPA's incremental contribution would not be cumulatively considerable and the cumulative impact would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Drainage Leading to Erosion/Siltation, Flooding, Additional Sources of Polluted Runoff, or Impedance of Flood Flows

Impact HYD-3: **The proposed project would not 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 off-site;

(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; or

(iv) impede or redirect flood flows?

i) Erosion and Siltation

Development consistent with the Program 10/11 Rezone/GPA would involve construction activities such as grading, filling, excavation, and other ground-disturbing activities. Since disturbed and exposed soils are more susceptible to wind and water erosion, construction-related activities could result in increased erosion or sedimentation which could alter existing drainage patterns on proposed sites and surrounding off-site creeks or other water bodies.

As discussed under Impact HYD-1, construction and ground-disturbing activities generated from new developments and redevelopments consistent with the Program 10/11 Rezone/GPA are subject to the City's NPDES MS4 Permit regulations. Compliance with the permit requires new developments and redevelopments to prepare a development-specific SWPPP, which would implement applicable and site-suitable construction and operation BMPs. These would mandatorily include measures such as erosion control plans, covering excavated soils with tarps or plastic sheeting, silt fencing, and avoiding excavation during wet weather. Under the City's NPDES MS4 Permit, construction of projects associated with the Program 10/11 Rezone/GPA would also be required to have a monitoring program and be subject to frequent inspections from the City. In addition, Municipal Code Title 15, Building and Construction, provides regulations pertaining to grading and erosion, along with requiring the implementation of erosion control measures. As such, with compliance with the City's NPDES MS4 Permit and the Municipal Code, impacts related to erosion and siltation on and off-site would be less than significant.

ii) Surface Runoff

Identified project sites associated with the Program 10/11 Rezone/GPA rezoning are underutilized or vacant sites mostly consisting of infill development. As such, many of the project sites consist of low growing vegetation, exposed soils, and other pervious surfaces. The operation of new developments and redevelopments could remove existing vegetation and pervious surfaces and introduce impervious surfaces that could prevent infiltration increasing stormwater runoff, which could result in on or off-site flooding.

As discussed above, development consistent with the Program 10/11 Rezone GPA would be required to implement requirements contained within the City's NPDES MS4 Permit, including an SWPPP containing applicable construction and operational BMPs that reduce and manage stormwater runoff and runoff pollutant loads. Additionally, Municipal Section 14.05.040, New Development and Redevelopment, requires implementation of BMPs into project design during operation to control stormwater runoff and reduce the surface area of impervious surfaces to the maximum extent feasible. Furthermore, the Municipal Code requires new development and redevelopment projects to either increase permeable areas, to direct stormwater runoff to permeable areas, or to maximize stormwater storage for reuse or slow release. Title 14 of the Municipal Code also establishes guidelines pertaining to the construction or modification of existing storm drain systems within the City, including requiring City approval and permits for the construction of any structure or other appurtenances that could alter the capacity or structural integrity of the City's storm drainage system or other water bodies. In addition, Municipal Code Chapter 15.22, Floodplain management regulations, establishes regulations to prevent flood conditions for new developments located within SFHAs to prevent the unnatural diversion of drainage that could result in flooding.

In addition to the requirements above, development consistent with the Program 10/11 Rezone GPA would also be required to adhere to applicable General Plan policies pertaining to stormwater runoff such as Policy S-2.5, which mandates the installation of storm drain infrastructure to handle 100-year flood events at a minimum, and Policy S-2.7 requires new developments to reduce flooding in the City by using LID strategies and techniques throughout the development process. Lastly, the LHMP encourages the use of permeable pavement and landscaped swales in hardscaped areas under Mitigation Action 3.1. As such, the adherence to General Plan policies S-2.5 and S-2.7 would be able to maintain and reduce additional surface runoff from future developments with the implementation of the Program 10/11 Rezone GPA and would not substantially increase the rate of stormwater runoff.

As discussed above, development consistent with the Program 10/11 Rezone GPA would be subject to various stormwater runoff standards, policies, and requirements contained in the City's NPDES MS4 Permit, the Municipal Code, the General Plan, and other applicable federal, State, and local regulations. These would ensure that development consistent with the Program 10/11 Rezone GPA would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, and as such, impacts related to surface runoff would be less than significant.

iii) Exceedance of Storm Drain Capacity

New developments or redevelopments consistent with the Program 10/11 Rezone/GPA could introduce impervious surfaces to currently existing vacant or underutilized lots which contain pervious surfaces such as exposed soils and vegetation. The increase to each potential site's impervious surface area would increase stormwater runoff, which could exceed stormwater drainage facility capacity or create additional sources of polluted runoff.

As previously discussed, the Municipal Code contains regulations pertaining to the alteration of existing stormwater drainage systems to prevent inundation. This includes, but is not limited to, Section 14.01.050, Stormwater management, charges, collection, and adjustments, which requires new developments and redevelopments to pay a Stormwater Management User Fee that is used by the City to improve, maintain, and replace components of the City's stormwater drainage system, Section 14.02.030, Connections – Storm drain modification, which mandates City approval and permits for the construction, connection, or modification of the City's stormwater drainage system, and Section 14.02.40,Protection of the storm drain system, which prohibits alterations of the capacity, fall, and structural integrity of the stormwater drainage system without prior City approval. Furthermore, the Municipal Code also contains regulations preventing the runoff of excess pollutants, including Section 14.02.100, Prevention of accidental discharges, and Section 14.02.130, Requirement to test or monitor.

In addition to compliance to the Municipal Code, all new developments and redevelopments are required to abide the City's NPDES MS4 Permit, which mandates the implementation of construction and operation BMPs to prevent the substantial addition of pollutants into stormwater runoff. During construction, this includes BMPs such as covering and sealing catch basins, cleaning gutters, and repairing leaking equipment away from construction sites. Operationally, BMPs would include project design for structural and nonstructural source control.

Compliance with the City's NPDES MS4 Permit would ensure the implementation of construction and operational BMPs that would reduce pollutant runoff. Furthermore, compliance with the Municipal Code would further regulate stormwater runoff from new development consistent with the Program 10/11 Rezone/GPA. These regulations would prevent the City's stormwater drainage system from experiencing an exceedance in storm drain capacity from development consistent with the Program 10/11 Rezone/GPA. As such, impacts related to exceedances in stormwater drainage systems or the creation of substantial additional sources of polluted runoff would be less than significant.

iv) Impacts to Flood Flows

Many parcels undergoing rezoning for the Program 10/11 Rezone/GPA are located within or in proximity to 100-year and 500-year flooding zones.[24] Portions of Areas 1-A, 4, 4-A, and 5 are located within a 500-year flood plain, and Area 5 also encompasses a 100-year flood plain that is restricted by the Warm Creek bypass channel. New developments on parcels located within a SFHA have the potential to increase flood heights, alter diversions of floodwaters, or generate a health and safety hazard through exposing new residents and structures to inundation.

[24] City of Colton. 2019. City of Colton Local Hazard Mitigation Plan. June.

Development consistent with the Program 10/11 Rezone/GPA that is delineated on an SFHA is subject to restrictions contained within Municipal Code Chapter 15.22, Floodplain Management Regulations, which requires new developments and redevelopments to obtain and submit a Development Permit outlining site plans and foundation design details, including a description to the extent which any watercourse may be altered or relocated from proposed development. Development Permits are reviewed by the City Manager and City Engineer to evaluate compliance with federal, State, and local regulations, as well as to determine whether development could individually or cumulatively impact an area's stormwater carrying capacity of surrounding sites resulting in an increase in flood flows. The City would also be required to ensure that the flood flow carrying capacity of developments consistent with the Program 10/11 Rezone/GPA would not reduce. In addition to the Development Permit, Municipal Code Chapter 15.22 also provides mandatory construction standards for developments located in an SFHA, such as requirements to anchor new structures, apply flood-resistant materials and utilities, raise the lowest floor equivalent to or above the identified base flood elevation, and contain adequate drainage. Finally, new developments would be required to abide by applicable General Plan policies such as Policy S-2.2 and Policy S-2.4 which restricts future development in identified floodplains unless adequate measures and corrective action is taken to minimize the risk of flooding, Policy S-2.5 requires to design and install storm drains capable of handling 100-year flood events at a minimum, and Policy S-2.7 encourages to utilize LID techniques and strategies throughout development to reduce flooding.

Given the information discussed above, development consistent with the Program 10/11 Rezone/GPA would either be outside of an SFHA, or would be located in a SFHA, and would therefore be subject to requirements contained in Municipal Code Chapter 15.22, as well as the implementation of applicable policies contained in the General Plan, which would reduce impacts relating to flood flows to a less than significant level.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

As previously mentioned above, foreseeable future developments from the implementation of the Program 10/11 Rezone/GPA along with cumulative projects, would involve construction activities and the introduction of impervious surfaces. These activities could alter existing drainage patterns or increase the amount of surface runoff that could result in flooding or the exceedance of the existing capacity of the stormwater drainage system if not properly managed or designed. However, all projects during construction and operation would be subject to the City's MS4 Permit which amends the San Bernardino County MS4 NPDES permit and would be required to develop a site-specific SWPPP. The SWPPP would identify BMPs to prevent water erosion, reduce stormwater runoff, and eliminate non-point sources of pollution during the construction phase of each project, and BMPs would be implemented into the design of each project during operation. Furthermore, each

foreseeable future development from the implementation of the Program 10/11 Rezone/GPA and cumulative projects would be subject to the City's Municipal Code, including Title 14, Storm Drains and Floodplain Management, which requires the implementation of stormwater control measures, mandates the alteration of the City's storm drainage system, requires the payment of Stormwater Management User Fees, and provides regulations to prevent the accidental or additional discharge of excess pollutants. Lastly, cumulative development along with foreseeable future development from the implementation of the Program 10/11 Rezone/GPA that is located within a SFHA are subject to Municipal Code Chapter 15.22, Floodplain Management Regulations, and General Plan policies S-2.2, S-2.4, S-2.5, and S-2.7, and would undergo further review by the City to ensure that each project would be designed in a manner to reduce flooding, would not alter the existing stormwater capacity or drainage patterns that could increase flood flows, or result in the inundation of floodwaters into new development. Since foreseeable future development projects from the implementation of Program 10/11 Rezone/GPA, along with cumulative projects, would be required to implement site-specific BMPs under the City's MS4 Permit, and be subject to the same regulations within the Municipal Code and General Plan policies, future foreseeable development from implementation of the Program 10/11 Rezone/GPA in concurrence with cumulative projects would have a less than significant impact on alteration of existing drainage patterns, and the Program 10/11 Rezone/GPA's incremental contribution would not be cumulatively considerable and the cumulative impact would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Risk of Pollutant Release Due to Inundation

Impact HYD-4:	**The proposed project could be located in a flood hazard zone, tsunami, or seiche zone, but would not risk release of pollutants due to project inundation.**

Inundation by Seiche

Seiches are changes or oscillations of water levels within large bodies of water that are confined or semi-confined such as bays or lakes. Seiches are caused by fluctuations in the atmosphere, tidal currents, or earthquakes. The City, including all aspects of Program 10/11 Rezone/GPA, is not located near a large body of water capable of causing a seiche. Therefore, development consistent with the Program 10/11 Rezone/GPA would not result in substantial inundation by a seiche, and no impact would occur.

Inundation by Flooding

As mentioned in Impact HYD-3, Areas 1-A, 4, and 5 are located within a 500-year flood plain, and the western side of Areas 5 and 4-A contains or are adjacent to a 100-year flood plain that is restricted by the Warm Creek bypass channel. Furthermore, Areas 1, 1-A, 1-B, 2, 3, 4, 4-A, and 5 of the Program 10/11 Rezone/GPA are located within the Seven Oaks Dam Inundation Zone. As such,

development projects within these zones could have the potential to release pollutants due to inundation.

As discussed in Impact HYD-3, potential sites of the Program 10/11 Rezone/GPA that are located within a SFHA must adhere to Municipal Code Chapter 15.22,Floodplain Management Regulations, and must obtain and submit a Development Permit for approval, as well as incorporate flood-resistant designs, such as placing electrical, gas, heating, air conditioning, and other facilities in areas of the structure to prevent inundation of service facilities, and designing utilities to minimize infiltration and discharge into and from the systems. In addition, the Seven Oaks Dam is continuously maintained and regulated by the Orange County Flood Control District, the San Bernardino County Flood Control District, and Riverside County Flood Control and Water Conservation District. Lastly, General Plan Policies S-2.2 and S-2.4 requisites to identify areas and restrict development that are within a 100- and 500-year floodplain unless flooding hazards can be minimized through flood proofing or mitigation, and Policy S-2.5 requires to design storm drainage infrastructure to accommodate for 100-year flood events at a minimum.

Since new developments and redevelopments are required to submit a Development Permit for development in the SFHA, must abide by standards established in the Municipal Code and General Plan to minimize inundation, and the Seven Oaks Dam is constantly maintained by local flood districts. Development consistent with the Program 10/11 Rezone/GPA would not risk release of pollutants due to project inundation. Therefore, impacts related to inundation from flooding would be less than significant.

Inundation by Tsunami

A tsunami is a sea wave caused by a submarine earthquake, landslide, or volcanic eruption. No portion of the City is located on a shoreline, and thus any development consistent with the Program 10/11 Rezone/GPA would not be subject to inundation from a tsunami. No impact would occur.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

As previously mentioned, some of the parcels identified for rezoning under the Program 10/11 Rezone/GPA are partially or entirely within an SFHA and the Seven Oaks Dam Inundation Zone. Foreseeable future developments from implementation of the Program 10/11 Rezone/GPA and cumulative projects within the delineated SFHA or Seven Oaks Dam Inundation Zone could release pollutants from inundation as a result of flooding. However, each project in these zones would require approval from the City through the submittal of a Development Permit and must abide by flood-resistant design standards capable of withstanding 100-year flood events under Municipal Code Chapter 15.22, Floodplain Management Regulations, and General Plan policies S-2.2, S-2.4, and S-2.5. Furthermore, all future developments and cumulative projects are not located near a large

body of water and would not result in inundation from a seiche or tsunami. Since foreseeable future developments from the implementation of the Program 10/11 Rezone/GPA along with cumulative projects, would be required to adhere to local regulations from the Municipal Code and policies in the General Plan. The Program 10/11 Rezone/GPA in concurrence with cumulative projects would have a less than significant impact on releasing pollutants due to inundation from flooding, and the Program 10/11 Rezone/GPA's incremental contribution would not be cumulatively considerable and the cumulative impact would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Water Quality Control or Sustainable Groundwater Management Plans Consistency

Impact HYD-5: The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

The City is within the jurisdiction of the Santa Ana RWQCB, who has established regulatory standards and objectives for water quality in the Santa Ana River Basin watershed in the Basin Plan.

As discussed under Impact HYD-1, development consistent with the Program 10/11 Rezone/GPA would be required to comply with the City's MS4 Permit and implement a development-specific SWPPP with site-specific BMPs, applicable building requirements and source controls from CALGreen, and any BMPs, development standards, or control measures contained in Title 14 of the Municipal Code. Therefore, development consistent with the Program 10/11 Rezone/GPA would not violate any water quality standards or objectives established for the beneficial uses of the regions surface and groundwater sources listed in the Basin Plan.

As discussed under Impact HYD-2, the implementation of the Program 10/11 Rezone/GPA would rezone underutilized and vacant parcels to Mixed-Use Downtown, and the upzoning of the Mixed-Use Downtown standards would increase the density of established residential units. The rezoning and upzoning of parcels under Program 10/11 Rezone/GPA would increase the number of dwelling units and lead to a higher demand for water services and groundwater extraction from the region's subbasins. However, the three subbasins used for groundwater extraction by the City are designated by the State as very low priority basins which is the lowest basin prioritization ranking based on numerous environmental and social factors including, but not limited to, existing and future population projections overlying the basin and their reliance on the basin as a potable source of water, the number of wells that extract water from the basin, and environmental factors leading to water quality degradation and contamination.[25] Under the SGMA, local agencies that overlay very low priority basins are exempt from forming GSAs and developing sustainable groundwater management plans and as such, future development implemented from the Program 10/11

[25] California Legislative Information. 2015. Website: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=10933.&lawCode=WAT. Accessed May 15, 2025.

Rezone/GPA is not under an applicable sustainable groundwater management plan. Nevertheless, the City's projected water supply extracted from the Bunker Hill, Colton/Rialto, and Riverside-Arlington Subbasins is estimated to transcend projected water demand through 2045, and groundwater management by the SBB Groundwater Council and Rialto Basin Groundwater Council would ensure that groundwater would not be affected by development consistent with the Program 10/11 Rezone/GPA. Therefore, implementation of the Program 10/11 Rezone/GPA would not conflict with or obstruct implementation of a sustainable groundwater management plan and impacts would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

As previously mentioned, the Program 10/11 Rezone/GPA is within the Santa Ana River Basin watershed, which is overseen by the Santa Ana RWQCB who established water quality objectives and standards for water bodies in the region to maintain the beneficial uses for each water body within the Basin Plan. The proposed project, along with cumulative projects, would have a significant impact on conflicting or obstructing the Basin Plan if it resulted in construction or operational activities that exceeded the established water quality thresholds established for Reach 4 of the Santa Ana River. However, foreseeable future projects from the implementation of the Program 10/11 Rezone/GPA and cumulative projects would be required to adhere to the City's MS4 Permit through the implementation of a site-specific SWPPP and the development of construction and operation BMPs, source and building control requirements from CalGreen, and development standards within Municipal Code Title 14, Storm Drains and Floodplain Management and would not conflict or result in the obstruction of the Basin Plan. In addition, the SGMA does not require the formation of GSAs and the development of a sustainable groundwater management plan for groundwater basins or subbasins classified as a low priority basin by the DWR. As such, foreseeable future development projects from the implementation of the Program 10/11 Rezone/GPA and cumulative projects are not under a sustainable groundwater management plan and would not conflict with such plan. Since foreseeable future development projects under the Program 10/11 Rezone/GPA and cumulative projects would be required to adhere to the City's MS4 Permit, control requirements and development standards from CalGreen and Title 14 of the Municipal Code and are within a low priority basin which does not have an established sustainable groundwater management plan. Foreseeable future development projects from the implementation of the Program 10/11 Rezone/GPA in concurrence with cumulative projects would have a less than significant impact on conflicting or obstructing implementation of the Basin Plan, would have no cumulative impact on a sustainable groundwater management plan, and the incremental contribution of the Program 10/11 Rezone/GPA would not be cumulatively considerable and the cumulative impact would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

3.10 - Land Use and Planning

3.10.1 - Introduction

This section of the Draft Program Environmental Impact Report (Draft Program EIR) describes the existing conditions related to land use and planning as well as the relevant regulatory framework. This section also evaluates the potential impacts related to land use and planning that could result from implementation of the City of Colton Housing Element Update Program 10/11 Rezone and General Plan Amendment (Program 10/11 Rezone/GPA, or proposed project). Future discretionary projects consistent with Program 10/11 Rezone/GPA will be evaluated for project-specific impacts related to land use and planning at the time they are proposed. Information included in this section is based, in part, on review of applicable land use policies and regulations including the Southern California Association of Governments (SCAG) Connect SoCal 2024, City of Colton General Plan Land Use Element, City of Colton General Plan 2021–2029 Housing Element, South Colton Livable Corridor Plan, and City of Colton Municipal Code.

During the EIR scoping period, two comments were received related to land use and planning:

- Jim Woods, Greystar, February 3, 2024: Wrote a letter of support for the proposed project and requested an expansion of the Residential Overlay to include APN 0276-144-30-0000, which is part of project they are developing
- Nancy Finch, California Department of Water Resources, February 19, 2025: Commenter makes reminder that no permanent structures are allowed within Department of Water Resources right-of-way and that the proposed design plans for parcel numbers including 0164-28-101, 0164-28-102, 0164-18-108, 0164-18-251, 0164-18-248 need to be revised or modified to accommodate

3.10.2 - Environmental Setting

Land Use

Project Site

The City of Colton (City) is located in the western portion of San Bernardino County (County), approximately 60 miles to the east of Los Angeles. The City is directly served by two major freeways: Interstate 10 (I-10), which transverses the community, and I-215, which runs along the eastern boundary. Adjacent jurisdictions include the City of Rialto to the west, the City of San Bernardino to the east, and the City of Grand Terrace to the south. State Route (SR) 60 bisects the extreme southern portion of the City in a northwest-southeast direction. Exhibit 21 and Exhibit 22 depict the City's regional location and local vicinity.

The town of Colton was founded in 1875 by the Southern Pacific Railroad with the intent of making it the railroad center of Southern California. The railroad had the greatest role in the development of Colton, which was named after a Southern Pacific Railroad official, David R. Colton. Incorporated in 1887, Colton began to be known as "the Hub City" because it was the point where the Santa Fe, Union Pacific, Burlington, and the Southern Pacific railroads all converged. Because of its hub

location, Colton became an important shipping and distribution point, connecting the City to all of Southern California. Colton was also a rich citrus and farm area that gave rise to the large citrus processing industry. Local farmers cultivated fruit trees; after processing, access to the rail network allowed the shipping of harvest north and east. The network further expanded in 1886 after the Santa Fe Railway established a transcontinental link, which led to population growth and urban development. Although the Southern Pacific Railroad line connected Colton to other areas of Southern California and provided accessible transport services, the rail lines unofficially divided the City into North and South Colton.

The land use pattern in Colton today reflects the City's industrial roots. In cities with major railways and highways, industrial land uses developed along these major corridors where there was a concentration of goods movement. Colton is a prime example, as most of its industrial uses are located along the Burlington Northern Santa Fe (BNSF) railroad that runs north/south through the center of the City, and along the Union Pacific railroad parallel to I-10. As the population increased, nonindustrial development grew outward from these industrial clusters.

Residential uses are located throughout the planning area at varying development densities. The highest densities are in developments in the Cooley Ranch area and northwest of downtown. The lowest residential densities can be found in the hillside developments of Reche Canyon.

Land Use Designations

The Housing Element Update identifies candidate sites to be considered for rezoning (Appendix D, Table H-40). Specifically, Program 10/11 in the Housing Element includes a commitment to rezone a sufficient number of parcels to provide additional residential development capacity to fully accommodate the City's Regional Housing Needs Assessment (RHNA) allocation. Such amendments may include allowing for higher densities on residentially zoned properties and/or allowing for housing on properties where residential use is not allowed under current regulations. After adoption of the 2021–2029 Housing Element, City Planning Commission staff began identifying vacant and underutilized sites throughout the City with the potential to accommodate housing through rezoning. The majority of the identified sites are currently zoned Commercial or Industrial Park. Most of the shortfall in very low/low-income affordable housing (up to 1,013 units), would be addressed through rezoning of vacant Industrial Park properties along Fairway Drive.

3.10.3 - Regulatory Framework

State

California Senate Bill 1818

California Senate Bill (SB) 1818, Chapter 928, provides developers with a density bonus and other incentives for constructing lower-income housing units within a development provided the developer meets certain requirements, as enumerated in Section 65915(b) of the Government Code:

> 65915 (b) A city, county, or city and county shall grant a density bonus and incentives or concessions described in subdivision (d) when the applicant for the housing development seeks and agrees to construct at least any one of the following:

(1) Ten percent of the total units of a housing development for lower income households, as defined in Section 50079.5 of the Health and Safety Code.
(2) Five percent of the total units of a housing development for very low-income households, as defined in Section 50105 of the Health and Safety Code.
(3) A senior citizen housing development as defined in Sections 51.3 and 51.12 of the Civil Code.
(4) Ten percent of the total dwelling units in a condominium project as defined in subdivision (f) of, or in a planned development as defined in subdivision (k) of, Section 1351 of the Civil Code, for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code.

Regional

Southern California Association of Governments Connect SoCal 2024

SCAG has a long-term vision to balance future mobility and housing needs with economic and environmental goals over the next 25 years. This is done through Connect SoCal, the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), which updates every four years as required by federal and State regulations. The latest edition is from 2024 and has regional policies under the goals of Mobility, Communities, Environment, and Economy.

Community

Priority Development Areas

32. Promote the growth of origins and destinations, with a focus on future housing and population growth, in areas with existing and planned urban infrastructure that includes transit and utilities

Housing The Region

35. Encourage housing development in areas with access to important resources and amenities (economic, educational, health, social and similar) to further fair housing access and equity across the region
36. Encourage housing development in transit-supportive and walkable areas to create more interconnected and resilient communities
37. Support local, regional, State and federal efforts to produce and preserve affordable housing while meeting additional housing needs across the region

15-Minute Communities

42. Promote 15-minute communities as places with a mix of complementary land uses and accessible mobility options that align with and support the diversity of places (or communities) across the region. These are communities where residents can either access their most basic, day-to-day needs within a 15-minute walk, bike ride or roll from their home or as places that result in fewer and shorter trips because of the proximity of complementary land uses.

San Bernardino Council of Governments

The purpose of the San Bernardino Council of Governments (SBCOG) is to speak with a collective voice on important issues that affect its member agencies. SBCOG Board of Directors, who sets policy for the organization, have representatives from 24 cities and towns and the San Bernardino County Board of Supervisors. The SBCOG focuses on regional matters and provides a forum to reduce duplication of effort and to share information.

On April 5, 2023, the SBCOG Board of Directors authorized staff to begin the process of establishing the San Bernardino Regional Housing Trust (SBRHT), including the establishment of a new Joint Powers Authority.

Local Agency Formation Commission for San Bernardino County

The Local Agency Formation Commission (LAFCo) for San Bernardino County was formed in response to State legislation in 1963 that established a mechanism to resolve jurisdictional conflicts of overlapping agencies in counties statewide. LAFCo's broad charge is to study and make recommendations regarding agencies' service areas and responsibilities. The San Bernardino LAFCo also is responsible for defining the spheres of influence for cities and reviewing annexation requests.

Local

City of Colton

Colton Municipal Code

Chapter 18.23–M-U Mixed-Use—Downtown Zone

Mixed-Use Downtown Zone (M-U/D) integrates civic, public, commercial, office, and residential uses. Supporting convenience retail and personal service commercial uses are permitted to serve. Live/work development approaches are permitted as well where they contribute to the function and character of Downtown.

Chapter 18.23–M-U Mixed-Use—Neighborhood Zone

The Mixed-Use Neighborhood Zone (M-U) allows office, commercial, and residential uses adjacent or within the same structure, including as live/work units. This designation preserves housing stock and while allowing for office or commercial opportunities.

Chapter 18.23.2–R-O Residential Overlay

The R-O Residential Overlay provides, in addition to the base land use, the opportunity to develop residential uses in areas where convenient access to transit and neighborhood-serving uses is available. Together, the base land use designation and the overlay allow for a combination of commercial or office uses with higher-density residential development. The overlay is intended to promote high-quality market rate and affordable housing construction, as well as assisted living facilities, in areas where residents can easily walk to shops, services, schools, and transit stops. Residential development can either occur as part of a mixed-use development or as stand-alone, attractive multi-family housing. The Residential Overlay may apply to four base land use designations: General Commercial, Mixed-Use Neighborhood, Industrial Park, and Light Industrial.

South Colton Livable Corridor Plan

The South Colton Livable Corridor Plan addresses long-standing needs of the community of South Colton. The plan identifies amenities and improvements, suggests new uses for vacant and underutilized parcels, and recommends updates to land use policies and development regulations cognizant of the unique relationship that the community has with the public realm and landscape of their neighborhood. Additionally, the plan ensures that development strategies are grounded in rigorous market analysis. The following recommendations to revise existing land use and zoning policies are relevant to the proposed project:

1. Revise the land use and zoning code along La Cadena Drive to allow for mixed-use developments.
2. Revise the land uses and zoning code along 7th Street to allow for live/work residential developments.

General Plan Land Use Element

Policy LU-8.1 Consider the maximum densities set forth for each of the residential land use designations as maximums that can only be achieved by those developments that exhibit the highest design quality and provide definable community benefit.

Policy LU-8.3 Encourage the provision of a range of housing types and sizes to accommodate the varied needs of all socioeconomic segments of the community.

Policy LU-8.4 Pursue opportunities to locate higher-density residential development near activity centers such as parks and recreation facilities, commercial areas, employment centers, and transit.

Policy LU-8.5 Avoid residential development in environmentally sensitive or hazardous areas unless mitigating measures are adequately implemented.

Policy LU-8.7 Establish a density bonus program to incentivize well-designed, affordable housing developments with appropriate amenities in multiple-family zoned areas.

Policy LU-10.4 Establish land use patterns and provide pedestrian amenities within the mixed-use districts that minimize the need for vehicle travel among the uses within a district.

Policy LU-15.8 Expand new development upward by selectively increasing building heights, where appropriate.

Policy LU-15.9 Encourage high-quality, attractive, higher-density housing that complements office and commercial uses in the area.

Policy LU-16.8 Link projects and downtown with public transit and/or trails (bus rapid transit, bike lanes, etc.).

Policy LU-17.14 Accommodate high-quality, multi-family housing development at selected locations on Mount Vernon Avenue, as indicated by the Residential Overlay on the Land Use Policy Map.

Policy LU-20.9 Create connections between neighboring land uses that make alternatives to the automobile safe and attractive. Provide pedestrian linkage to surrounding neighborhoods, and require that development plans and designs facilitate both pedestrian and bicycle use.

General Plan Housing Element

To make adequate provision for the housing needs of all economic segments of the community, the programs in the Housing Plan aim to:

- Improve overall housing conditions and establish a broader market for nonresidential investment by providing new, "move-up" housing opportunities for current residents and attractive new housing for households with higher incomes;
- Improve the condition of the existing affordable housing stock;
- Identify adequate sites to encourage the development of a variety of types of housing for all income levels;
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of quality housing; and
- Affirmatively further fair housing.

Housing Element Update

The Housing Element Update contains the following policies applicable to the proposed project:

Policy H-3.1 Allow for densities up to 30 units per acre as set forth in the Residential Overlay designation and Mixed-Use: Downtown area.

Policy H-3.3 Use density bonuses and other incentives to facilitate the development of new higher-density housing that is affordable to lower-income households.

Policy H-3.4 Form collaborative partnerships with non-profit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower-income households.

Policy H-3.5 Address the housing needs of special populations and extremely low-income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units.

Policy H-4.1 Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses in planned unit developments, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use developments.

Policy H-4.2 Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and high-quality transportation corridors such as Downtown, Hub City Centre Specific Plan and South Colton.

Policy H-4.3 Encourage compatible residential development in areas where land use policies support higher densities.

Policy H-4.4 Allow flexibility in the City's standards and regulations to encourage a variety of housing types.

South Colton Livable Corridor Plan

The South Colton Livable Corridor Plan identifies amenities and improvements, suggests new uses for vacant and underutilized parcels, and recommends updates to land use policies and development regulations. It has two applicable goals of revising the land use and zoning code along La Cadena Drive to allow for mixed-use developments and revising the land uses and zoning code along 7th Street to allow for live/work residential developments.

3.10.4 - Methodology

Impacts related to land use and planning resulting from implementation of development consistent with Program 10/11 of the Housing Element Update are discussed below. The analysis focuses on whether development consistent with the Housing Element Update, rezonings, and Specific Plan Amendments would physically divide an established community and whether Program 10/11 of the Housing Element Update would conflict with land use plans, policies, or regulations adopted to avoid or mitigate an environmental effect. Conflicts and inconsistencies with a policy, in and of themselves, do not constitute significant environmental impacts for purposes of the CEQA. Rather, it is only where (1) there is a conflict or inconsistency that (2) involves a policy that was adopted for the purpose of avoiding or mitigating an environmental effect, and (3) a conflict with such a policy results in a significant environmental impact. Environmental impacts that would result from Program 10/11 of the Housing Element Update in other environmental topic areas are discussed throughout Chapter 3 of this Draft Program EIR. The potential for land use impacts was assessed through review of applicable land use policy documents. The cumulative context for an analysis of land use and planning impacts is the area administered by SCAG.

3.10.5 - Thresholds of Significance

Because this analysis evaluates potential sites for rezoning rather than individual site plans, land use impacts of the Housing Element Update Program 10/11 Rezone/GPA are evaluated based on the location and proposed densities for each potential site for rezoning. Additionally, each potential site for rezoning will be evaluated on a project-by-project basis for impacts when a site plan has been developed. All future development would be required to meet design standards for the new residential housing at each potential site and would be required to comply with General Plan and Housing Element policies, as well as zoning requirements, and any applicable Specific Plan provisions or other guidelines regarding project land use. Additionally, the General Plan and Municipal Code were reviewed to determine applicable policies and design requirements for the proposed project.

The Lead Agency utilizes the criteria in CEQA Guidelines Appendix G Environmental Checklist and the City of Colton's Local CEQA Guidelines, Appendix J to determine whether impacts to geology and soils are significant environmental effects. The project would have a potentially significant impact if it would:

a) Physically divide an established community.

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.

3.10.6 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the proposed project and provides mitigation measures where necessary.

Divide an Established Community

Impact LAND-1: The proposed project would not physically divide an established community.

Impact Analysis

The physical division of an established community would occur if development consistent with Program 10/11 of the Housing Element Update would involve construction of a large linear feature, such as a railroad or interstate highway, or if it would involve removal of access that would impact mobility within an existing community, such as removal of a bridge. Implementation of Program 10/11 of the Housing Element Update would allow for residential development on the potential sites, many of which do not currently allow residential uses. These potential sites for rezoning were chosen by the City based on certain criteria that makes the sites suitable for residential development. Program 10 of the Housing Element Update provides that to accommodate for a shortfall of sites and provide for adequate sites, the City will also up-zone its Mixed-Use Downtown zoning designations to allow up to 40 dwelling units per acre (du/acre) and its R3/R4 zone to allow up to 30 du/acre. The Mixed-Use zoning standards will also be updated to allow 100 percent residential use and require at least 50 percent of the total floor area to be occupied by a residential use. The City will rezone 89.66 total acres as a part of Program 10/11. As part of this analysis, the City determined potential sites for rezoning that would allow housing developments on locations that would be integrated into, and would not divide, any established neighborhoods within the City.

The General Plan Land Use and Housing Elements contain many policies and actions to require and ensure community connectivity as buildout occurs. In particular, Policy LU-20.9 emphasizes provision of connections between neighboring land uses that make alternatives to the automobile safe and attractive as well as pedestrian linkage to surrounding neighborhoods and requires that development plans and designs facilitate both pedestrian and bicycle use. Policy LU-8.4 encourages pursuit of opportunities to locate higher-density residential development near activity centers such as parks and recreation facilities, commercial areas, employment centers, and transit, all of which would increase community connectivity. Policy H-4.2 encourages development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas,

and high-quality transportation corridors such as Downtown, Hub City Centre Specific Plan and South Colton.

Development under Program 10/11 of the Housing Element Update would occur along existing transportation corridors and occur on vacant and underutilized sites. Future development would be integrated into the existing fabric of land uses along these corridors and would not represent barriers to community connectivity. Rather, this future development would occur in areas that are served by transportation and neighborhood amenities that would increase community connectivity. There would be no impac related to physical division of an established community.

Level of Significance

No impact.

Mitigation Measures

No mitigation required.

Cumulative Impact Analysis

As there would be no impact related to physical division of an established community as a result of implementation of Program 10/11 of the Housing Element Update, a cumulative impact analysis is not required.

Conflict with Applicable Plans, Policies, or Regulations

Impact LAND-2:	**The proposed project would not 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.**

Impact Analysis

As all of the sites for proposed rezoning are within City limits, the policies of the Local Agency Formation Commission for San Bernardino County are not applicable and consistency of the proposed project with this agency is not analyzed.

Southern California Association of Governments Connect SoCal 2024

SCAG Connect SoCal 2024 focuses on ensuring better transit and its infrastructure for residents. The proposed Program 10/11 does not actively build, change, or adjust any buildings, housing, streets or transit areas as it is only rezoning. The rezoning is to allow for residential development in the future. All future individual projects will be held to the standards of Connect SoCal 2024, by ensuring they connect safely to City Streets, pay appropriate impact fees, conduct traffic impact reports, and develop their own mitigation measures as needed to reduce any impacts that could cause them to fall short of those goals and policies.

The Community Section of Connect SoCal 2024 has policies that encourage the development of housing near amenities and existing resources to lessen travel needs and demands as seen in Priority Development Areas 32, Housing Region 35 and 36, and 15-Minute Communities 42. Program 10/11 GPA/Rezone would abide by these as the project allows for residential development in downtown

areas near commercial and business areas that would allow for residents to live closer to these areas increasing the ability of being able to commute by alternate transportation modes.

Housing The Region 37 focuses on supporting efforts to produce more affordable housing, which the proposed project would allow by increasing the available housing stock and allowing for developers to pursue building incentives that focus on providing minimum number of affordable or below market rate housing.

The proposed project would increase the chances of the city and futures projects to further abide by the Connect SoCal 2024 and its goals and would not conflict with any policies. Therefore, if approved, the proposed Program 10/11 of the Housing Element Update would not conflict with Connect SoCal 2024 policies, and there would be less than significant impact.

San Bernardino Council of Governments

SBCOG focuses on regional matters for San Bernardino County, one of which is increasing and meeting housing needs. They developed the SBRHT, to conduct research, analysis, and outreach in an effort to create a structure for how a regional housing trust would work in San Bernardino, including a strategic plan and white paper.

The strategic plan provides information on the county's housing need assessment, funding opportunity analysis, housing trust activities, affordable housing inventory and local funding gap analysis. Colton is marked as a moderate to high level of interest participant, who completed a 111-unit pipeline affordable housing project.[1]

The proposed Program 10/11 of the Housing Element Update would increase the available amount of land for residential development and thus could receive aid from the Housing Trust. Aid or assistance would be determined at the individual project level.

The proposed changes would not harm or affect Colton's inclusion in the Housing Trust program. As such, if approved, the proposed Program 10/11 of the Housing Element Update would not conflict with SBCOG or their programs and impacts would be less than significant.

South Colton Livable Corridor Plan

Program 10/11 of the Housing Element Update directly accomplishes the goals of the South Colton Livable Corridor Plan in the parcels of Areas 1-3 on South La Cadena Drive and Area 1-A along South 7th Street.

- Area 1, Parcel 500 South La Cadena is currently GC land use designation and C-2 zoning. Under the Program 10/11 of the Housing Element Update it would be converted to M-U/D designation and zoning that will allow for residential density range of 20-30 per acre.
- Area 1 Parcels 530 and 660, Area 2 Parcel 233, and Area 3 Parcel 158 and 170; would maintain their GC designation and C-2 zoning but would be granted a Residential Overlay that will allow for residential density range of 20-30 per acre.

[1] San Bernardino Council of Governments (SBCOG). 2022. San Bernardino Regional Housing Trust Strategic Plan. September 2022.

- Area 1-A, Parcels 609 and 613 South 7th Street are currently LDR land use designation and R-1 zoning. Under the Program 10/11 of the Housing Element Update it would be converted to M-U/D designation and zoning that will allow for residential density range of 20-40 per acre.
- Area 1-A, Parcels 645 ,655, and 659 South 7th Street are currently GC land use designation and C-2 zoning. Under the Program 10/11 of the Housing Element Update it would be converted to M-U/D designation and zoning that will allow for residential density range of 20-40 per acre.

Each of the proposed changes above aligns with the South Colton Livable Corridor Plan to allow for an increase in mixed-use developments and live/work residential developments. As such, if approved, the proposed Program 10/11 of the Housing Element Update would not conflict with the South Colton Livable Corridor Plan, and impacts would be less than significant.

Colton Municipal Code

As shown above the proposed program update converts Zoning to Mixed Use – Downtown Zone (M-U/D) and adds Residential Overlays. The Municipal Code lays out the expected uses and regulations for these labels, which all of the proposed Areas abide by.

For Residential Overlay, in Municipal Code 18.23.2.03 – Permitted Uses, the regulation allows for assisted living facilities, small family day care facilities, live/work residentials and multiple family-dwellings. These businesses and residential dwellings are all possible to build in the proposed Areas with no restrictions that would prevent at least one prevent them.

- Areas 1-3 listed above.
- Area 6, 2 Parcels on E. Santo Antonio Drive and Mt. Vernon Avenue would maintain their GC designation and C-2 zoning but would be granted a Residential Overlay that will allow for residential density range of 20-40 per acre.

For the Mixed-Use Downtown zoning, the regulation allows for the following residential dwellings: Compact Lots Subdivision, Single-family, Multi-family, and Live/Work. These residential dwellings are all possible to build in the proposed Areas with no restrictions that would prevent at least one of them from being allowed.[2]

- Areas 1 and 1-A listed above.
- Area 1-B, an unassigned parcel on Herts Street and Congress Street, would be converted to M-U/D zoning that would allow for residential density range of 20-40 per acre.
- Area 4-A, Parcels 1200 East Fairway and 1200 Crossroads are currently IP land use designation and I-P zoning. Under the Program 10/11 of the Housing Element Update they would be converted to M-U/D designation and zoning that will allow for residential density range of 20-40 per acre.

[2] Colton. Municipal Codes 18.06.06. website: https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.06ZODIMA_18.06.060USPEEAZO. Accessed May 20, 2025.

For the Mixed-Use zoning, the regulation allows for the following residential dwellings: Compact Lots Subdivision, Manufactured homes, Single-family, Multi-family, and Live/Work. These residential dwellings are all possible to build in the proposed Areas with no restrictions that would prevent at least one of them from being allowed.[3]

- Area 4, Parcels 1202, 1300, 1500 East Fairway and 1200, 1250, 1300, 1350, 1400, 1500 Crossroads are currently IP land use designation and I-P zoning. Under the Program 10/11 of the Housing Element Update they would be converted to MU designation and zoning that will allow for residential density range of 20-40 per acre.
- Area 5, Parcels 1201 East Fairway is currently IP land use designation and I-P zoning. Under the Program 10/11 of the Housing Element Update they would be converted to MU designation and zoning that will allow for residential density range of 20-40 per acre.

As such, if approved, the proposed Program 10/11 of the Housing Element Update would not conflict with the Municipal Code, and impacts would be less than significant.

General Plan Land Use Element

Consistent with General Plan Land Use Element, the proposed Program 10/11 of the Housing Element Update includes several policies and programs intended to improve the quality of the housing inventory, conserve existing neighborhoods, increase housing affordability, and remove potential governmental restraints from land use designations and zonings.

For example, Policy LU-8.4 encourages pursuit of opportunities to locate higher-density residential development near activity centers such as parks and recreation facilities, commercial areas, employment centers, and transit. The proposed areas for rezoning are all located near commercial and industry centers and would achieve this policy goal. This aligns also with Policy LU-15.9 that encourages high-quality, attractive, higher-density housing that complements office and commercial uses in the area.

The selected areas are not in environmentally sensitive or hazardous areas, which aligns with Policy LU-8.5. Should new information develop in the future as individual sites and projects are developed, this policy would still be abided by as it also holds stipulations that adequate mitigation measures be applied if needed.

The proposed Program 10/11 of the Housing Element Update itself would allow for more housing to comply with Policy LU-8.7, as it creates more multi-family zoning areas. This policy establishes a density bonus program to incentivize well-designed, affordable housing developments with appropriate amenities in multiple-family zoned areas.

As such, if approved, the proposed Program 10/11 of the Housing Element Update would not conflict with the General Plan Land Use Element, and impacts would be less than significant.

[3] Colton. Municipal Codes 18.06.06. website: https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.06ZODIMA_18.06.060USPEEAZO. Accessed May 20, 2025.

General Plan Housing Element

By increasing the available market of housing possible and reducing the shortage, proposed Program 10/11 of the Housing Element Update would help achieve the goal of the Housing Element to improve overall housing conditions and establish a broader market for nonresidential investment by providing new, "move-up" housing opportunities as well as the goal to improve the condition of the existing affordable housing stock. It seeks to identify adequate sites to encourage the development of a variety of types of housing for all income levels, and by changing the zoning and land use designations it removes governmental constraints to the maintenance, improvement, and development of quality housing. This all works to cheive the final goal of affirmatively further fair housing.

The proposed Program 10/11 of the Housing Element Update aligns with the last Housing Element Update policies. For example, all proposed areas would be converted to residential densities of a max 30-40 per acre which correlates to Policy H-3.1 that allow for densities up to 30 units per acre for the Residential Overlay designation and Mixed-Use: Downtown area. Policies H-3.3, 3.4, and 3.5 address meeting housing needs for lower-income households and other at risk special interst groups. The proposed Program 10/11 update would allow for an increase in housing stock that will let these policies be fufilled as new indiviudal projects are brought forth.

Policies H-4.1, 4.2, 4.3, and 4.4 all focus on increasing housing variety and density near commerical areas in the City of Colton. All proposed areas would be converted to increase density, are located downtown near commercial districts, and range in acre sizes that will naturally result in a variety and range of residential housing types.

As such, if approved, the proposed Program 10/11 of the Housing Element Update would not conflict with the General Plan Housing Element, and impacts would be less than significant.

Table 3.10-1: Land Use Plan Consistency Analysis

Land Use Plan/Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
City of Colton General Plan			
Land Use Element	LU-8.1	Consider the maximum densities set forth for each of the residential land use designations as maximums that can only be achieved by those developments that exhibit the highest design quality and provide definable community benefit.	**Consistent:** The proposed project would convert multiple areas to MU/D or have a Residential Overlay that have been chosen for their max residential characteristics of 30-40 persons per acre. These densities would provide the community benefit of helping increase housing stock near work and commercial areas.
	LU-8.3	Encourage the provision of a range of housing types and sizes to accommodate the varied needs of all	**Consistent:** The proposed project would increase the available land for residential developments, which would allow for more opportunities

Land Use Plan/Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
		socioeconomic segments of the community.	to develop all levels of housing needs from low-income to special populations to high-income.
	LU-8.4	Pursue opportunities to locate higher-density residential development near activity centers such as parks and recreation facilities, commercial areas, employment centers, and transit.	**Consistent:** The proposed project areas would all be located near commercial and industry centers and would achieve this policy goal.
	LU-8.5	Avoid residential development in environmentally sensitive or hazardous areas unless mitigating measures are adequately implemented	**Consistent:** The proposed project areas would not be in environmentally sensitive or hazardous areas.
	LU-8.7	Establish a density bonus program to incentivize well-designed, affordable housing developments with appropriate amenities in multiple-family zoned areas.	**Consistent:** The proposed project would allow for more housing and would create more multi-family zoning areas.
	LU-10.4	Establish land use patterns and provide pedestrian amenities within the mixed-use districts that minimize the need for vehicle travel among the uses within a district.	**Consistent:** The proposed project would convert some proposed areas to MU and MU-D to allow for future developments. The proposed would not apply directly to this policy but would allow for future projects that would.
	LU-15.8	Expand new development upward by selectively increasing building heights, where appropriate	**Consistent:** The proposed project would increase the available land for residential developments. The proposed would not apply directly to this policy but would allow for future projects that would.
	LU-15.9	Encourage high-quality, attractive, higher-density housing that complements office and commercial uses in the area.	**Consistent:** The proposed project would convert areas to MU, MU-D, or apply an RO that would allow for 20-40 persons per acre. This encourages higher-density housing in proximity to office and commercial areas.
	LU-16.8	Link projects and downtown with public transit and/or trails (bus rapid transit, bike lanes, etc.).	**Consistent:** The proposed project would encourage development of future projects near downtown. The proposed would not apply directly to this policy but would allow for future projects that would.

Land Use Plan/Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	LU-17.14	Accommodate high-quality, multi-family housing development at selected locations on Mount Vernon Avenue, as indicated by the Residential Overlay on the Land Use Policy Map	**Consistent:** The proposed project would apply an RO to Area 6, which contains two parcels located at East Santo Antonio Drive and Mt. Vernon Avenue. This would allow the parcel to accommodate multi-family development.
	LU-20.9	Create connections between neighboring land uses that make alternatives to the automobile safe and attractive. Provide pedestrian linkage to surrounding neighborhoods, and require that development plans and designs facilitate both pedestrian and bicycle use.	**Consistent:** The proposed project would increase the available land for residential developments in Commercial/downtown areas. The proposed would not apply directly to this policy but would allow for future projects that would.
Housing Element Update	H-3.1	Allow for densities up to 30 units per acre as set forth in the Residential Overlay designation and Mixed-Use: Downtown area.	**Consistent:** The proposed project would have the majority of proposed areas converted to MU/D or have an RO overlay that would apply the appropriate density of a max 30-40 persons per acre.
	H-3.3	Use density bonuses and other incentives to facilitate the development of new higher-density housing that is affordable to lower-income households.	**Consistent:** The proposed project would increase the available land for residential developments, all of which would be eligible to apply for density bonuses.
	H-3.4	Form collaborative partnerships with non-profit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower-income households.	**Consistent:** The proposed project would increase the available land for residential developments, which would allow for more opportunities to form collaborative partnerships and for-profit developers to maximize available resources.
	H-3.5	Address the housing needs of special populations and extremely low-income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units.	**Consistent:** The proposed project would increase the available land for residential developments, which would allow for more opportunities to develop and address housing needs of special populations.
	H-4.1	Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses in planned unit developments, moderate-density townhomes, and	**Consistent:** The proposed project would convert some proposed areas to MU that would allow for 20-40 persons per acre, which would allow for a variety of dwelling types including following residential

Land Use Plan/Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
		higher-density apartments, condominiums, and units in mixed-use developments.	dwellings: Compact Lots Subdivision, Manufactured homes, Single-family, Multi-family, Condominiums, and Live/Work.
	H-4.2	Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and high-quality transportation corridors such as Downtown, Hub City Centre Specific Plan and South Colton.	**Consistent:** The proposed project would convert areas to MU, MU-D, or apply a RO that would allow for 20-40 persons per acre. These will all be in proximity to employment, recreational facilities, schools, neighborhood commercial areas, and high-quality transportation corridors.
	H-4.3	Encourage compatible residential development in areas where land use policies support higher densities.	**Consistent:** The proposed project would convert areas to MU, MU-D, or apply a RO that would allow for 20-40 persons per acre thus encouraging residential development that can support a higher density.
	H-4.4	Allow flexibility in the City's standards and regulations to encourage a variety of housing types.	**Consistent:** The proposed project would convert areas to MU, MU-D, or apply a RO that would allow for 20-40 persons per acre, which would allow for a variety of dwelling types including following residential dwellings: Assisted Living, Compact Lots Subdivision, Manufactured homes, Single-family, Multi-family, and Live/Work.
Southern California Association of Governments Connect SoCal 2024			
Community: Priority Development Areas	32	Promote the growth of origins and destinations, with a focus on future housing and population growth, in areas with existing and planned urban infrastructure that includes transit and utilities	**Consistent:** The proposed project would increase the available land for residential developments in commercial and business areas near downtown. These areas are already built and supported by nearby urban infrastructure, transit and utilities
Community: Housing The Region	35	Encourage housing development in areas with access to important resources and amenities (economic, educational, health, social and similar) to further fair housing access and equity across the region	**Consistent:** The proposed project would increase the available land for residential developments in commercial and business areas near downtown. It would allow for more opportunities to develop and address housing needs of special populations near these resources and amenities.

Land Use Plan/Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	36	Encourage housing development in transit-supportive and walkable areas to create more interconnected and resilient communities	**Consistent:** The proposed project would increase the available land for residential developments in commercial and business areas near downtown. These would allow residents to live closer to commercial and work needs, that would allow for more opportunities of alternative transportation modes, including public transit and walking.
	37	Support local, regional, State and federal efforts to produce and preserve affordable housing while meeting additional housing needs across the region	**Consistent:** The proposed project would increase the available land for residential developments, which would allow for more opportunities to develop and address housing needs of special populations.
Community: 15-Minute Communities	42	Promote 15-minute communities as places with a mix of complementary land uses and accessible mobility options that align with and support the diversity of places (or communities) across the region. These are communities where residents can either access their most basic, day-to-day needs within a 15-minute walk, bike ride or roll from their home or as places that result in fewer and shorter trips because of the proximity of complementary land uses	**Consistent:** The proposed project would increase the available land for residential developments in commercial and business areas near downtown. These would allow residents to live closer to commercial and work needs, that would allow for more opportunities of alternative transportation modes, including public transit and walking. The proposed rezones are all near basic day-to-day needs providing areas.
Source: FirstCarbon Solutions (FCS). 2025.			

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic scope of the cumulative impact analysis for land use and planning is the area administered by SCAG because the regional plan, including the General Plan for the City of Colton, provides for population and housing growth within City boundaries as well as growth projections for adjacent cities within San Bernardino and Riverside Counties. This analysis evaluates whether the impacts of implementation of Program 10/11 of the Housing Element Update, together with the

impacts of cumulative development pursuant to applicable growth projections, would result in a cumulatively significant impact related to population and housing. This analysis then considers whether the incremental contribution to cumulative impacts associated with the implementation of Program 10/11 of the Housing Element Update would be cumulatively considerable. Both conditions must apply for a project's cumulative effects to rise to a level of significance.

Development within Colton is governed by the applicable plans, programs, policies, and land use planning regulations which ensure logical and orderly development and require discretionary review to ensure that projects do not divide an established community or result in environmental impacts due to inconsistency with applicable land use planning regulations including, but not limited to, the General and any applicable specific plans. Cumulative development would also adhere to applicable policies of the applicable municipal codes. Conformance with these land use planning regulations would be confirmed during project approval. For these reasons, cumulative projects would have a less than significant cumulative effect.

Future development consistent with Program 10/11 of the Housing Element Update would be required to demonstrate consistency with the City of Colton General Plan and applicable specific plans and applicable codes, ordinances, and policies, which would ensure logical and orderly development that would not divide an established community and would require discretionary review to ensure that development would not result in environmental impacts due to inconsistency with the City of Colton General Plan and applicable specific plans and applicable codes, ordinances, and policies and other land use planning regulations. For these reasons, the proposed project would not make a cumulatively considerable contribution to any cumulative impacts and the cumulative impact would be less than significant.

Level of Cumulative Significance

Less than significant impact

Mitigation Measures

No mitigation required.

3.11 - Mineral Resources

3.11.1 - Introduction

This section describes the existing conditions related to mineral resources in the region and project area and summarizes the relevant regulatory framework. This section also evaluates potential impacts related to mineral resources that could result from the implementation of the City of Colton Housing Element Update Program 10/11 Rezone and General Plan Amendment (Program 10/11 Rezone/GPA, or proposed project). Information in this section is based, in part, on reports and maps from the California Department of Conservation and the Colton General Plan (General Plan). No comments were received during the Draft Program Environmental Impact Report (Draft Program EIR) scoping period related to mineral resources.

3.11.2 - Environmental Setting

City of Colton

Mineral Resources

Minerals are defined as a naturally occurring, inorganic, homogenous solid with a definite chemical composition and an ordered atomic arrangement. Generally, a mineral is a single or compound of elements and serve as the building blocks for rocks. "Ore" is the naturally occurring material that mineral or minerals of economic value can be extracted. Providing and encouraging access to mineral resources is an important consideration for the City of Colton as well as the State of California. In 2008, California non-fuel mineral production totaled $4 billion, with the two top-producing minerals being construction grade sand and gravel and Portland cement (two minerals available within the planning area). These deposits are located primarily in the historic floodplains of Lytle Creek and the Santa Ana River.[1] According to the General Plan, mineral resources in the planning area include limestone deposits in and around Slover Mountain.[2]

Mineral Extraction

The Slover Mountain limestone deposit has been a long-standing and important mineral resource in the San Bernardino Valley. The California Portland Cement Colton Plant has been producing cement since 1894 and was the first cement manufacturing plant west of the Mississippi River. Sand and gravel have been produced in various locations in the San Bernardino Valley since the 1900s, with the most active production occurring in the Lytle Creek and Santa Ana River drainage areas. Today, the most important mining activities in the San Bernardino Valley are aggregate mining operations. The California Portland Cement Company Colton Quarry (Mine ID 91-36-0035) is the only mining operation within the planning area, located at 695 South Rancho Avenue within the City's Sphere of Influence.[3]

1 City of Colton. 2013. General Plan Update Draft Environmental Impact Report (EIR), Section 4.11 Mineral Resources. May.
2 City of Colton. 1987. General Plan Conservation and Open Space Element.
3 City of Colton. 2013. General Plan Update Draft Environmental Impact Report (EIR), Section 4.11 Mineral Resources. May.

3.11.3 - Regulatory Framework

Federal and State

California Surface Mining and Reclamation Act of 1975

The California Surface Mining and Reclamation Act (SMARA) of 1975 mandates that a "classification/designation" analysis be done to provide information on the availability of mineral resources for construction and growth. The objective is to ensure that raw material will be available when needed—that this raw material will not become inaccessible for mining as the result of inappropriate land use decisions involving mineral resource areas. Areas are classified on the basis of geologic factors without regard to existing land use and land ownership. The areas are categorized into four Mineral Resource Zones (MRZs):

MRZ-1 An area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.

MRZ-2 An area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.

MRZ-3 An area containing mineral deposits, the significance of which cannot be evaluated.

MRZ-4 An area where available information is inadequate for assignment to any other MRZ zone.

Of the four categories, lands classified as MRZ-2 are of the greatest importance. Such areas are underlain by known mineral resources are located or where geologic data indicate that significant measured or indicated resources are present. MRZ-2 areas are designated by the State of California Mining and Geology Board as being regionally significant.

Local

City of Colton General Plan

The General Plan contains the following principles related to mineral resources within the City:

Open Space and Conservation Element

Principle 4 Protect significant mineral deposit sites from irreplaceable resource extraction until a regional shortage or impending need can be demonstrated and when permit approvals guarantee restoration of such areas to their natural state.

3.11.4 - Methodology

Impacts were assessed by evaluating the proposed project's potential for impacting mineral resources within the sites proposed for rezoning based, in part, on the General Plan and MRZs classified by the SMARA.

3.11.5 - Thresholds of Significance

Because this analysis evaluates potential sites for rezoning rather than individual site plans, mineral resources impacts related to the Program 10/11 Rezone/GPA are evaluated based on the location for each potential site for rezoning. Additionally, each potential site for rezoning will be evaluated on a project-by-project basis for impacts when a site plan has been developed. All future development would be required to comply with Program 10/11 Rezone/GPA policies, as well as zoning requirements and any applicable Specific Plan provisions or other guidelines regarding project safety. Additionally, the General Plan and Municipal Code were reviewed to determine applicable policies and design requirements for the proposed project.

The Lead Agency utilizes the criteria in CEQA Guidelines Appendix G Environmental Checklist and the City of Colton's Local CEQA Guidelines, Appendix J to determine whether impacts to mineral resources are significant environmental effects. The project would have a potentially significant impact if it would:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State.

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

3.11.6 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of the proposed project and provides mitigation measures where appropriate.

Project Design Features

Impact MIN-1:	**The proposed project would not 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.**

Impact Analysis

Area 1, Area 1-A, Area 2, and Area 3 (as shown on Exhibit 2-3) are located in areas mapped as Urban Areas by the California Department of Conservation.[4] Area 1, 2, and 3 are designated General Commercial (GC), and Area 1-A is designated Low Density Residential and GC. These areas would be redesignated to Mixed Use – Downtown (M-U/D) or Residential Overlay. As such, these sites do not have known mineral resources and are not designated as mineral resource sites, which precludes the possibility that the Program 10/11 Rezone/GPA could affect a mineral resource in these areas.

Area 4, Area 5, and Area 6 (as shown in Exhibit 2-3) are located in MRZ-2, which are areas where geologic data indicates that significant PCC-Grade aggregate resources are present.[5] These areas, which are located near the Santa Ana River and Lytle Creek, are designated MRZ-2 due to the

[4] City of Colton. 2013. General Plan Update Draft Environmental Impact Report (EIR), Exhibit 4.11-1 (Mineral Resources Map).
[5] Ibid.

presence of alluvial sediments that are considered Portland cement concrete (PCC)-grade aggregate.[6]

Area 4 has an existing General Plan land use designation of Industrial Park (IP), which would be amended to M-U/D. Area 4 has an existing zoning of I-P (Industrial Park), which would be amended to M-U/D (Mixed Use–Downtown). Additionally, Area 5 has an existing General Plan land use designation of IP, which would be amended to M-U/D. Area 5 has an existing zoning of I-P, which would be amended to M-U/D. These zoning and land use designations do not permit mining operations, which would preclude mineral extraction operations from occurring in these areas. Area 6 has an existing General Plan land use designation of general commercial (GC). Area 6 has an existing zoning of General Commercial (C-2), which would be rezoned with a residential overlay. As such, the Program 10/11 Rezone/GPA would not result in the loss of a known mineral resource.

Principle 4 of the General Plan Open Space and Conservation Element directs the City to protect significant mineral deposit sites until such time a substantial regional need for such resources is demonstrated. The Program 10/11 Rezone/GPA does not contain policies that conflict with this principal; therefore, significant mineral resource deposits will continue to be protected over the long term. Because the principles of the existing General Plan elements will not be affected by the Program 10/11 Rezone/GPA, impacts related to the loss of known mineral resources will be less than significant. As such, construction and operation of the proposed project would not result in the loss of a locally important mineral resource recovery site delineated by an applicable land use plan or the loss of availability of a known mineral resource of statewide, regional, or local importance. Therefore, impacts would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Impacts

The geographic scope of the cumulative impact analysis for mineral resources is the City of Colton. Future development in the cumulative context would occur on sites with a General Plan land use designation that is intended for development. As such, cumulative development in the City would not conflict with Principle 4 of the General Plan Open Space and Conservation Element and would not result in the loss of a locally important mineral resource recovery site delineated on a land use plan. Therefore, cumulative development is not likely to create significant loss of availability of a known mineral resource or loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. For these reasons, cumulative impacts with respect to mineral resources would be less than significant.

The proposed project would not have an incremental contribution to cumulative mineral resources impacts since no mining operations occur on the sites proposed for rezoning; thus, future

[6] City of Colton. 2013. General Plan Update Draft Environmental Impact Report (EIR), Section 4.11 Mineral Resources. May.

development under the Program 10/11 Rezone/GPA would not result in a loss of mineral resources. As discussed above, no impacts to locally important mineral resources could occur as a result of the implementation of the Program 10/11 Rezone/GPA; therefore, the Specific Plan would not contribution to cumulative impacts with regard to mineral resources.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Impact MIN-2: The proposed project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

Impact Analysis

As previously discussed, Area 1, Area 1-A, Area 2, and Area 3 are located within an area identified by the California Department of Conservation as Urban Land.[7] This indicates that these sites are in an area currently developed with structures and hardscape covering the majority of the ground surface. Furthermore, the City of Colton General Plan does not designate any of the sites proposed for rezoning as an important mineral resource site. No other City planning documents identify any locally important mineral resources. As such, no impacts to locally important mineral resources could occur as a result of the implementation of the Program 10/11 Rezone/GPA. Therefore, impacts to suspect mineral resources of importance within the City would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Impacts

The geographic scope of the cumulative impact analysis for mineral resources is the City of Colton.

Cumulative development is likely to occur on the sites proposed for rezoning and in the surrounding planning areas. The sites proposed for rezoning would be subject to the applicable land use plans, policies, and regulations of the City of Colton. Excluding the existing Slover Mountain mining site, existing zoning, property size, or surrounding development would generally preclude mineral extraction operations from occurring in most cases where known or potential mineral resources are identified. Therefore, cumulative development is not likely to create significant loss of availability of a known mineral resource or loss of availability of a locally important mineral resource recovery site

[7] City of Colton. 2013. General Plan Update Draft Environmental Impact Report (EIR), Exhibit 4.11-1 (Mineral Resources Map).

delineated on a local general plan, specific plan, or other land use plan. For these reasons, cumulative impacts with respect to mineral resources would be less than significant.

The proposed project would not have an incremental contribution to cumulative mineral resources impacts since no mining operations occur on the sites proposed for rezoning, and thus, future development under the Program 10/11 Rezone/GPA would not result in a loss of mineral resources. As discussed above, no impacts to locally important mineral resources could occur as a result of the implementation of the Program 10/11 Rezone/GPA and, therefore, the proposed project would not contribute to cumulative impacts with regard to mineral resources.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

3.12 - Noise

3.12.1 - Introduction

This section describes the existing noise setting and potential effects from project implementation on the site and its surrounding area. Descriptions and analysis in this section are based on noise modeling performed by FirstCarbon Solutions (FCS). The noise modeling output is included in this Draft Program Environmental Impact Report (Draft Program EIR) as Appendix E. No public comments were received during the EIR scoping period related to noise.

3.12.2 - Environmental Setting

Characteristics of Noise

Noise is generally defined as unwanted or objectionable sound. Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm, or when it has adverse effects on health. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance, and, in the extreme, hearing impairment. Noise effects can be caused by pitch or loudness. *Pitch* is the number of complete vibrations or cycles per second of a wave that result in the range of tone from high to low; higher-pitched sounds are louder to humans than lower-pitched sounds. *Loudness* is the intensity or amplitude of sound.

Sound is produced by the vibration of sound pressure waves in the air. Sound pressure levels are used to measure the intensity of sound and are described in terms of decibels. The decibel (dB) is a logarithmic unit, which expresses the ratio of the sound pressure level being measured to a standard reference level. The 0 point on the dB scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Changes of 3 dB or less are only perceptible in laboratory environments. Audible increases in noise levels generally refer to a change of 3 dB or more, as this level has been found to be barely perceptible to the human ear in outdoor environments. Only audible changes in existing ambient or background noise levels are considered potentially significant.

The human ear is not equally sensitive to all frequencies within the audible sound spectrum, so sound pressure level measurements can be weighted to better represent frequency-based sensitivity of average healthy human hearing. One such specific "filtering" of sound is called "A-weighting." A-weighted decibels (dBA) approximate the subjective response of the human ear to a broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies that are audible to the human ear. Because decibels are logarithmic units, they cannot be added or subtracted by ordinary arithmetic means. For example, if one noise source produces a noise level of 70 dB, the addition of another noise source with the same noise level would not produce 140 dB; rather, they would combine to produce a noise level of 73 dB.

Noise Descriptors

There are many ways to rate noise for various intervals, but an appropriate rating of ambient noise affecting humans also accounts for the annoying effects of sound. Equivalent continuous sound level (L_{eq}) is the total sound energy of time-varying noise over a sample period. However, the predominant

rating scales for human communities in the State of California are the L_{eq} and community noise equivalent level (CNEL) or the day-night average level (L_{dn}) based on dBA. CNEL is the time-varying noise over a 24-hour period, with a 5 dBA weighting factor applied to the hourly L_{eq} for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and a 10 dBA weighting factor applied to noise occurring from 10:00 p.m. to 7:00 a.m. (defined as sleeping hours). L_{dn} is similar to the CNEL scale but without the adjustment for events occurring during the evening hours. CNEL and L_{dn} are within one dBA of each other and are normally exchangeable. The noise adjustments are added to the noise events occurring during the more sensitive hours.

Other noise rating scales of importance when assessing the annoyance factor include the maximum noise level (L_{max}), which is the highest exponential time-averaged sound level that occurs during a stated time period. The noise environments discussed in this analysis are specified in terms of maximum levels denoted by L_{max} for short-term noise impacts. L_{max} reflects peak operating conditions and addresses the annoying aspects of intermittent noise.

Noise Propagation

From the noise source to the receiver, noise changes both in level and frequency spectrum. The most obvious is the decrease in noise as the distance from the source increases. The manner in which noise reduces with distance depends on whether the source is a point or line source, as well as ground absorption, atmospheric conditions (wind, temperature gradients, and humidity) and refraction, and shielding by natural and manmade features. Sound from point sources, such as an air conditioning condenser, a piece of construction equipment, or an idling truck, radiates uniformly outward as it travels away from the source in a spherical pattern.

The attenuation or sound drop-off rate is dependent on the conditions of the land between the noise source and receiver. To account for this ground-effect attenuation (absorption), two types of site conditions are commonly used in noise models: soft-site and hard-site conditions. Soft-site conditions account for the sound propagation loss over natural surfaces such as normal earth and ground vegetation. For point sources, a drop-off rate of 7.5 dBA per each doubling of the distance (dBA/DD) is typically observed over soft ground with landscaping, as compared with a 6 dBA/DD drop-off rate over hard ground such as asphalt, concrete, stone, and very hard packed earth. For line sources, such as traffic noise on a roadway, a 4.5 dBA/DD is typically observed for soft-site conditions compared to the 3 dBA/DD drop-off rate for hard-site conditions. Table 3.12-1 briefly defines these measurement descriptors and other sound terminology used in this section.

Table 3.12-1: Sound Terminology

Term	Definition
Sound	A vibratory disturbance created by a vibrating object which, when transmitted by pressure waves through a medium such as air, can be detected by a receiving mechanism such as the human ear or a microphone.
Noise	Sound that is loud, unpleasant, unexpected, or otherwise undesirable.

Term	Definition
Ambient Noise	The composite of noise from all sources near and far in a given environment.
Decibel (dB)	A unitless measure of sound on a logarithmic scale, which represents the squared ratio of sound pressure amplitude to a reference sound pressure. The reference pressure is 20 micropascals, representing the threshold of human hearing (0 dB).
A-weighted Decibel (dBA)	An overall frequency-weighted sound level that approximates the frequency response of the human ear.
Equivalent Noise Level (L_{eq})	The average sound energy occurring over a specified time period. In effect, L_{eq} is the steady-state sound level that in a stated period would contain the same acoustical energy as the time-varying sound that actually occurs during the same period.
Maximum and Minimum Noise Levels (L_{max} and L_{min})	The maximum or minimum instantaneous sound level measured during a measurement period.
Day-Night Level (DNL or L_{dn})	The energy average of the A-weighted sound levels occurring during a 24-hour period, with 10 dB added to the A-weighted sound levels occurring between 10 p.m. and 7 a.m. (nighttime).
Community Noise Equivalent Level (CNEL)	The energy average of the A-weighted sound levels occurring during a 24-hour period, with 5 dB added to the A-weighted sound levels occurring between 7 p.m. and 10 p.m. and 10 dB added to the A-weighted sound levels occurring between 10 p.m. and 7 a.m.
Source: Data compiled by FirstCarbon Solutions (FCS). 2024.	

Traffic Noise

The level of traffic noise depends on the three primary factors: (1) the volume of the traffic, (2) the speed of the traffic, and (3) the number of trucks in the flow of traffic. Generally, the loudness of traffic noise is increased by heavier traffic volumes, higher speeds, and greater number of trucks. Vehicle noise is a combination of the noise produced by the engine, exhaust, and tires. Because of the logarithmic nature of noise levels, a doubling of the traffic volume (assuming that the speed and truck mix do not change) results in a noise level increase of 3 dBA. Based on the Federal Highway Administration (FHWA) community noise assessment criteria, this change is "barely perceptible"; for reference, a doubling of perceived noise levels would require an increase of approximately 10 dBA. The truck mix on a given roadway also has an effect on community noise levels. As the number of heavy trucks increases and becomes a larger percentage of the vehicle mix, adjacent noise levels increase.

Stationary Noise

A stationary noise producer is any entity in a fixed location that emits noise. Examples of stationary noise sources include machinery, engines, energy production, and other mechanical or powered equipment and activities such as loading and unloading or public assembly that may occur at commercial, industrial, manufacturing, or institutional facilities. Furthermore, while noise generated by the use of motor vehicles over public roads is preempted from local regulation, the use of these vehicles is considered a stationary noise source when operated on private property such as at a

construction site, a truck terminal, or warehousing facility. The emitted noise from the producer can be mitigated to acceptable levels either at the source or on the adjacent property through the use of proper planning, setbacks, block walls, acoustic-rated windows, dense landscaping, or by changing the location of the noise producer.

The effects of stationary noise depend on factors such as characteristics of the equipment and operations, distance and pathway between the generator and receptor, and weather. Stationary noise sources may be regulated at the point of manufacture (e.g., equipment or engines), with limitations on the hours of operation, or with provision of intervening structures, barriers or topography.

Construction activities are a common source of stationary noise. Construction-period noise levels are higher than background ambient noise levels but eventually cease once construction is complete. Construction is performed in discrete steps, each of which has its own mix of equipment and, consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on each construction site and, therefore, would change the noise levels as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase. Table 3.12-2 shows typical noise levels of construction equipment as measured at a distance of 50 feet from the operating equipment.

Table 3.12-2: Typical Construction Equipment Maximum Noise Levels

Type of Equipment	Impact Device? (Yes/No)	Specification Maximum Sound Levels for Analysis (dBA at 50 feet)
Impact Pile Driver	Yes	95
Auger Drill Rig	No	85
Vibratory Pile Driver	No	95
Jackhammers	Yes	85
Pneumatic Tools	No	85
Pumps	No	77
Scrapers	No	85
Cranes	No	85
Portable Generators	No	82
Rollers	No	85
Bulldozers	No	85
Tractors	No	84
Front-end Loaders	No	80
Backhoe	No	80
Excavators	No	85
Graders	No	85
Air Compressors	No	80
Dump Truck	No	84

Type of Equipment	Impact Device? (Yes/No)	Specification Maximum Sound Levels for Analysis (dBA at 50 feet)
Concrete Mixer Truck	No	85
Pickup Truck	No	55

Notes:
dBA = A-weighted decibel
Source: Federal Highway Administration (FHWA) 2006. Highway Construction Noise Handbook, August.

Noise from Multiple Sources

Because sound pressure levels in decibels are based on a logarithmic scale, they cannot be added or subtracted in the usual arithmetical way. Therefore, sound pressure levels in decibels are logarithmically added on an energy summation basis. In other words, adding a new noise source to an existing noise source, both producing noise at the same level, will not double the noise level. Instead, if the difference between two noise sources is 10 dBA or more, the louder noise source will dominate, and the resultant noise level will be equal to the noise level of the louder source. In general, if the difference between two noise sources is 0–1 dBA, the resultant noise level will be 3 dBA higher than the louder noise source, or both sources if they are equal. If the difference between two noise sources is 2–3 dBA, the resultant noise level will be 2 dBA above the louder noise source. If the difference between two noise sources is 4–10 dBA, the resultant noise level will be 1 dBA higher than the louder noise source.

Characteristics of Vibration

Groundborne vibration consists of rapidly fluctuating motion through a solid medium, specifically the ground, which has an average motion of zero and in which the motion's amplitude can be described in terms of displacement, velocity, or acceleration. The effects of groundborne vibration typically only causes a nuisance to people, but in extreme cases, excessive groundborne vibration has the potential to cause structural damage to buildings. Although groundborne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable. Groundborne noise is an effect of groundborne vibration and only exists indoors, since it is produced from noise radiated from the motion of the walls and floors of a room, and may also consist of the rattling of windows or dishes on shelves.

Several different methods are used to quantify vibration amplitude such as the maximum instantaneous peak in the vibrations velocity, which is known as the peak particle velocity (PPV) or the root mean square (rms) amplitude of the vibration velocity. Because of the typically small amplitudes of vibrations, vibration velocity is often expressed in decibels—denoted as LV—and is based on the reference quantity of 1 microinch per second. To distinguish vibration levels from noise levels, the unit is written as "VdB."

Although groundborne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable. When assessing annoyance from groundborne vibration, vibration is typically expressed as rms velocity in units of decibels of 1 microinch per second, with the unit written in VdB. Typically, developed areas are

continuously affected by vibration velocities of 50 VdB or lower. Human perception to vibration starts at levels as low as 67 VdB. Annoyance due to vibration in residential settings starts at approximately 70 VdB.

Off-site sources that may produce perceptible vibrations are usually caused by construction equipment, steel-wheeled trains, and traffic on rough roads, while smooth roads rarely produce perceptible groundborne noise or vibration. Construction activities, such as blasting, pile driving and operating heavy earthmoving equipment, are common sources of groundborne vibration. Construction vibration impacts on building structures are generally assessed in terms of PPV. Typical vibration source levels from construction equipment are shown in Table 3.12-3.[1]

Table 3.12-3: Vibration Levels of Construction Equipment

Construction Equipment	PPV at 25 Feet (inches/second)	rms Velocity in Decibels (VdB) at 25 Feet
Bulldozer—small	0.003	58
Hydromill (slurry wall in rock)	0.017	75
Jackhammer	0.035	79
Loaded Trucks	0.076	86
Bulldozer—large	0.089	87
Caisson Drilling	0.089	87
Hoe Ram	0.089	87
Clam Shovel Drop (slurry wall)	0.202	94
Vibratory Roller–large	0.210	94
Pile Driver (impact-typical)	0.644	104
Pile Driver (impact-upper range)	1.518	112

Notes:
PPV = peak particle velocity
rms = root mean square
VdB = velocity in decibels
Sources: Federal Transit Administration (FTA). 2018. Transit Noise and Vibration Impact Assessment Manual, September.
Federal Highway Administration (FHWA). 2006. Highway Construction Noise Handbook. August.

The propagation of groundborne vibration is not as simple to model as airborne noise. This is because noise in the air travels through a relatively uniform medium, while groundborne vibrations travel through the earth, which may contain significant geological differences. Factors that influence groundborne vibration include:

- **Vibration source:** Type of activity or equipment, such as impact or mobile, and depth of vibration source;
- **Vibration path:** Soil type, rock layers, soil layering, depth to water table, and frost depth; and

[1] Federal Highway Administration (FHWA). 2006. Highway Construction Noise Handbook. August.

- **Vibration receiver:** Foundation type, building construction, and acoustical absorption.

Among these factors that influence groundborne vibration, there are significant differences in the vibration characteristics when the source is underground compared to at the ground surface. In addition, soil conditions are known to have a strong influence on the levels of groundborne vibration. Among the most important factors are the stiffness and internal damping of the soil and the depth to bedrock. Vibration propagation is more efficient in stiff clay soils than in loose sandy soils, and shallow rock seems to concentrate the vibration energy close to the surface and can result in groundborne vibration problems at large distance from the source. Factors such as layering of the soil and depth to the water table can have significant effects on the propagation of groundborne vibration. Soft, loose, sandy soils tend to attenuate more vibration energy than hard, rocky materials. Vibration propagation through groundwater is more efficient than through sandy soils. There are three main types of vibration propagation: surface, compression, and shear waves. Surface waves, or Rayleigh waves, travel along the ground's surface. These waves carry most of their energy along an expanding circular wave front, similar to ripples produced by throwing a rock into a pool of water. P-waves, or compression waves, are body waves that carry their energy along an expanding spherical wave front. The particle motion in these waves is longitudinal (i.e., in a "push-pull" fashion). P-waves are analogous to airborne sound waves. S-waves, or shear waves, are also body waves that carry energy along an expanding spherical wave front. However, unlike P-waves, the particle motion is transverse, or side-to-side and perpendicular to the direction of propagation.

As vibration waves propagate from a source, the vibration energy decreases in a logarithmic nature and the vibration levels typically decrease by 6 VdB per doubling of the distance from the vibration source. As stated above, this drop-off rate can vary greatly depending on the soil type, but it has been shown to be effective enough for screening purposes, in order to identify potential vibration impacts that may need to be studied through actual field tests. The vibration level (calculated below as "PPV") at a distance from a point source can generally be calculated using the vibration reference equation:

$$PPV = PPV_{ref} * (25/D)^n \text{ (in/sec)}$$

Where:

PPV_{ref} = reference measurement at 25 feet from vibration source
D = distance from equipment to the receptor
n = vibration attenuation rate through ground

According to Section 7 of the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment manual, an "n" value of 1.5 is recommended to calculate vibration propagation through typical soil conditions.[2]

Existing Noise Environment

The City of Colton Housing Element Update Program 10/11 Rezone and General Plan Amendment (Program 10/11 Rezone GPA, or proposed project) includes potential housing sites located throughout the City of Colton, in predominantly urban environments characterized by residential

[2] Federal Transit Administration (FTA). 2006. Transit Noise and Vibration Impact Assessment. May.

neighborhoods, commercial centers, industrial uses, and public facilities. The dominant noise sources in the City are vehicular traffic on major roadways, highways, and freeways; railroad activity along existing freight rail lines; and aircraft overflights, as identified in the City's Noise Element.

Noise-sensitive land uses generally consist of those uses where exposure to noise would result in adverse effects as well as uses for which quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Other typical noise-sensitive land uses include hospitals, convalescent facilities, hotels, religious institutions, libraries, and other uses where low noise levels are essential.

3.12.3 - Regulatory Framework

Federal

Noise Control Act

The adverse impact of noise was officially recognized by the federal government in the Noise Control Act of 1972, which serves three purposes:

- Promulgating noise emission standards for interstate commerce
- Assisting state and local abatement efforts
- Promoting noise education and research

The Federal Office of Noise Abatement and Control (ONAC) was initially tasked with implementing the Noise Control Act. However, the ONAC has since been eliminated, leaving the development of federal noise policies and programs to other federal agencies and interagency committees.

Among the agencies now regulating noise are the Occupational Safety and Health Administration (OSHA), which limits noise exposure of workers to 90 dB L_{eq} or less for 8 continuous hours or 105 dB L_{eq} or less for 1 continuous hour; the United States Department of Transportation (USDOT), which assumed a significant role in noise control through its various operating agencies; and the Federal Aviation Administration (FAA), which regulates noise of aircraft and airports. Surface transportation system noise is regulated by a host of agencies, including the FTA. Transit noise is regulated by the federal Urban Mass Transit Administration, while freeways that are part of the interstate highway system are regulated by the FHWA. Finally, the federal government actively advocates that local jurisdictions use their land use regulatory authority to arrange new development in such a way that "noise-sensitive" uses are either prohibited from being sited adjacent to a highway, or alternatively, that developments are planned and constructed in such a manner that minimize potential noise impacts.

Since the federal government has preempted the setting of standards for noise levels that can be emitted by transportation sources, local jurisdictions are limited to regulating the noise generated by the transportation system through nuisance abatement ordinances and land use planning.

Federal Transit Administration Standards and Guidelines

The FTA has established industry accepted standards for vibration impact criteria and impact assessment. These guidelines are published in its Transit Noise and Vibration Impact Assessment

document (FTA 2006). The FTA guidelines include thresholds for construction vibration impacts for various structural categories as shown in Table 3.12-4.

Table 3.12-4: Federal Transit Administration Construction Vibration Impact Criteria

Building Category	PPV (in/sec)	Approximate VdB
I. Reinforced Concrete, Steel, or Timber (no plaster)	0.5	102
II. Engineered Concrete and Masonry (no plaster)	0.3	98
III. Nonengineered Timber and Masonry Buildings	0.2	94
IV. Buildings Extremely Susceptible to Vibration Damage	0.12	90

Notes:
in/sec = inches per second
PPV = peak particle velocity
VdB = velocity in decibels
Source: Federal Aviation Administration (FAA). 2006. Transit Noise and Vibration Impact Assessment.

The FTA has also established construction noise impact guidelines for detailed construction noise impact analyses. The construction noise impact criteria identify thresholds for various types of receiving land uses. For example, the daytime 8-hour average threshold for receiving residential land uses is 80 dBA $L_{eq.equip(8hr)}$ and the nighttime threshold is 70 dBA $L_{eq.equip(8hr)}$. The threshold for receiving commercial land uses is 85 dBA $L_{eq.equip(8hr)}$ for daytime and nighttime construction activity. The threshold for receiving industrial land uses is 90 dBA $L_{eq.equip(8hr)}$ for daytime and nighttime construction activity.

State

California General Plan Guidelines

Established in 1973, the California Department of Health Services Office of Noise Control was instrumental in developing regularity tools to control and abate noise for use by local agencies. One significant model is the Land Use Compatibility for Community Noise Environments Matrix, which allows the local jurisdiction to delineate compatibility of sensitive uses with various incremental levels of noise.[3]

Government Code Section 65302 mandates that the legislative body of each county and city in California adopt a noise element as part of its comprehensive general plan. The local noise element must recognize the land use compatibility guidelines published by the State Department of Health Services. The guidelines rank noise/land use compatibility in terms of normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable. The proposed project is also subject to review under the State of California Environmental Quality Act (CEQA). Appendix G of the CEQA Guidelines provides impact thresholds for potential noise and vibration impacts.

[3] California Department of Health Services Office of Noise Control. 1976. Land Use Compatibility for Community Noise Environments Matrix.

California Building Standards Code

California has established noise insulation standards for new hotels, motels, apartment houses, and dwellings (other than single-family detached housing). These requirements are provided in the California Building Standards Code (CBC) (California Code of Regulations [CCR] Title 24).[4] The 2022 CBC was published on July 1, 2022, with an effective date of January 1, 2023. As provided in the CBC, the noise insulation standards set forth an interior standard of 45-dBA CNEL as measured from within a structure's interior. When such structures are located within a 65-dBA CNEL (or greater) exterior noise contour associated with a traffic noise along a roadway, an acoustical analysis is required to ensure that interior levels do not exceed the 45-dBA CNEL threshold. Title 24 standards are typically enforced by local jurisdictions through the building permit application process.

Local

City of Colton General Plan

The City of Colton addresses noise in the Noise Element of the City of Colton General Plan and in the City's Municipal Code, as discussed below. [5,6]

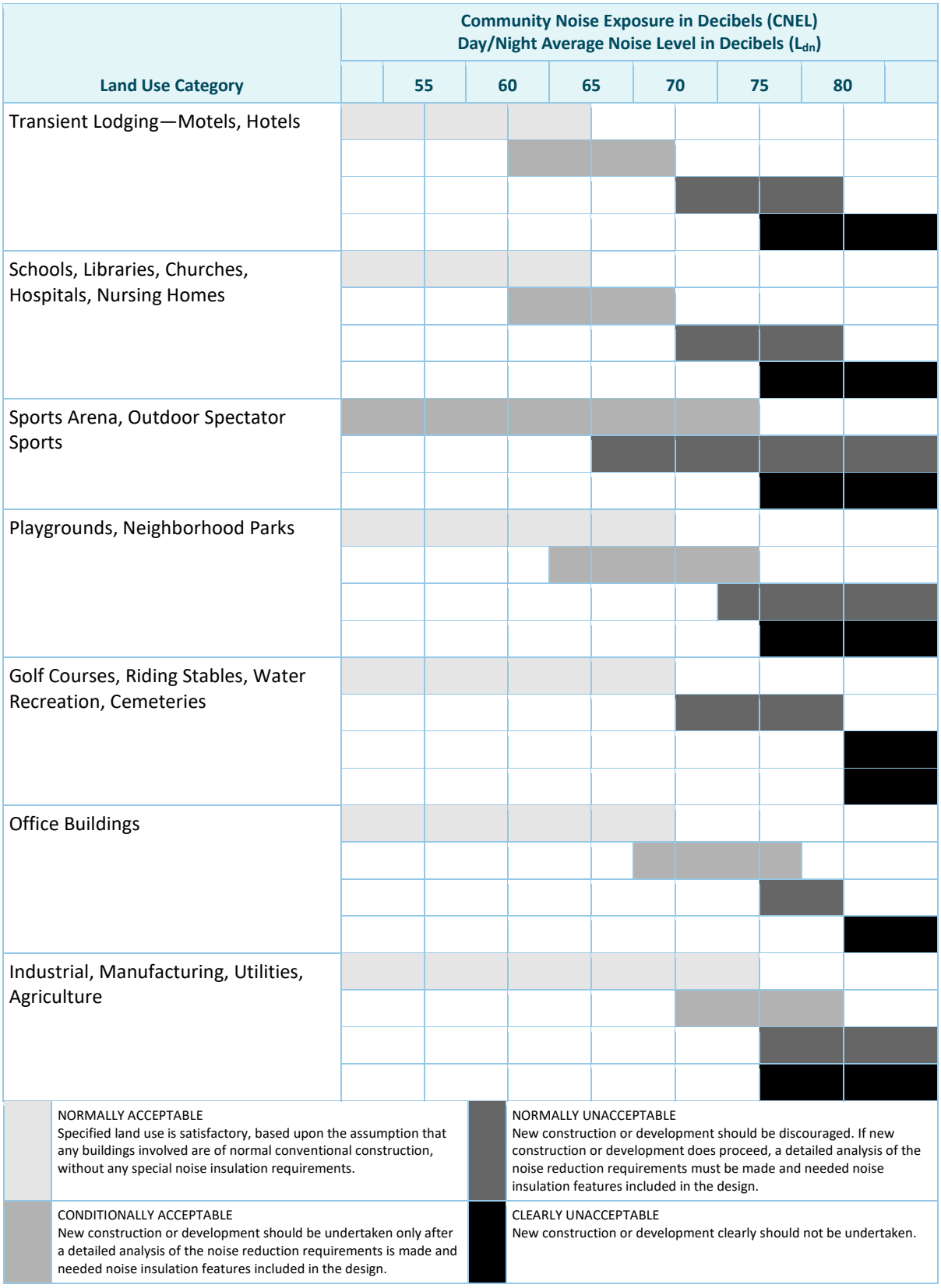
Noise Element

The City of Colton General Plan, Noise Element, establishes land use compatibility standards for the City of Colton. The General Plan Land Use Compatibility Standards for Community Noise Environments are shown in Table 3.12 5. According to Table 3.12-5 of the City's General Plan Noise Element, noise levels up to 60 dBA CNEL are considered "normally acceptable" for residential uses, and up to 70 dBA CNEL for commercial uses. These thresholds are used in this analysis to evaluate the compatibility of future development sites with the existing and projected noise environment.

Table 3.12-5: Land Use Compatibility Standards for Community Noise Environments

Land Use Category	Community Noise Exposure in Decibels (CNEL) Day/Night Average Noise Level in Decibels (L_{dn})						
	55	60	65	70	75	80	
Residential—Low Density Single-family, Duplex, Mobile Homes							
Residential—Multi-family							

[4] California Building Standards Commission. 2019. California Building Standards Code (CCR Title 24). January 1.
[5] City of Colton. 1987. City of Colton General Plan Noise Element. Website: https://www.coltonca.gov/DocumentCenter/View/271. Accessed May 22, 2025.
[6] City of Colton. 2025. City of Colton Municipal Code. Website: https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.42PEST. Accessed: May 22, 2025.


Land Use Category
Community Noise Exposure in Decibels (CNEL)
Day/Night Average Noise Level in Decibels (L_{dn})
55
60
65
70
75
80
Transient Lodging—Motels, Hotels
Schools, Libraries, Churches, Hospitals, Nursing Homes
Sports Arena, Outdoor Spectator Sports
Playgrounds, Neighborhood Parks
Golf Courses, Riding Stables, Water Recreation, Cemeteries
Office Buildings
Industrial, Manufacturing, Utilities, Agriculture
NORMALLY ACCEPTABLE
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
CONDITIONALLY ACCEPTABLE
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design.
NORMALLY UNACCEPTABLE
New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
CLEARLY UNACCEPTABLE
New construction or development clearly should not be undertaken.

Land Use Category	Community Noise Exposure in Decibels (CNEL) Day/Night Average Noise Level in Decibels (L_{dn})							
		55	60	65	70	75	80	
Notes: CNEL = Community Noise Equivalent Level L_{dn} = day/night average sound level Source: City of Colton General Plan. 1987.								

City of Colton Municipal Code

The City of Colton establishes its noise performance standards in the City's Municipal Code. The noise ordinance (Municipal Code § 18.42.040) establishes a threshold of 65 dBA as the maximum operational sound level permitted to be generated, when measured at the boundary line of the property on which the sound is generated. While the City does not indicate the noise metric for this performance threshold, for purposes of this analysis it is assumed the applicable noise metric is an hourly average noise exposure level (65 dBA L_{eq}(h)) applicable to all daytime and nighttime hours.

The City also addresses vibration impacts by restricting project operations so as not to generate ground vibration by equipment (other than motor vehicles, trains, or by temporary construction or demolition) which is perceptible, without instruments, by the average person at or beyond any lot line of the lot containing the activities.

The specific noise ordinances applicable to the proposed project are listed below.

18.42.040–Noise.

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

18.42.050–Vibration.

All activities shall be operated so as not to generate ground vibration by equipment other than motor vehicles, trains or by temporary construction or demolition, which is perceptible without instruments by the average person at or beyond any lot line of the lot containing the activities.

3.12.4 - Methodology

Construction Noise Analysis Methodology

A worst-case scenario was analyzed assuming each piece of modeled equipment would operate simultaneously at the nearest reasonable locations to the closest noise-sensitive receptor for the loudest phase of construction. Noise emission levels recommended by FHWA's Highway Construction Noise Handbook were used to ascertain the noise generated by specific types of construction equipment. The calculation spreadsheet with the detailed modeling assumptions is provided in Appendix E.

Traffic Noise Modeling Methodology

For the purposes of this analysis, traffic noise levels along selected roadway segments in the project vicinity would have a significant impact if the proposed project would cause existing traffic noise levels to increase by 3 dBA L_{dn} or more. Typically, a doubling of the Average Daily Traffic (ADT) hourly volumes on a roadway segment is required in order to result in an increase of 3 dBA in traffic noise levels. Therefore, for the purposes of this analysis, a doubling of the existing ADT volumes would result in a substantial permanent increase in traffic noise levels.

Stationary Noise Source Analysis Methodology

The proposed project would generate noise from new stationary sources, including mechanical equipment operations and parking lot activity. To provide a conservative analysis, reasonable worst-case hourly average noise levels for each noise source, and also for the combined noise sources, were calculated as measured at the nearest sensitive receptor. The analysis considered industry-standard reference noise levels from the proposed activities and used the highest end of the range of reference noise levels for these stationary noise sources. The calculated noise considered the distance to the nearest sensitive receptor land uses. The calculation spreadsheet with the detailed modeling assumptions is provided in Appendix E.

Vibration Impact Analysis Methodology

The City does not have adopted criteria for construction or operational groundborne vibration impacts. Therefore, the FTA's vibration impact criteria and modeling and analysis methodology were utilized to evaluate potential vibration impacts. The FTA has established industry-accepted standards for vibration impact criteria and impact assessment, which are summarized in Table 3.12-4 above. A reasonable worst-case scenario was analyzed assuming the piece of equipment that would generate the highest groundborne vibration levels would operate at the nearest reasonable location to an off-site structure. FTA and FHWA reference vibration levels for construction equipment, as summarized in Table 3.12-3, were used to calculate reasonable worst-case construction vibration levels.

Cumulative Analysis Methodology

The geographic scope of the cumulative noise analysis is limited by the range of potential noise impacts. Noise impacts tend to be localized; therefore, noise impacts for construction, mobile, and stationary noise sources are limited to approximately 500 feet from the source. Noise impacts for airport-related noise sources are limited to the areas within an airport's 65 dBA CNEL noise contours.

Groundborne vibration impacts are also very localized. Therefore, potential cumulative impacts from groundborne vibration would be limited to 50-feet from the type of single event activity (such as temporary construction) that could occur with implementation of the proposed project. In addition, the only cumulatively considerable contribution to permanent or ongoing operational groundborne vibration conditions in the project vicinity would result from introduction of new permanent sources of groundborne vibration to an existing impacted environment.

The cumulative impact analysis evaluates whether the impacts of the proposed project, together with the impacts of cumulative development, could result in a cumulatively significant impact with

respect to noise. The analysis also considers whether incremental contribution of impacts associated with the implementation of the proposed project would be significant. Both conditions must apply for a project's cumulative effects to rise to the level of a significant impact. If there is no impact associated with respect to a particular CEQA threshold, discussion of cumulative impacts is not required. Accordingly, cumulative discussion is limited to the potential impacts as discussed below.

This analysis evaluates whether impacts of implementation of the Program 10/11 Rezone/GPA, together with impacts of cumulative development, would result in a cumulatively significant impact with respect to noise. This analysis then considers whether incremental contribution of the impacts associated with implementation of the Program 10/11 Rezone/GPA would be significant. Both conditions must apply for cumulative effects to rise to the level of significance.

3.12.5 - Thresholds of Significance

The City of Colton has established local CEQA significance thresholds and this Draft Program EIR incorporates the air quality questions included in Appendix J ("CEQA Checklist") of the City of Colton's Local CEQA Guidelines. Per the City's thresholds, a significant air quality impact would occur if the proposed project would cause:

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?

b) Generation of excessive groundborne vibration or groundborne noise levels?

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?

3.12.6 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of the proposed project and provides mitigation measures where appropriate.

Substantial Noise Increase in Excess of Standards

Impact NOI-1:	**The proposed project would not generate 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.**

Impact Analysis

Construction Noise Impacts

A significant impact would occur if project-related, noise-producing construction activities exceed the City's established noise performance standards for construction activities.

While the City does not establish noise level thresholds for construction activities, this analysis uses the construction noise impact guidelines established by the FTA to identify the potential for impacts due to substantial temporary construction noise. The FTA identifies construction noise limits in the Transit Noise and Vibration Impact Assessment Manual. During daytime hours, an exterior threshold of 80 dBA $L_{eq(8hr)}$ shall be enforced at residential land uses, 85 dBA $L_{eq(8hr)}$ at commercial land uses, and 90 dBA $L_{eq(8hr)}$ at industrial land uses. All future development projects facilitated by the Program 10/11 Rezone/GPA would be required to comply with applicable noise regulations at the time of project approval.

Development that could occur from implementation of the Program 10/11 Rezone/GPA is expected to result in construction activities in the vicinity of the potential sites for housing. Noise impacts from construction activities would be a function of the noise generated by construction equipment, equipment location, sensitivity of nearby land uses, and the timing and duration of the construction activities.

For future development projects, two types of short-term noise impacts would occur during site preparation and project construction. The first type would result from the increase in traffic flow on local streets associated with the transport of workers, equipment, and materials to and from the project site. The transport of workers and construction equipment and materials to a development site would incrementally increase noise levels on access roads leading to a site. Typically, a doubling of the ADT hourly volumes on a roadway segment is required to result in an increase of 3 dBA in traffic noise levels, which, as discussed in the characteristics of noise discussion above, is the lowest change perceptible to the human ear in outdoor environments. Based on existing traffic volumes provided in Table 4-2 of the traffic study prepared for this project by Urban Crossroads [7] and as shown in the traffic count data sheets provided in Appendix E, any future individual development project's construction trips would not be expected to double the hourly or daily traffic volumes along roadway segments in the vicinity of a development site. For this reason, short-term intermittent noise from construction trips would not be expected to result in a perceptible increase in daily average traffic noise levels. Therefore, short-term construction-related noise impacts associated with the transportation of workers and equipment to a development site would be less than significant.

For future development projects, the second type of short-term noise impact is related to noise generated during site preparation, grading, and construction activities. Construction is performed in discrete steps, each of which has its own mix of equipment and, consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on-site. Thus, the noise levels vary as construction progresses. Despite the variety in the types and sizes of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction noise ranges to be categorized by work phase. Table 3.12-2 shows typical noise levels of construction equipment as measured at a distance of 50 feet from the operating equipment.

The site preparation phase, which includes excavation and grading activities, generates the highest noise levels because the noisiest construction equipment is earthmoving equipment. Earthmoving

[7] Urban Crossroads. 2025. Colton Housing Element Traffic Analysis. April 23.

equipment includes excavating machinery and compacting equipment, such as bulldozers, draglines, backhoes, front loaders, roller compactors, scrapers, and graders. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full power operation followed by 3 or 4 minutes at lower power settings.

The Housing Element Update does not propose or confer any specific development projects; however, development projects consistent with the Program 10/11 Rezone/GPA would be expected to require the use of some of the loudest pieces of construction equipment listed in Table 3.12-2. For example, the maximum noise level generated by each scraper is assumed to be 85 dBA L_{max} at 50 feet from this equipment. Bulldozers would generate 85 dBA L_{max} at 50 feet. The maximum noise level generated by graders is approximately 85 dBA L_{max} at 50 feet. Each doubling of sound sources with equal strength increases the noise level by 3 dBA. Assuming that each piece of construction equipment operates at some distance from the other equipment, a reasonable worst-case combined noise level during this phase of construction would be 88 dBA L_{max} at a distance of 50 feet from the acoustical center of a construction area. This would result in a reasonable worst-case hourly average of 86 dBA L_{eq}. The acoustical center reference is used because construction equipment must operate at some distance from one another on a project site, and the combined noise level as measured at a point equidistant from multiple sources operating simultaneously would represent the worst-case noise levels.

Additionally, the City's existing code enforcement system provides a mechanism for responding to construction-related noise complaints. Because future housing development would occur within the City limits, projects would be reviewed and approved in accordance with City procedures, including compliance with applicable CEQA requirements as described in Section 2, Project Description. There are no site-specific development plans; however, project development related to the Program 10/11 Rezone/GPA could result in the potential for construction noise to reach relatively high single event noise levels, resulting in temporary substantial increase in ambient noise levels in the vicinity of the project site, potentially resulting in an intermittent noise nuisance that could result in annoyance or sleep disturbances at nearby sensitive receptors. Therefore, to ensure compliance with the City standards, Mitigation Measure (MM) NOI-1, which includes Best Management Practices (BMPs) and limitations on permissible hours of construction, would be implemented. With implementation of MM NOI-1, potential construction noise impacts would be reduced to less than significant.

Mobile Source Operational Noise Impacts

A significant impact would occur if project-generated traffic would result in a substantial permanent increase in ambient noise levels compared to those that would occur without implementation of the Program 10/11 Rezone/GPA.

The City of Colton does not establish a numeric threshold for determining the significance of traffic noise increases. For the purposes of this analysis, a traffic noise increase of 3 dBA or more is conservatively considered potentially significant, as it represents the minimum change generally perceptible to the human ear. A doubling of ADT is typically required to produce a 3 dBA increase in roadway noise levels, a substantial permanent increase in traffic noise would occur only where project-generated traffic would double the existing ADT on a roadway segment.

Based on the traffic analysis prepared for the project by Urban Crossroads,[8] implementation of the proposed project would not result in a doubling of traffic volumes on any analyzed roadway segment compared to traffic volumes that would exist without the project. According to Table 4-2 of the traffic study, the largest increase in ADT would occur along Mt. Vernon Avenue at Fairway Drive, where implementation of the proposed project would result in an increase of approximately 9 percent in ADT compared to conditions without the proposed project. This increase would result in a less than 1 dBA increase in traffic noise levels, which is well below a level that would be a perceptible increase and well below the 3 dBA increase that would be considered a substantial increase in traffic noise levels. The traffic count data sheets are provided in Appendix E.

Therefore, development related to the Program 10/11 Rezone/GPA would not double average daily trips on any roadway segment in the vicinity and would not generate a 3 dBA or greater increase in traffic noise levels. Therefore, the proposed project would not result in a substantial permanent increase in ambient noise levels from project-generated traffic trips and mobile source operational noise impacts would be less than significant.

Stationary Source Operational Noise Impacts

A significant impact would occur if operational noise levels generated by stationary noise sources at development projects on the potential sites for housing would result in a substantial permanent increase in ambient noise levels in excess of the City's noise standards.

The City of Colton establishes noise performance standards for operational activities in Section 18.42.040 of the Municipal Code. This section prohibits sound levels from exceeding 65 dBA $L_{eq(h)}$ when measured at the property line of the parcel generating the noise. The primary stationary noise source associated with residential and mixed-use development consistent with the Program 10/11 Rezone/GPA would be mechanical ventilation equipment, such as heating, ventilation, and air conditioning (HVAC) systems. The potential associated impacts of such equipment are discussed below.

Mechanical Equipment Operations

Typical new market-available residential-grade mechanical equipment has a reference noise level of up to 70 dBA L_{max} at a distance of 3 feet. At these source levels, unshielded mechanical equipment could exceed the City's 65 dBA $L_{eq(h)}$ threshold if placed closer than 6-feet from a receiving property line.

The City of Colton's General Plan Noise Element includes policies that require development to minimize the introduction of new noise sources near sensitive land uses and to incorporate appropriate design features or mitigation to reduce noise exposure where necessary. These policies help ensure that stationary source noise impacts would be reduced to the extent feasible.

To ensure consistency with the City's General Plan and compliance with applicable noise performance standards, Mitigation Measure NOI-2 would be implemented. MM NOI-2 requires preparation of a project-level noise analysis for any development that would locate noise-producing

[8] Urban Crossroads. 2025. Colton Housing Element Traffic Analysis. April 23.

mechanical equipment within 10 feet of a property line. If potential exceedances are identified, mitigation such as shielding, acoustical barriers, or increased setback distances must be implemented. The distance of 10 feet is established to provide a conservative screening distance for potential operational noise impacts from residential grade mechanical ventilation equipment. As noted previously, at a distance of 6 feet or greater, typical operational noise levels from residential grade mechanical ventilation equipment would attenuate to below the City's noise performance standard of 65 dBA $L_{eq(h)}$.

Therefore, with compliance with the City's General Plan policies and implementation of MM NOI-1, stationary source noise impacts associated with future development on the potential sites for housing would be less than significant.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

MM NOI-1 Construction Noise Reduction Plan

Prior to issuance of construction permits for development projects associated with the City of Colton Housing Element Update Program 10/11 Rezone and General Plan Amendment, the following language shall be included, verbatim, in the general notes section of all the civil plan construction documents.

- The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.
- The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.
- The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists.
- At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences.
- The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site.
- For construction activity that requires the use of heavy construction equipment within 50 feet of any noise-sensitive receptors, the construction contractor shall ensure that the operation of heavy construction equipment shall be limited to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturday and Sunday.
- The construction contractor shall designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint

(e.g., a bad muffler) and shall require that reasonable measures be implemented to correct the problem.

- For construction activity that requires the use of heavy construction equipment within 50 feet of any noise-sensitive receptors, the project applicant shall provide one of the following:
- A temporary noise barrier shall be installed prior to the onset of construction activities that would require the use of heavy construction equipment. The barrier shall be located between the construction zone and all adjacent sensitive receptor land uses. The temporary sound barrier shall provide a reduction in noise that shall meet the City's construction noise threshold of 55 A-weighted decibels (dBA) maximum noise level (L_{max}) as measured at the façade of the sensitive receptor land uses. The noise barrier shall be a minimum height of 8 feet and be free of gaps and holes and must achieve a Sound Transmission Class (STC) of 35 or greater. The barrier can be either (a) a 0.75-inch-thick plywood wall or (b) a hanging blanket/curtain with a surface density or at least 2 pounds per square foot. For either configuration, the construction side of the barrier shall have an exterior lining of sound absorption material with a Noise Reduction Coefficient (NRC) rating of 0.7 or higher.
- A site-specific construction-related groundborne vibration impact assessment shall be conducted by a qualified Technical Specialist that demonstrates that proposed construction activities, along with any applicable project design features, would not result in an exceedance of an exterior threshold of 80 dBA 8-hour equivalent sound level ($L_{eq(8hr)}$) at residential land uses, or of 85 dBA $L_{eq(8hr)}$ at commercial land uses, and of 90 dBA $L_{eq(8hr)}$ at industrial land uses. Upon approval by the City, any identified construction noise reduction measures shall be incorporated into the construction documents.

Compliance with this measure would ensure that potential construction-related noise impacts associated with development that would occur under the Program 10/11 Rezone/GPA would be reduced to less than significant.

MM NOI-2 Stationary Source Noise Impact Reduction Measure

Prior to issuance for entitlements for a project, for any development project on potential sites for housing that would include any noise-producing mechanical systems located within 10 feet of a receiving property line, the project applicant shall retain a Noise Specialist to conduct a site-specific project level noise analysis to evaluate compliance with Section 18.42.040 of the Municipal Code, which prohibits noise levels in excess of 65 A-weighted decibels (dBA) equivalent sound level ($L_{eq(h)}$) when measured at the property line of the parcel generating the noise. If the analysis identifies that proposed mechanical system operations could result in an exceedance of the City's noise performance standards, then specific measures to attenuate the noise impact shall be identified. The analysis shall be submitted to City staff for review and approval prior to issuance of building permits. The final noise

reduction measures shall be included on all final construction and building documents and/or construction management plans and submitted for verification to the City. Specific measures may include, but are not limited to, the following measures or design features:

- The project applicant shall utilize quieter mechanical systems that would not result in an exceedance of the City's operational noise standards.
- The project applicant shall enclose mechanical systems in a sound-attenuating structure or shall install sound barriers adjacent to the proposed system that would reduce operational noise levels to not exceed the City's noise performance standards as measured at a receiving property plane.

Compliance with this measure would ensure that potential stationary-source noise impacts associated with development that would occur under the Program 10/11 Rezone/GPA would be reduced to less than significant.

Level of Significance After Mitigation

Less than significant impact.

Cumulative Impacts

The geographic scope of the cumulative noise analysis is limited by the range of potential noise impacts. Noise impacts tend to be localized; therefore, noise impacts for construction, traffic, and stationary noise sources are limited to approximately 500 feet from the source. This analysis evaluates whether impacts of implementation of the Program 10/11 Rezone/GPA, together with impacts of cumulative development, would result in a cumulatively significant impact with respect to noise. This analysis then considers whether incremental contribution of the impacts associated with implementation of the Program 10/11 Rezone/GPA would be significant. Both conditions must apply for cumulative effects to rise to the level of significance.

Construction Noise Impacts

The significance threshold for a cumulative construction noise impact would be a substantial temporary noise increase in areas in the vicinity of the potential sites for housing that already experience excessive noise levels from construction activities. There are currently no long-term development projects undergoing construction within 500 feet of the potential sites for housing that would constitute an existing cumulative construction noise impact. Furthermore, all future development projects within the city limits would be subject to the requirements of the Colton Municipal Code. Therefore, implementation of the Program 10/11 Rezone/GPA would not result in a potentially significant cumulatively considerable contribution to construction noise impacts within 500 feet of the potential sites for housing. As such, the Program 10/11 Rezone/GPA, in conjunction with other planned and approved projects, would result in a less than significant cumulative impact with respect to construction noise.

Mobile Source Noise Impacts

The significance threshold for a cumulative traffic noise impact would be if project-generated traffic would result in a substantial permanent increase in traffic noise levels in the vicinity of the potential sites for housing that already experience excessive noise levels.

As shown in the mobile source operational noise impact discussion above, under cumulative plus project conditions the proposed project would not result in a doubling of traffic volumes on any analyzed roadway segment compared to traffic volumes that would exist without the proposed project. The resulting traffic noise increase would be less than a 1 dBA increase along any roadway segment in the project vicinity. Therefore, project-related traffic noise increases in the project vicinity would be below a level that would be considered a perceptible increase in traffic noise levels. Therefore, implementation of the proposed project would not result in a potentially significant cumulatively considerable contribution to traffic noise impacts in the project vicinity. This impact would be less than significant. As such, the Program 10/11 Rezone/GPA, in conjunction with other planned and approved projects, would result in a less than significant cumulative impact with respect to mobile noise sources.

Stationary Source Noise Impacts

The significance threshold for a cumulative stationary source operational noise impact would be a substantial temporary noise increase at any location already exposed to excessive noise levels from stationary source operational noise. All existing and future development in the City is and would be required to comply with the City's operational noise performance standards of the Municipal Code, which establish maximum acceptable noise limits and/or permissible hours of operation that ensure maintenance of acceptable interior noise levels for receiving land uses. In addition, as discussed in the stationary source noise impact, in compliance with MM NOI-2, any development consistent with the Program 10/11 Rezone/GPA would be required to prepare a site-specific analysis and incorporate design measures, where necessary, to ensure potential noise impacts related to new stationary noise sources would be reduced to less than significant as measured at the project property plane. Therefore, project-related stationary source noise increases would be below a level that would be considered a perceptible increase in ambient noise levels and would result in a less than significant cumulatively considerable contribution to ambient noise impacts in the project vicinity. As such, the Program 10/11 Rezone/GPA, in conjunction with other planned and approved projects, would result in a less than significant cumulative impact with respect to stationary noise sources.

Level of Cumulative Significance

Less than significant impact.

Groundborne Vibration/Noise Levels

Impact NOI-2:	**The proposed project would not result in generation of excessive groundborne vibration or groundborne noise levels.**

Impact Analysis

This section analyzes both construction and operational groundborne vibration impacts. The City of Colton General Plan does not include vibration standards, and no specific vibration policies are

included in the Program 10/11 Rezone/GPA. As such, the City has not adopted specific thresholds for groundborne vibration impacts; therefore, for purposes of this analysis, the FTA's vibration impact criteria are utilized to analyze potential vibration impacts. The FTA has established industry-accepted standards for vibration impact criteria and impact assessment. These guidelines are published in its Transit Noise and Vibration Impact Assessment Manual.

Short-term Construction Vibration Impacts to Off-site Receptors

Construction activity can result in varying degrees of ground vibration, depending on the equipment used on the site. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings in the vicinity of a construction site respond to these vibrations with varying results, ranging from no perceptible effects at the low levels to slight damage at the highest levels. Table 3.12-3 provides approximate vibration levels for specific types of construction equipment and activities.

Future construction activities that could occur with development of the potential sites for housing would generate groundborne vibration. Groundborne vibration from construction activities has the potential to impact existing or future buildings (i.e., through structural damage) and their occupants (i.e., through activity disruption, annoyance, etc.) if they are located close enough to the construction sites. In general, vibration-induced structural damage could only occur when certain types of construction activity (e.g., blasting and pile driving) take place close to existing structures, while vibration-induced disruption/annoyance could occur during more common types of construction activity (e.g., truck movements) at greater distance from the activity area.

Of the variety of equipment used during construction, impact pile drivers that could be used in the site preparation phase of construction would produce the greatest groundborne vibration levels. Impact pile drivers produce groundborne vibration levels ranging up to 0.644 inch per second (in/sec) PPV at 25 feet from the operating equipment.

These potential construction vibration levels from future development projects could exceed the FTA's damage threshold criteria shown in Table 3.12-4. For example, the threshold criteria for structures of nonengineered timber and masonry construction is 0.2 in/sec PPV. Therefore, mitigation would be required to reduce this potential impact. Construction vibration sources can be mitigated to acceptable levels either at the source or on the adjacent property by using alternate equipment, employing adequate setbacks, or digging temporary trenches between the source and the receptor. For example, at a distance of 55 feet, vibration levels from an impact pile driver would attenuate to 0.19 in/sec PPV; at 26 feet, vibration levels from a large vibratory roller would attenuate to 0.198 in/sec PPV; and at 15 feet, vibration levels from large bulldozers, caisson drilling, hoe rams, or similar or smaller equipment would attenuate to 0.19 in/sec PPV, which would all be below the 0.2 in/sec PPV threshold for structures of nonengineered timber and masonry construction.

Therefore, to ensure that vibration levels generated by future development projects do not exceed applicable thresholds, MM NOI-3 would be required to be implemented. MM NOI-3 requires preparation of a Construction Vibration Reduction Plan for any development project involving high-vibration equipment (e.g., vibratory rollers, pile drivers) located near vibration-sensitive receptors.

Implementation of this measure would ensure that groundborne vibration impacts generated by future development projects would be reduced to less than significant.

Operational Vibration Impacts

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

Development consistent with the Program 10/11 Rezone/GPA would involve residential and mixed-use land use development. This type of land use development would not include any permanent sources of vibration that would expose persons in the project vicinity to excessive groundborne vibration levels. Therefore, project operational groundborne vibration level impacts would be considered less than significant.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

MM NOI-3 Construction Vibration Reduction Plan

- Prior to the issuance of entitlements for any future development projects that would necessitate the use of any of the following equipment operation conditions, the project sponsor shall retain a Noise Specialist to prepare a Construction Vibration Reduction Plan for submittal to City staff for review and approval that identifies specific techniques (such as the depth and location of temporary trenching) that would reduce potential vibration impacts to less than significant for the impacted structure. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors to implement these measures to limit construction-related vibration impacts.
- Precipitating equipment operation conditions include:
  - Operation of pile driving within 55 feet of an off-site structure.
  - Operation of large vibratory rollers within 26 feet of an off-site structure.
  - Operation of any heavy construction equipment within 15 feet of an off-site structure (such equipment includes, but it not limited to, bulldozers, hoe rams, caisson drilling, loaded trucks, or similar, that have reference vibration levels greater than 0.07 inch per second (in/sec) peak particle velocity (PPV) at 25 feet).

Compliance with this measure would ensure that potential construction-related groundborne vibration impacts associated with development that would occur under the Program 10/11 Rezone/GPA would be reduced to less than significant.

Level of Significance After Mitigation

Less than significant impact.

Cumulative Impacts

Groundborne vibration impacts are very localized; therefore, only areas within approximately 50 feet of a construction site or within 100 feet of operational vibration sources, such as rail lines, could potentially be affected.

Construction Vibration Impacts

There are currently no long-term development projects undergoing construction within 50 feet of the potential sites for housing that would constitute an existing cumulative groundborne vibration impact. Therefore, with implementation of MM NOI-3, Construction Vibration Reduction Plan, project-specific impacts would be reduced to less than significant and implementation of the Program 10/11 Rezone/GPA would result in a less than significant cumulative impact related to construction groundborne vibration. As such, the Program 10/11 Rezone/GPA, in conjunction with other planned and approved projects, would result in a less than significant cumulative impact with respect to construction-related sources of groundborne vibration.

Operational Groundborne Vibration Impacts

The only cumulatively considerable contribution to groundborne vibration conditions in the project vicinity would result from introduction of new permanent sources of groundborne vibration to an existing impacted environment. The only major source of groundborne vibration in the vicinity of the potential sites for housing is railroad activity along the rail line that goes through the City. Implementation of the Program 10/11 Rezone/GPA would not increase railroad activity and therefore would not introduce any new permanent sources of groundborne vibration in the vicinity of the potential sites for housing. Therefore, implementation of the Program 10/11 Rezone/GPA would not result in a potentially significant cumulatively considerable contribution to vibration conditions. As such, the Program 10/11 Rezone/GPA, in conjunction with other planned and approved projects, would result in a less than significant cumulative impact with respect to permanent sources of groundborne vibration.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Excessive Noise Levels from Airport Activity

Impact NOI-3: **The proposed project would not expose people residing or working in the project area to excessive noise levels 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.**

Impact Analysis

Based on review of the Colton Housing Element Update and regional airport locations, none of the candidate housing sites identified for rezoning appear to be located within 2 miles of a public airport or private airstrip. The nearest public airport would be the San Bernardino International Airport located more than two miles from the properties related to the Program 10/11 Rezone/GPA. At this distance, the potential sites for housing are located well outside of the airport's 60 dBA CNEL noise contours. Therefore, implementation of the Program 10/11 Rezone/GPA would not expose persons residing or working at the sites to noise levels from airport activity that would be in excess of normally acceptable standards. Therefore, no impact would occur.

Level of Significance

No Impact.

Cumulative Impacts

Airport Noise Impacts

As there is no project impact related to airport noise, no cumulative analysis is required.

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3.13 - Population and Housing

3.13.1 - Introduction

This section describes existing population and housing in the region, County, and project area as well as the relevant regulatory framework. This section also evaluates the possible impacts related to population and housing that could result from implementation of the project. Information included in this section is based on databases and reports maintained by the California Department of Finance, the City of Colton, and the Southern California Association of Governments.

No public comments were received during the Environmental Impact Report (EIR) scoping period related to population and housing.

3.13.2 - Environmental Setting

Population

Southern California Association of Governments Region

The Southern California Association of Governments (SCAG) conducts long-term forecasts of population, households, and employment for the six-county[1] members within the SCAG region to project growth in the region. Southern California has experienced population growth over the past several decades, and that growth is expected to continue. Approximately 18,827,000 residents were living in the SCAG region in 2019.[2] SCAG projects that the SCAG region's population will grow by 2,055,000 people to approximately 20,882,000 people by 2050.[3]

San Bernardino County

The California Department of Finance (CDF) estimates that the total population of the County was 2,207,424 as of January 1, 2025.[4] The CDF estimates that the County had an average household size of 3.14 and a total of 758,120 dwelling units as of January 1, 2025.[5]

City of Colton

Population

The City's population was estimated to be 53,278 by the CDF, with an average household size of 3.27.[6]

[1] Southern California is defined as the six counties that make up the region: Imperial County, Los Angeles County, Orange County, Riverside County, San Bernardino County, and Ventura County.
[2] Southern California Association of Governments. 2023. SCAG Connect SoCal 2024 Program Environmental Impact Report. Website: https://scag.ca.gov/sites/default/files/2024-05/23-3052-peir-2024-draft-3-14-pop-housing.pdf.pdf. Accessed May 8, 2025.
[3] Ibid.
[4] California Department of Finance. 2025. Table 2: E-5 City/County Population and Housing Estimates, 1/1/2025. Website: https://dof.ca.gov/wp-content/uploads/sites/352/Forecasting/Demographics/Documents/E-5_2025_InternetVersion.xlsx. Accessed May 8, 2025.
[5] Ibid.
[6] California Department of Finance. 2025. Table 2: E-5 City/County Population and Housing Estimates, 1/1/2025. Website: https://dof.ca.gov/wp-content/uploads/sites/352/Forecasting/Demographics/Documents/E-5_2025_InternetVersion.xlsx. Accessed May 8, 2025.

Historic Population Growth

The City's population decreased by 411 persons, or 0.7 percent, between 2010 and 2025. It should be noted that the City's population peaked in 2021 at 53,906 and dropped from that peak in 2022 through 2025. Table 3.13-1 summarizes the City's Historic population growth.

Table 3.13-1: Historic Population Growth

Year	Total City Population
2010	52,154
2011	52,474
2012	52,715
2013	52,894
2014	52,942
2015	53,203
2016	53,306
2017	53,381
2018	53,338
2019	53,520
2020	53,757
2021	53,906
2022	53,626
2023	53,337
2024	53,505
2025	53,278
Change (2010-2025)	**+1,124**
	+2.2%

Source: California Department of Finance (CDF). 2024. Table 2: E-4 Population Estimates for Cities, Counties, and State 2011-2020 with 2010 Benchmark
California Department of Finance (CDF). 2024. Table 2: E-5 City/County Population and Housing Estimates, 1/1/2024.

Housing

Southern California Association of Governments Region

SCAG periodically develops Bay Area regional projections for population, households, and economic activity. Based on SCAG projections for households from 2019 to 2050, the overall regional count of

households is projected to grow from approximately 5.8 million households in 2019 to approximately 7.8 million households by 2050, representing an increase of 34.5 percent.[7]

San Bernardino County

The CDF provides historic housing growth estimates for San Bernardino County. According to the most recent housing estimate for 2025, there are 731,899 dwelling units in the County.[8] San Bernardino County's housing stock increased approximately 4.6 percent in the period between 2010 and 2025. The County's housing growth between 2010 to 2025 is summarized in Table 3.13-2.

Table 3.13-2: San Bernardino County Historic Housing Unit Growth

Year	Housing Inventory
2010	699,637
2011	701,883
2012	703,791
2013	705,860
2014	708,074
2015	711,584
2016	714,421
2017	718,714
2018	723,431
2019	727,743
2020	731,080
2021	734,848
2022	740,893
2023	748,186
2024	753,826
2025	731,899
Change (2010-2025)	**32,262**
	4.6 %
Source: California Department of Finance (CDF). 2024. Table 2: E-8 Population and Housing Estimates for Cities, Counties, and the State, April 1, 2010-April 1, 2020, with January Estimates California Department of Finance (CDF). 2025. Table 2: E-5 City/County Population and Housing Estimates, 1/1/2025.	

[7] Southern California Association of Governments (SCAG). 2023. SCAG Connect SoCal 2024 Program Environmental Impact Report. Website: https:// scag.ca.gov/sites/main/files/file-attachments/certifieddraftfinalpeir_ada_noapps.pdf?1712106772. Accessed November 8, 2024.

[8] California Department of Finance (CDF). 2025. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2025. Website: https:// dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2025/. Accessed May 19, 2025.

City of Colton

The CDF provides historic housing growth estimates for the City of Colton. According to the most recent housing estimate for 2025, there are 16,632 dwelling units in the City.[9] Colton's housing stock increased by 1.7 percent in the period between 2010 and 2025. The City's housing growth between 2010 to 2025 is summarized in Table 3.13-3.

Table 3.13-3: Colton Historic Housing Unit Growth

Year	Colton Housing Units
2010	16,350
2011	16,381
2012	16,372
2013	16,392
2014	16,410
2015	16,427
2016	16,448
2017	16,473
2018	16,539
2019	16,611
2020	16,632
2021	16,714
2022	16,758
2023	16,775
2024	16,795
2025	16,632
Change (2010-2025)	**282**
	1.7 %
Source: California Department of Finance (CDF). 2024. Table 2: E-8 Population and Housing Estimates for Cities, Counties, and the State, April 1, 2010-April 1, 2020, with January Estimates California Department of Finance (CDF). 2025. Table 2: E-5 City/County Population and Housing Estimates, 1/1/2025.	

Future Housing Needs

Per the 2021-2029 Regional Housing Need Allocation (RHNA), the City needs to build approximately 5,434 housing units at varying levels of affordability by 2029 to meet the housing needs of people at

[9] California Department of Finance (CDF). 2025. Table 2: E-5 City/County Population and Housing Estimates, 1/1/2025. Website: https://dof.ca.gov/wp-content/uploads/sites/352/Forecasting/Demographics/Documents/E-5_2025_InternetVersion.xlsx. Accessed May 8, 2025..

a range of income levels.[10] The housing needs assessment for the City of Colton is presented in Table 3.13-4.

Table 3.13-4: Colton Housing Needs Assessment

Very-low Income	Low Income	Moderate Income	Above Moderate Income	Total
1,318	668	906	2,542	5,434
Source: Southern California Association of Governments. 2021. SCAF 6th Cycle Final RHNA Allocation Plan. July 1.				

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, 1,668 units for low-income households, 906 units for moderate-income households, and 2,542 units for above-moderate-income households.[11]

Affordable Housing

Southern California Association of Governments Region

According to SCAG forecasts, the SCAG Region's total projected housing need from 2023-2031 is 1,341,827 residential units, 558,603 of which need to be affordable to very low-income and low-income residents, consisting of: [12]

- 351,796 units (26.2 percent) within the very low-income level[13] (0–50 percent of Area Median Income [AMI]);
- 206,807 units (15.4 percent) within the low-income level (51–80 percent of AMI);
- 223,957 units (16.6 percent) within the moderate-income level (81–120 percent of AMI); and
- 559,267 units (41.7 percent) within the above-moderate-income level (more than 120 percent of AMI).

San Bernardino County

According to SCAG forecasts, the County's total projected housing need from 2023-2031 is 138,110 residential units, 57,570 of which need to be affordable to very low-income and low-income residents, consisting of: [14]

[10] Southern California Association of Governments (SCAG). 2021. SCAG 6th Cycle Final RHNA Allocation Plan. Website: https://scag.ca.gov/sites/default/files/2024-05/6th_cycle_final_rhna_allocation_plan_070121.pdf. Accessed May 19, 2025.
[11] Ibid.
[12] Southern California Association of Governments. 2021. 6th Cycle Final RHNA Allocation Plan. Website: https://scag.ca.gov/sites/main/files/file-attachments/6th_cycle_final_rhna_allocation_plan_070121.pdf?1646938785. Accessed November 7, 2024.
[13] Extremely Low Income is included in the "Very Low" Income Category.
[14] Southern California Association of Governments (SCAG). 2021. 6th Cycle Final RHNA Allocation Plan. Website: https://scag.ca.gov/sites/main/files/file-attachments/6th_cycle_final_rhna_allocation_plan_070121.pdf?1646938785. Accessed November 7, 2024

- 35,667 units (25.8 percent) within the very low-income level[15] (0–50 percent of AMI;
- 21,903 units (15.9 percent) within the low-income level (51–80 percent of AMI);
- 24,140 units (17.5 percent) within the moderate-income level (81–120 percent of AMI); and
- 56,400 units (40.8 percent) within the above-moderate-income level (more than 120 percent of AMI).

City of Colton

According to SCAG forecasts, the City's projected housing need from 2023-2031 is 5,434 residential units, 138,110 of which need to be affordable to very low- income and low-income residents, consisting of: [16]

- 1,318 units (24.3 percent) within the very low-income level[17] (0–50 percent of AMI);
- 668 units (12.3 percent) within the low-income level (51–80 percent of AMI);
- 906 units (16.7 percent) within the moderate-income level (81–120 percent of AMI); and
- 2,542 units (46.8 percent) within the above-moderate-income level (more than 120 percent of AMI).

Employment

Southern California Association of Governments Region

The Southern California region's employment is projected to grow by approximately 700,000 to just over 10.2 million jobs by 2050. Table 3.13-5 provides SCAG's projections for employment for the Southern California region between 2030 and 2050.

Table 3.13-5: Southern California Association of Governments Region Employment Projections

Year	Employment Projection
2030	9,581,000
2045	10,218,000
2050	10,248,000
Source: Southern California Association of Governments. 2023. SCAG Connect SoCal 2024 Program Environmental Impact Report.	

[15] Extremely Low Income is included in the "Very Low" Income Category.
[16] Southern California Association of Governments (SCAG). 2021. 6th Cycle Final RHNA Allocation Plan. Website: https://scag.ca.gov/sites/main/files/file-attachments/6th_cycle_final_rhna_allocation_plan_070121.pdf?1646938785. Accessed November 7, 2024
[17] Extremely Low Income is included in the "Very Low" Income Category.

San Bernardino County

In January 2024, the California Employment Development Department (EDD) estimated 989,400 employed persons and 50,000 unemployed persons, for an unemployment rate of 4.8 percent within San Bernardino County.[18]

City of Colton

In January 2024, the EDD estimated 25,500 employed persons and 1,400 unemployed persons for an unemployment rate of 5.1 percent within the City.[19]

3.13.3 - Regulatory Framework

State

California Housing Element Law

The State Housing Element Law (Government Code Chapter 1143, Article 10.6, §§ 65580 and 65589) requires each city and county to adopt a general plan for future growth. This plan must include a housing element that identifies housing needs for all economic segments and provides opportunities for housing development to meet that need. The amount of housing that must be accounted for in a local housing element is determined through a process called the RHNA. In the RHNA process, the State gives each region a number representing the amount of housing needed, based on existing need and expected population growth.

At the State level, the California Department of Housing and Community Development (HCD) estimates the relative share of the State's anticipated population growth that would occur in each county in the State, based on CDF population projections and historic growth trends. Where there is a regional council of governments, as in the Southern California Area (in this case, the SCAG), the HCD provides the regional housing need to the council. The council then assigns a share of the regional housing need to each of its cities and counties. The process of assigning shares provides cities and counties the opportunity to comment on the proposed allocations. The HCD oversees the process to ensure that the council of governments distributes its share of the State's projected housing need.

Each city and county must update its general plan housing element on a regular basis pursuant to the requirements of Government Code §§65580, *et seq*. Among other things, the housing element must incorporate policies and identify potential sites that would accommodate a city's share of the regional housing need. Before adopting an update to its housing element, a city or county must submit the draft to the HCD for review. The HCD will advise the local jurisdiction whether its housing element complies with the provisions of California Housing Element Law. The regional councils of governments are required to assign regional housing shares to the cities and counties within their region on a similar schedule. At the beginning of each cycle, the HCD provides population projections to the regional councils of governments, who then allocate shares to their cities and

[18] California Employment Development Department (EDD). 2025. Monthly Labor Force Data for Counties. Website: https://labormarketinfo.edd.ca.gov/file/lfmonth/countyur-400c.pdf. Accessed May 19, 2025.

[19] California Employment Development Department (EDD). 2025. Unemployment Rate and Labor Force. Website: https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Flabormarketinfo.edd.ca.gov%2Ffile%2Flfmonth%2Fallsubs.xls&wdOrigin=BROWSELINK. Accessed May 19, 2025.

counties. The shares of the regional need are allocated before the end of the cycle so that the cities and counties can amend their housing elements by the deadline.

Senate Bill 375

Senate Bill (SB) 375, adopted in October 2008, calls upon each of California's Metropolitan Planning Organizations (MPOs) to develop an integrated transportation, land use, and housing plan known as a Sustainable Communities Strategy (SCS). This SCS must demonstrate how the region will reduce greenhouse gas (GHG) emissions through long-range planning. It also requires the RHNA, which anticipates housing need for local jurisdictions, to conform to the SCS, which is an opportunity to advocate for increased access to and distribution of affordable housing across the region.

Senate Bill 1227

SB 1227 (Density Bonus for Student Housing): This senate bill created a density bonus for student housing development for students enrolled at a full-time college and establishes prioritization for students experiencing homelessness.

Assembly Bill 2345

Assembly Bill (AB) 2345 (Increase Maximum Allowable Density): This assembly bill revised the requirements for developers of affordable and senior housing components receiving concessions and incentives as well as increasing the maximum density bonus available to developers.

Assembly Bill 1397

AB 1397 amended the Government Code to strengthen the obligation for local agencies to identify and make available an adequate number of RHNA sites for all income levels in their housing elements. AB 1397 tightened requirements for the adequacy of sites, including nonvacant sites and sites included in a previous housing element, and requirements that identified sites have adequate infrastructure.[20]

Relevant Housing Bills Since 2019

Governor Gavin Newsom signed 18 bills in October 2019 to address the Statewide housing crisis.[21] The bills incentivize affordable housing, encourage accessory dwelling units (ADUs) construction, and streamline permitting and approvals for residential development projects to address the California housing crisis. Consistent with these intentions and purposes, the Governor signed SB 113 by the Committee on Budget and Fiscal Review, which will enable the transfer of $331 million in State funds to the National Mortgage Special Deposit Fund and establishes the Legislature's intent to create a trust to manage these funds to provide an ongoing source of funding for borrower relief and legal aid to vulnerable homeowners and renters.

The Governor signed the following bills to remove barriers and boost housing production:

[20] Public Interest Law Project. 2021. AB 1397-Housing Element Site Requirements. Website thepublicinterestlawproject.app.box.com/s/q87frdz7cuywdhszz9xo5sj4tith28gs. Accessed: November 7,2024.

[21] Office of Governor Gavin Newsom. 2019. Governor Gavin Newsom Signs 18 Bills to Boost Housing Production. October 9. Website: https://www.gov.ca.gov/2019/10/09/governor-gavin-newsom-signs-18-bills-to-boost-housing-production/. Accessed November 7, 2024..

- SB 330 by Senator Nancy Skinner (D-Berkeley) establishes the Housing Crisis Act of 2019, which will accelerate housing production in California by streamlining permitting and approval processes, ensuring "no net loss" in zoning capacity and limiting fees after projects are approved.
- AB 1763 by Assembly Member David Chiu (D-San Francisco) creates more affordable housing by giving 100 percent affordable housing developments an enhanced density bonus to encourage development.
- AB 116 by Assembly Member Philip Ting (D-San Francisco) removes the requirement for Enhanced Infrastructure Financing Districts to receive voter approval prior to issuing bonds.
- AB 1485 by Assembly Member Buffy Wicks (D-Oakland) builds on existing environmental streamlining law and encourage moderate income housing production.
- AB 1255 by Assembly Member Robert Rivas (D-Hollister) requires cities and counties to report to the State an inventory of its surplus lands in urbanized areas. AB 1255 then requires the State to include this information in a digitized inventory of State surplus land sites.
- AB 1486 by Assembly Member Philip Ting (D-San Francisco) expands Surplus Land Act requirements for local agencies, requires local governments to include specified information relating to surplus lands in their housing elements and annual progress reports, and requires the HCD to establish a database of surplus lands, as specified.
- SB 6 by Senator Jim Beall (D-San José) requires the State to create a public inventory of local sites suitable for residential development, along with State surplus lands.
- SB 751 by Senator Susan Rubio (D-Baldwin Park) creates the San Gabriel Valley Regional Housing Trust to finance affordable housing projects for homeless and low-income populations and to address the homelessness crisis in the region.
- AB 1483 by Assembly Member Tim Grayson (D-Concord) requires local jurisdictions to publicly share information about zoning ordinances, development standards, fees, exactions, and affordability requirements. AB 1483 also requires the HCD to develop and update a 10-year housing data strategy.
- AB 1010 by Assembly Member Eduardo Garcia (D-Coachella) allows duly constituted governing bodies of a Native American reservation or Rancheria to become eligible applicants to participate in affordable housing programs.
- AB 1743 by Assembly Member Richard Bloom (D-Santa Monica) expands the properties that are exempt from community facility district taxes to include properties that qualify for the property tax welfare exemption and limits the ability of local agencies to reject housing projects because they qualify for the exemption.
- SB 196 by Senator Jim Beall (D-San José) enacts a new welfare exemption from property tax for property owned by a Community Land Trust and makes other changes regarding property tax assessments of property subject to contracts with Community Land Trusts.

The construction of ADUs can also help cities meet their housing goals and increase the State's affordable housing supply. The Governor signed the following bills to eliminate barriers to building ADUs:

- AB 68 by Assembly Member Philip Ting (D-San Francisco) makes major changes to facilitate the approvals and development of more ADUs and address barriers to building. AB 68 reduces barriers to ADU approval and construction, which will increase production of these low-cost, energy-efficient units and add to California's affordable housing supply.
- AB 881 by Assembly Member Richard Bloom (D-Santa Monica) removes impediments to ADU construction through regulations restricting local jurisdictions' permitting criteria, clarifying that ADUs must receive streamlined approval, including if such units were constructed in existing garages or structures, and eliminating local agencies' ability to require owner-occupancy for 5 years.
- AB 587 by Assembly Member Laura Friedman (D-Glendale) provides a narrow exemption for affordable housing organizations to sell deed-restricted land to eligible low-income homeowners.
- SB 13 by Senator Bob Wieckowski (D-Fremont) creates a tiered fee structure that charges ADUs more fairly based on their size and location. SB 13 also addresses other barriers by reducing the application approval timeframe, thereby creating an avenue to bring previously unpermitted ADUs into compliance with applicable local codes, and enhancing an enforcement mechanism allowing the State to ensure that localities are complying with the ADU statute.
- AB 671 by Assembly Member Laura Friedman (D-Glendale) requires local governments' housing plans to encourage affordable ADU rentals and requires the State to develop a list of State grants and financial incentives for affordable ADUs.
- AB 725 requires that at least 25 percent of a metropolitan jurisdiction's share of the regional housing need for moderate-income housing be allocated to sites with zoning that allows at least four units of housing but no more than 100 units per acre of housing. AB 725 would require that at least 25 percent of a metropolitan jurisdiction's share of the regional housing need for above moderate-income housing be allocated to sites with zoning that allows at least four units of housing.
- AB 2345 increases the bonus to developers who are willing to develop additional affordable units.

AB 3308 allows school districts to utilize low-income housing tax credits to develop affordable housing for teachers and other school employees on district-owned land.

- SB 7 extends California Environmental Quality Act (CEQA) streamlining for qualifying environmental leadership development projects approved through 2025, thereby reinstating and expanding the former AB 900 streamlining process.

- SB 8 extends the provisions of SB 330, the Housing Crisis Act of 2019, from 2025 until 2030. It allows applicants who submit qualifying preliminary applications for housing developments prior to January 1, 2030, to utilize the protections of the Housing Crisis Act through January 1, 2034, with those applications subject only to the ordinances and policies in effect when the preliminary application is deemed complete, with limited exceptions. SB 8 clarifies that for purposes of the Housing Crisis Act, a "housing development project" may involve discretionary and/or ministerial approvals or construction of a single dwelling unit and adds demolition, relocation, and return rights.
- SB 9 requires, for qualifying parcels, ministerial approval of two-unit housing developments in single-family zoning districts and would allow single-family parcels to be subdivided into two lots.
- SB 10 allows local agencies to avoid CEQA review when upzoning parcels to allow up to 10 units per parcel, at a height specified by local ordinance, if the parcel is located in a qualifying transit-rich area or an urban infill site.
- SB 290 clarifies the State Density Bous Law to extend incentives to student housing projects.
- SB 478 prohibits local governments from establishing a floor area ratio (FAR) that is less than 1.0 for projects of three to seven units or less than 1.25 for projects consisting of 8 to 10 units. Those local governments also cannot deny a qualifying project solely based on the fact that the lot area does not satisfy the minimum lot size requirement.
- SB) 450 (Atkins) amends SB 9 (2021), a law that allows duplexes and lot splits on single-family residential lots. In response to threats from a county court case and low housing production numbers, SB 450 modifies SB 9's legal language to more clearly define "affordable housing" and require local governments to approve or deny SB 9 project applications within 60 days. SB 450 also prohibits local governments from applying non-uniform or more restrictive standards to SB 9 projects than to other types of housing. It further limits the denial of SB 9 projects to only public health and safety grounds, rather than more vague standards.
- SB 1123 (Caballero) extends SB 684 (2023), a law that facilitates the subdivision of multifamily zoned parcels of five acres or less into up to 10 for-sale lots. The law extends subdivision streamlining to single-family residential lots within single-family zones that are vacant and less than 1.5 acres. The maximum unit count of 10 units is amended to not include ADUs if local governments would like them built, meaning that local discretion could allow up to 20 housing units to be built on these sites.
- Assembly Bill (AB) 2553 (Friedman) extends AB 2097 (2023), a law that eliminates minimum parking requirements for new residential, commercial, and other development projects located within half a mile of a "major transit stop" with 15-minute headways. AB 2553 modifies the definition of a major transit stop to include sites with bus routes running every 20 minutes or less (instead of the previous 15-minute interval). This expands the applicability of AB 2097 to more places. The law also reduces vehicular traffic impact fees for housing developments built in these areas.
- Several bills were signed to strengthen the enforcement of State housing laws, ensuring compliance with California's ambitious housing goals. For example, The Builder's Remedy is a

provision within California's Housing Accountability Act that goes into effect when cities or counties fail to adopt a compliant housing element as required by State law. Under the Builder's Remedy, developers can bypass local zoning laws to build residential projects with unlimited density in noncompliant jurisdictions, as long as the project reserves 20 percent of housing units for low-income households. In these cases, local governments lose their ability to deny or impose significant restrictions on development, except in cases where it affects public health or safety.

- AB 1893 (Wicks) modifies the design of the Builder's Remedy to increase project feasibility by altering the inclusionary zoning requirement for Builder's Remedy projects from 20 percent low-income housing to a staggered system: 7 percent for extremely low-income households, 10 percent for very low-income households, or 13 percent for low-income households. AB 1893 also decreases the unlimited density standard to State-imposed density standards of up to 35 dwelling units per acre. The law also clarifies that a local jurisdiction cannot impose requirements for rezoning, general plan amendments, or other legislative approvals on Builder's Remedy projects.
- SB 1037 (Wiener) aims to strengthen enforcement of State housing laws by giving the Attorney General power to impose civil penalties on local governments that violate certain State housing laws, such as failing to adopt a compliant housing element or ignoring State laws that require streamlined ministerial approval of certain housing projects. AB 2023 (Quirk-Silva) shifts the legal burden of proof onto local governments to defend their housing plans if they seek judicial relief from HCD's designation of their housing element to be noncompliant.
- AB 130 and SB 131, signed into law on June 30, 2025, are two budget trailer bills focused on reforming CEQA to accelerate housing and infrastructure development. AB 130 primarily exempts infill housing from CEQA, while SB 131 streamlines review for other projects, including advanced manufacturing and wildfire mitigation. These bills are part of Governor Newsom's Abundance Agenda aiming to increase housing availability and reduce development barriers. Both bills significantly alter CEQA, the State's environmental review process, to expedite housing and infrastructure projects. AB 130 exempts most infill housing projects from CEQA review if they meet specific criteria, such as consistency with local plans and avoidance of hazardous sites. SB 131 establishes a streamlined process for reviewing housing projects that meet most, but not all, of the CEQA exemption criteria.

Regional

State Assembly Bill 2853 (Regional Housing Needs Allocation)

AB 2853, signed into law in 1980, mandates all cities address their regional "fair share allocation" of housing needs in relation to income group within the Housing Element within a General Plan. Therefore, each City must evaluate its "regional fair share" projected by SCAG, which serves as the council of governments for the six-county Southern California Area. Association of Bay Area Governments (ABAG) determines the local fair share of regional housing through a variety of factors, including market demand for housing, employment opportunities availability of suitable sites and

public facilities based on local plans, commuting patterns with respect to differences between job creation and labor supply, type and tenure of housing, and the housing needs of farm workers.

Housing element law mandates that local governments must appropriately plan to meet the existing and projected housing needs of all economic segments of the community, from very low income (less than 50 percent of AMI) to above-moderate-income (above 120 percent of AMI). The law recognizes that local governments must adopt land use plans and regulatory systems to provide opportunities for housing production to support the private market in adequately addressing housing needs and demands. The law also requires that the HCD review local housing elements to ensure compliance with State law and report their findings to local governments.

Southern California Association of Governments 6th Cycle RHNA Allocation Plan

The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need for housing within each jurisdiction during specified planning periods.

In March 2021, SCAG adopted its 6th cycle RHNA allocation plan, which covers the planning period October 2021 through October 2029. For the 6th cycle, SCAG received a RHNA allocation of 1,341,827 housing units, which was distributed to all 197 SCAG jurisdictions.

Communities use RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment and household growth. RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and subregion can grow in ways that enhance quality of life, improve access to jobs, promotes transportation mobility, and addresses social equity and fair share housing needs.[22]

Local

City of Colton General Plan

The City of Colton General Plan codifies policies, standards, and programs that administer an overarching, long-term plan for physical development within the City. Development projects within the City must demonstrate consistency with the goals and policies outlined in the General Plan.

Housing Element

In addition to the RHNA, the Housing Element Update includes several programs intended to improve the quality of the City's housing inventory, conserve existing neighborhoods, increase housing affordability, and remove potential constraints to housing for lower-income households and persons with special needs. Although the Housing Element Update is designed to encourage and facilitate new housing construction within the City, the Housing Element Update does not propose any specific development projects. However, future development within the City would be guided by the policies outlined in the Housing Element Update.

[22] Southern California Association of Governments (SCAG). 2025. Regional Housing Needs Assessment. Website: https:// scag.ca.gov/rhna. Accessed May 19, 2025.

Goal H-1 Provide opportunities for the development of quality housing for households at and above the median income – housing that does not currently exist in the City in sufficient quantities.

Policy H-1.1 Through appropriate zoning and development standards, facilitate moderate- and above moderate-income housing in the Hub City Centre Specific Plan and Roquet Ranch Specific Plan areas.

Policy H-1.2 Require high-quality construction and amenities through the establishment and enforcement of modern development standards and comprehensive residential design guidelines.

Goal H-2: Enhance the existing viable housing stock as a source of low- and moderate-income housing for Colton residents and as an integral part of the community character.

Policy H-2.1 Enforce adopted code requirements that set forth acceptable health and safety standards for the occupancy of existing housing.

Policy H-2.2 Utilize Code Compliance and the City's Building Official to bring substandard units into compliance with City codes and to improve overall housing conditions in Colton.

Policy H-2.3 Continue to facilitate access to rehabilitation programs that provide financial and technical assistance to low- and moderate-income households for the repair and rehabilitation of existing housing with substandard conditions.

Policy H-2.4 Facilitate the removal of existing housing, including illegal, non-conforming, and blighted properties, that poses serious health and safety hazards to residents and adjacent structures.

Policy H-2.5 Assist in the preservation of all units at risk of converting from affordable housing to market rate

Goal H-3 Create opportunities for the development of new housing that responds to all economic segments of the community.

Policy H-3.1 Allow for densities up to 30 units per acre as set forth in the Residential Overlay designation and Mixed-Use: Downtown area.

Policy H-3.2 Consider allowing mixed-use development in the Hub City Centre Specific Plan to provide additional housing opportunities.

Policy H-3.3 Use density bonuses and other incentives to facilitate the development of new higher density housing that is affordable to lower-income households.

Policy H-3.4 Form collaborative partnerships with non-profit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower-

income households. Policy H-3.5 Address the housing needs of special populations and extremely low-income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units

Goal H-4 Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.

Policy H-4.1 Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses in planned unit developments, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use developments. Policy H-4.2 Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and high-quality transportation corridors such as Downtown, Hub City Centre Specific Plan and South Colton.

Policy H-4.3 Encourage compatible residential development in areas where land use policies support higher densities. Policy H-4.4 Allow flexibility in the City's standards and regulations to encourage a variety of housing types.

Goal H-5 Mitigate any potential governmental constraints to housing production and affordability.

Policy H-5.1 Review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on the development of housing.

Goal H-6 Continue to promote equal housing opportunity in the City's housing market regardless of age, race, sex, marital status, ethnic background, source of income, and other factors.

Policy H-6.1 Provide fair housing services to Colton residents, and ensure that residents are aware of their rights and responsibilities regarding fair housing.

Policy H-6.2 Provide equal access to housing for special needs residents such as the homeless, elderly, and persons with disabilities.

Policy H-6.3 Promote the provisions of accessible units and housing suitable for persons with mental or physical disabilities.

Goal H-7 Promote and encourage sustainable development and green building practices for all new residential development and for the retrofitting of existing housing.

Policy H-7.1 Promote higher density residential development and mixed-use in Downtown Colton and along major transit corridors and near high quality transit stops.

Policy H-7.2 Encourage water- and energy-efficient appliances and features for new residential development and encourage water- and energy-efficient retrofitting improvements for existing residential homes.

Policy H-7.3 Provide incentives to promote weatherization, double-paned windows, and insulation for older homes.

Policy H-7.4 Provide initiatives to increase the use of solar energy and utilize passive solar design to increase energy conservation.

3.13.4 - Methodology

To determine the potential for impacts related to population and housing, the current uses, overall condition of the project site, historic and current population and housing characteristics, and future projections for population and housing within the City were identified. This analysis is based on data published by the CDF and SCAG, as well as information presented in the City's General Plan. The project's impacts were evaluated by determining their consistency with these projections, estimates, and the General Plan. The geographic scope of the cumulative impact analysis for population and housing is the City of Colton because the General Plan, which includes the Housing Element Update, provides for population and housing growth within City boundaries.

3.13.5 - Thresholds of Significance

Because this analysis evaluates potential sites for rezoning rather than individual site plans, the potential population and housing impacts of the Program 10/11 Rezone/GPA are evaluated based on the maximum proposed density for each potential site for rezoning. Additionally, the General Plan and Municipal Code were reviewed to determine applicable policies and design requirements for the proposed project.

Each potential site for rezoning will be evaluated on a project-by-project basis for impacts when a site plan has been developed, and all future development would be required to comply with General Plan and Housing Element policies, as well as zoning requirements.

The Lead Agency utilizes the criteria in CEQA Guidelines Appendix G Environmental Checklist and the City of Colton's Local CEQA Guidelines, Appendix J to determine whether impacts to population and housing are significant environmental effects. The proposed project would have a potentially significant impact if it would:

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).

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

3.13.6 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the proposed project and provides mitigation measures where necessary.

Population Growth

Impact POP-1: **Development consistent with the proposed project would not 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).**

Impact Analysis

Table 3.13-6 provides SCAG projections for households and population projections for Colton from 2020 to 2040.

Table 3.13-6: City of Colton Population Projections, 2020–2040

Year	Total Households	Population Projection
2020	17,600	57,600
2035	20,400	67,800
2040	20,800	69,100
Source: Southern California Association of Governments (SCAG). 2016. 2016–2040 RTP/SCS Final Growth Forecast by Jurisdiction		

Methodology for Estimating Population Growth

It should be noted that these projections are a reasonable estimate given the best available data. However, there are some limitations with these estimates. For example, the persons per household projections are an average, which could overstate the projected population. Any indirect population growth associated with the Program 10/11 Rezone/GPA (i.e., jobs associated with the development of commercial space) would be *de minimis* compared to the population growth assumed in this Draft Program EIR as part of the Program 10/11 Rezone/GPA.

Population Growth

Individual housing development projects would not occur on all the potential sites for rezoning, nor would they likely be built to maximum proposed density on all sites, but they would be sufficient to meet RHNA identified housing needs. In addition, these estimates assume all residents are new to the City, though it is possible that existing residents that are currently sharing homes may relocate to new units.

As shown in Table 3.13-5, Program 10/11 Rezone/GPA would allow for planned population growth. The Housing Element Update is a policy-level planning document that includes policies related to the development of a range of housing options, meets the City's housing needs with diverse household types and addresses housing insecurity. As growth occurs, housing would serve all income levels,

including very low-, low-, moderate-, and above-moderate-income residents and special needs residents.

The Housing Element Update identifies sites for future residential development based on seven criteria including (1) site size and infill criteria, (2) proximity to modes of transportation, (3) proximity to services and amenities, (4) environmental impact/hazards, (5) impacts on sensitive resources, (6) height and mass compatibility, and (7) interest in site (the sites inventory and methodology can be found in Appendix B). These criteria assisted the City in developing a comprehensive, iterative methodology to screen parcels for near-term development to identify the properties most suitable for rezoning. Many of the Housing Element Update's policies and programs guide population growth within the City through 2029. Development within the potential sites for rezoning would be required to abide by policies and programs to ensure that new development or redevelopment does not induce substantial population growth either directly or indirectly.

Overall, the Housing Element Update accounts for the 2021–2029 RHNA as outlined by SCAG. Program 11 of the Housing Element requires sites to comply with the requirements of Government Code Sec. 65583.2(h) which states that cities must have a program to facilitate by-right approval for projects that include at least 20 percent of the units for lower-income housing on rezoned low-income sites. Goal H-4 of the Housing element requires the City to provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure. The Housing Element Update's policies and programs support the objectives of the City and would not result in unplanned direct or indirect population growth.

The Municipal Code also contains regulations regarding housing and land use types that affect population. Title 18, Zoning of the Municipal Code implements the General Plan and provides a precise guide for the physical development of the City consistent with the goals and policies of the General Plan. As such, the Municipal Code would ensure that the Program 10/11 Rezone/GPA does not result in unplanned direct or indirect population growth.

Future development consistent with the Program 10/11 Rezone/GPA would be subject to review and approval by the City, including environmental compliance review. Future development would be required to demonstrate consistency with the Housing Element Update (including rezonings, General Plan, and Specific Plan Amendments) and comply with requirements of the General Plan protecting against substantial unplanned growth and displacement of existing residential uses.

Because the Housing Element Update is the long-range blueprint for growth and housing development in the City, the additional population growth would be considered planned growth. Moreover, because the City has supported urban growth and development for almost 150 years and is served with infrastructure (e.g., roads, freeways, railroads, transit, water, sewer, storm drainage, electricity, natural gas, etc.), development consistent with the Program 10/11 Rezone/GPA Update would not result in indirect growth. Impacts would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic scope for the evaluation of housing and population is the City of Colton. The evaluation is based on growth projections in the City of Colton General Play and Housing Element Update. As stated above, each city and county must update its general plan housing element on a regular basis pursuant to the requirements of Government Code §§65580, *et seq*. Among other things, the housing element must incorporate policies and identify potential sites that would accommodate a city's share of the regional housing need. The general plans and other planning documents prepared by the City of Colton as well as the surrounding cities would be required to develop land use plans that comply with State law and that would accommodate the existing and forecasted population, similar to the long-range planning guidance included as part of the Housing Element Update. Consistent with State law, these planning documents would be required to provide adequate housing to accommodate forecasted numbers of people within the jurisdiction, and displaced development, if any, would be replaced primarily within the jurisdiction. Further, new development would be required to address potential environmental impacts as part of individual project review (including an analysis of infrastructure and public services to support such projects). As such, cumulative development would not induce substantial unplanned population growth, either directly or indirectly. Because cumulative projects would comply with all applicable land use plans to provide adequate development within a jurisdiction, cumulative impacts would be less than significant.

Moreover, the proposed project would not have a cumulatively considerable contribution to the less than significant cumulative impact. The Program 10/11 Rezone/GPA is designed to address the City's housing needs in the City and to identify goals, programs, and policies that further the City's long-range planning objectives. As such, the Program 10/11 Rezone/GPA would not result in any policies or physical improvements that would result in direct or indirect unplanned regional growth or result in substantial displacement of people or the need to construct additional housing to accommodate displaced persons and therefore would not contribute to a cumulative impact.

Therefore, the Program 10/11 Rezone/GPA would not make a cumulatively considerable contribution to the less than significant cumulative impacts and the cumulative impact would be less than significant with respect to population growth.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Housing Displacement/Replacement Housing

Impact POP-2: **Development consistent with the proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.**

Impact Analysis

The Program 10/11 Rezone/GPA would result in a significant impact if it would displace substantial numbers of people or existing housing which would require the construction of replacement housing elsewhere. Five of the potential sites for rezoning include existing housing. Development consistent with the Program 10/11 Rezone/GPA could result in the demolition of the existing single-family homes. Assuming 3.27 persons per household[23] it is assumed the existing residential uses on the potential sites for rezoning currently house approximately 17 residents. Furthermore, implementation of the Program 10/11 Rezone/GPA would result in the development of additional housing units at all affordability levels to support the City of Colton's growing population and future housing demands, as specified in the RHNA, by rezoning all or some of the potential sites for rezoning to accommodate housing development. Therefore, development of housing facilitated by the Program 10/11 Rezone/GPA would not displace substantial numbers of existing people or housing and would instead build housing on infill sites with access to existing infrastructure and public services.

Therefore, implementation of the Program 10/11 Rezone/GPA and the rezoning of some or all of the potential sites for rezoning is not anticipated to displace a substantial number of people or housing units and would not require the construction of replacement housing elsewhere due to the displacement of housing or people. Therefore, there would be a less than significant impact related to population and housing displacement.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic scope for this cumulative analysis is the City. Cumulative projects in conjunction with development consistent with the Program 10/11 Rezone/GPA would add residential units to the City and would not result in cumulative impacts related to the displacement of people or housing. Implementation of cumulative projects would result in a net increase of housing in the City.

Furthermore, implementation of the Program 10/11 Rezone/GPA would result in the development of additional housing units at all affordability levels to support the City of Colton's growing population and future housing demands, as specified in the RHNA, by rezoning all or some of the potential sites for rezoning to accommodate housing development. Therefore, development of

[23] California Department of Finance. 2025. Table 2: E-5 City/County Population and Housing Estimates, 1/1/2025. Website: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2025/. Accessed May 27, 2025.

housing facilitated by the Housing Element Update would not displace substantial numbers of existing people or housing and would instead build housing on infill sites with access to existing infrastructure and public services. As such, it would not contribute to any cumulative impact associated with displacement of people of housing. There are no cumulative impacts associated with population and housing displacement.

Level of Cumulative Significance

No Impact.

Mitigation Measures

No mitigation required.

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3.14 - Public Services

3.14.1 - Introduction

This section describes the existing conditions related to public services in the City of Colton in the western portion of San Bernardino County and the project area, as well as the relevant regulatory framework. This section also evaluates the possible impacts environmental impacts related to fire protection services, police services, schools, and libraries resulting from implementation of the proposed 2021-2029 General Plan 6th Cycle Housing Element Update (also known as Program 10/11 Rezone/GPA). Descriptions and analysis in this section are based on information provided by the City of Colton's Safety Element, Open Space and Conservation Element, Colton Cultural resources, and City department websites (Fire, Police, Library).

This section also includes an overview of existing parks, recreational facilities, and open space areas and identifies potential impacts to City parks and recreational facilities, other regional and State Parks and open space areas from development consistent with the Program 10/11 Rezone/GPA. Future discretionary projects consistent with the Program 10/11 Rezone/GPA would be evaluated for project-specific impacts related to public services and recreation at the time they are proposed.

Once the Program 10/11 Rezone/GPA is adopted, the General Plan would be amended to include the Program 10/11 Rezone/GPA. Therefore, all references to the General Plan include the Program 10/11 Rezone/GPA.

The Notice of Preparation for this Draft Program EIR was released on January 17, 2025. No public comments related to Public Services were received during the Environmental Impact Report (EIR) scoping period related to Public Services.

3.14.2 - Environmental Setting

City of Colton Fire Department

The City of Colton maintains four fire stations that include: three Type-1 paramedic engines, one paramedic truck, one Type-3 engine, one California Governor's Office of Emergency Services (Cal/OES) water tender, one Cal/OES Type-6 engine, one medic squad and one OES Type-1 engine. Colton Fire Department (CFD) responded to 8,161 calls in 2023. Emergency Medical Services (EMS) accounts for approximately 70 percent of the Department's annual responses.[1] CFD participates in mutual aid throughout California and outside California. Members routinely respond to State and federal incidents as single resources and as part of incident management teams.[2]

While each fire station is technically the "First in District"; all stations are dispatched by a Computer Aided Dispatch (CAD) System which determines which fire unit is closest to the reported incident at the time of the call.

[1] City of Colton Fire Department. 2024. Operations. Website: https://www.coltonfire.com/operations/. Accessed January 6, 2025.
[2] City of Colton Fire Department. 2024. About Colton. Website: https://www.coltonfire.com/about-colton-fire/. Accessed November 9, 2024.

Table 3.14-1: Fire Stations

Proposed rezone Area Number	Station Serving Sites	Street Address	Staffing
1-A	Station 213	1100 South La Cadena Drive	Daily staffing of three personnel. A Captain, Engineer, and a Firefighter Paramedic respond on Medic Engine 213.
1-B			
2			
3			
4	Station 211	303 East "E" Street	Fire Chief, one Battalion Chief, administrative support staff, and a suppression crew of five: One Captain, Engineer, and three Firefighter Paramedics respond from Station 211 on Medic Truck 211, Medic Squad 211 and cross staff Cal/OES Water Tender 61.
5			
6	Station 214	1151 South Meadow Lane	Daily staffing of three personnel. A Captain, Engineer, and a Firefighter Paramedic respond on Medic Engine 214. Station 214 covers the Reche Canyon area, which has several acres of urban interface; as a result, the personnel at Station 214 cross staff Brush Engine 214.
Source: Colton Fire. Station Locations. Website: https://www.coltonfire.com/station-locations/. Accessed May 16, 2025.			

Service Ratio

The CFD currently serves a population of 53,278 people in the 16-square mile City out of four strategically located fire stations.[3] There are currently 48 full-time firefighters, one Executive Assistant, one Office Specialist, one Fire Safety Specialist, and one contract Physician Medical Director who staff the department.[4] This results in a ratio of 1,110 residents per firefighter.

Response Times

The CFD responds to over 5,000 calls per year from four stations throughout the community with an average response time of 5:56 minutes for all call types.[5]

Police Protection

The Colton Police Department (CPD) is staffed with 57 sworn officers and 40 non-sworn employees. The Department has a variety of patrol shifts including Special Weapons and Tactics (SWAT), Canine,

[3] California Department of Finance. 2025. Table 2: E-5 City/County Population and Housing Estimates, 1/1/2025. Website: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2025/. Accessed May 27, 2025.
[4] City of Colton Fire Department. 2024. Website: https://www.coltonfire.com Accessed January 6, 2025.
[5] City of Colton. 2013. General Plan Update EIR – Volume 1. Website: https://www.ci.colton.ca.us/779/Environmental-Documents. Accessed January 21, 2024

Field Training Officer, Traffic and Investigations.[6] There is a singular station located at 650 North La Cadena Drive, Colton.

Police Activity

In 2021, the CPD shared a yearly summary report on their Facebook that they had 56,808 calls for service;[7] they have not posted any update since that time.

Table 3.14-2: Crime Activity Summary (2023-2024)

Types of Crime	2023	2024
Homicide	3	3
Rape	4	6
Arson	5	5
Assault	265	237
Burglary	219	172
Larceny	1083	749
Auto Theft	472	396
Total	**1,628**	**1,190**

Source: Colton Police Department (CPD). 2022. Crime Statistics. Website: https://www.coltonpd.org/144/Crime-Statistics. Accessed June 4, 2025.

Target Service Ratios

CPD is staffed with 57 sworn officers and 40 non-sworn employees, which equates to approximately 935 residents for every sworn Police Officer.

Schools

The Colton Joint Unified School District (CJUSD) provides transitional kindergarten through grade 12 education to residents within the City of Colton and parts of Grand Terrace and Bloomington. The CJUSD operates 18 elementary schools (K-6), four middle schools (7-8), and five high schools (9-12). The relevant public schools are listed in Table 3.14-3. It shows which school attendance zones the proposed areas belong to.

[6] City of Colton Police. Nd. Website: https://www.coltonpd.org/141/History. Accessed November 21, 2024
[7] City of Colton Police. 2022. Police Departments Facebook Page. Website: https://www.facebook.com/coltonpd/posts/292321689598911/. Accessed January 6, 2025

Table 3.14-3: Public Schools Serving the Proposed Zone Change Areas

Proposed Rezone Area Number	School	Street Address
Elementary (K-6)		
1-B, 6	Woodrow Wilson	750 South 8th Street, Colton 92324
1-A, 2, 3	Paul Rogers	955 West Laurel Street, Colton 92324
4, 5	Alice Birney	1050 East Olive Street, Colton 92324
Middle School (7-8)		
1-A, 1-B, 2, 3, 6	Terrace Hills	22579 DeBerry Street, Grand Terrace 92313
4, 5	Colton Middle School	670 West Laurel Street, Colton 92324
High School		
1-A, 1-B, 2, 3, 6	Grand Terrace High School	21810 Main Street, Grand Terrace 92313
4, 5	Colton High School	777 West Valley Boulevard, Colton 92324
Source: Colton Joint Unified School District (CJUSD). 2024. Schools. Website: https://www.cjusd.net/schools. Accessed January 6, 2025. Zip data Maps for Boundaries: Map of Colton Joint Unified School District Elementary School Attendance Zones Map of Colton Joint Unified School District Middle School Attendance Zones Map of Colton Joint Unified School District High School Attendance Zones		

Enrollment

Table 3.14-4 identifies the number of students enrolled in the CJUSD by academic year. As shown in Table 3.14-4, CJUSD enrollment peaked in the 2019-2020 school year and has decreased in subsequent years with an average decrease of 726 students each year.

Table 3.14-4: Colton Joint Unified School District Enrollment

School Level	2019-20	2020-21	2021-22	2022-23	2023-24
Elementary (K-6)	9,740	9,206	8,932	8,823	8,210
Middle	3,657	3,275	3,101	3057	3,080
High	6,514	6,417	6,407	5,868	5,718
Total Students	**19,911**	**18,898**	**18,440**	**17,748**	**17,008**
Population	52,154	53,909	53,909	53,909	53,357
% of Students to overall population	38.2	35.1	34.2	32.9	31.9
Sources: Ed Data. Colton Joint Unified School District (CJUSD). Website: https://www.ed-data.org/district/San-Bernardino/Colton-Joint-Unified. Accessed May 26, 2025 US Census. 2024. Colton City Profile. Website: https://data.census.gov/profile?g=160XX00US0614890. Accessed January 22, 2025					

Preschools

There are 11 preschool options in the City; some, like San Salvador, are located in a separate building, while others are located within existing schools. Preschool locations are provided in Table 3.14-5.

Table 3.14-5: Public Preschools in Colton Joint Unified School District

Preschool	Address
San Salvador (Also contains a Head Start program and State school)	471 Agua Mansa Road, Colton
Headstart BMS	18829 Orange Street, Bloomington
State Preschools located inside existing Elementary Schools	
Crestmore Elementary	18870 Jurupa Avenue, Bloomington
Ulysses S. Grant Elementary	550 West Olive Street, Colton
Ruth Grimes Elementary	1609 Spruce Avenue, Bloomington
Mary B. Lewis Elementary	18040 San Bernardino Avenue, Bloomington
William McKinley Elementary	600 West Johnston Street, Colton
Paul J. Rogers Elementary	955 West Laurel Street, Colton
Sycamore Hills Elementary	11036 Mahogany Drive, Fontana
Washington School	900 East C Street, Colton
Walter Zimmerman Elementary	11050 Linden Avenue, Bloomington
Source: Colton Joint Unified School District (CJUSD). 2024. Schools. Website: https://www.cjusd.net/schools. Accessed January 6, 2025.	

Libraries

The Colton Public Library system has three facilities within two buildings. The main branch at 656 North 9th Street and the Luque Branch at 294 East O Street which also contains the Advance to Literacy Center/Homework Assistance Center.

The Colton Public Library system maintains a circulating collection of approximately 67,000 cataloged items and provides services to nearly 66,000 registered library cardholders, which is approximately 12,722 more cardholders the City's population. This discrepancy is assumed to be attributed to residents who have moved out of the City have not been removed from the system, as well as former residents who are now deceased, and additional holders from neighboring cities—such as Grand Terrace—utilizing the library system. The system offers a variety of programs and activities, including workshops and weekly preschool story-time craft programs, and after school homework help. Adult programs include the Mystery Book Club, adult literacy services, and basic computer instruction. Library tours for schoolchildren and other groups are available upon request.[8]

[8] Colton Library. 2024. Overview. Website: https://ci.colton.ca.us/134/Library. Accessed January 7, 2025.

The main branch is 10,600 square feet and is open 10:00 a.m.-6:00 p.m. on Monday, Thursday, Friday and Saturday and then 12:00 a.m. to 8:00 p.m. Tuesday and Wednesday. The Luque Branch is open 12:00 p.m. to 6:00 p.m. Monday through Thursday. The Advance Literary Center is open 12:00 p.m. to 2:00 p.m. Monday through Thursday. The Homework Assistance Center is open 2:00 p.m. to 5:45 p.m. Monday through Thursday.[9]

Parks and Recreation Facilities

State Parks

The California Department of Parks and Recreation (DPR) provides access to parks and open spaces within 279 State Park units, over 340 miles of coastline, 970 miles of lake and river frontage, 15,000 campsites, 5,200 miles of trails, 3,195 historic buildings, and more than 11,000 known prehistoric and historic archaeological sites. [15] The nearest State park to Colton is Silverwood Lake State Recreation Area, located approximately 14 miles north of the City.[10]

Regional Parks

The San Bernadino Regional Parks Department operates nine regional parks, one regional trail and one preserve throughout San Bernardino County, totaling more than 8,000 acres.[11] The nearest regional park to Colton is Martin Tudor Jurupa Hills Regional Park, approximately 6.28 miles west of the City.

City of Colton

Existing Parks and Open Space

Table 3.14-6 provides a description of the existing parks, amenities, size, and the location of the parks.

Table 3.14-6: Parks and Open Space within the City of Colton

Name	Address	Amenities	Acreage
Cesar Chavez Park	600 Colton Avenue, Colton, CA 92324	• Aquatics facility • Baseball Fields • Picnic Shelter • Restrooms • Softball Fields • Water Fountain	10.93 acres
Cooley Ranch Park	2020 Duron Street, Colton, CA 92324	• Basketball Courts	1.93 acres
Elizabeth Davis Park	1055 West Laurel Drive, Colton, CA 92324	• Baseball Fields • Basketball Courts • Picnic Shelter • Restrooms • Softball Fields	6.34 acres

[9] Colton Library. 2024. Locations. Website: https://ci.colton.ca.us/148/Locations-Facilities. Accessed January 7, 2025.
[10] California State Parks. 2024. Silverwood Lake State Recreation Area. Website: https://www.parks.ca.gov/?page_id=650. Accessed January 30, 2025.
[11] San Bernadino County Regional Parks. 2024. About Us. Website: https:// parks.sbcounty.gov/about-us/. Accessed May 27, 2025.

Name	Address	Amenities	Acreage
Fleming Park	525 North La Cadena, Colton, CA 92324	• Stage • Water Fountain	1.66 acres
George Brown Park	1950 San Bernadino Avenue, Colton, CA 92324	• Picnic area • BBQ pits	10.46 acres
Max J. Lofy Park	351 East E Street, Colton, CA 92324	• Baseball Fields • Water Fountain	0.69 acre
McKinley Park	600 West Johnson Street, Colton, CA 92324	• Baseball Fields • Basketball • Play equipment • Picnic area	4.13 acres
Prado Park	3000 East Prado Lane	• Play equipment • Picnic area • BBQ pits	1 acre
Rich Dauer Park	955 Torrey Pines Drive, Colton, CA 92324	• Picnic Shelter • Restrooms	2.26 acres
Veterans Park	290 East O Street, Colton, CA 92324	• Picnic Shelter • Restrooms • Softball Fields • Water Fountain	13.7 acres
"N" Street Mini Park West	Between 5th and 7th Streets and North of West North Street	• Open Space	—
"N" Street Mini Park East	Between 5th and 7th Streets and North of West North Street	• Open Space	—

Notes: The City of Colton website states they are in charge of 49.56 acres of park space, but manually adding of listed facilities results in 53.1 acres. Both numbers were used in the assessment. The mini parks do not have acres or specific area available.
Source: City of Colton. 2024.

Park Service

Level of service standards are guidelines that define the amount of park and open space that are necessary to meet the needs of residents. The City has 12 developed park sites that total 49.56 acres, which is approximately 0.93 acres per 1,000 residents (based on a population of 53,278 as of January 1, 2025).[12] The City does not currently meet its parkland target of 5 acres per 1,000 residents.

[12] California Department of Finance (CDF). 2025. Table 2: E-5 City/County Population and Housing Estimates, 1/1/2025. Website: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2025/. Accessed May 27, 2025.

3.14.3 - Regulatory Framework

State

California Health and Safety Code

California Health and Safety Code, Sections 13100–13135, establish the following policies related to fire protection:

Section 13100.1 The functions of the office of the State Fire Marshall, including the California Department of Forestry and Fire Protection (CAL FIRE), shall be to foster, promote, and develop strategies to protect life and property against fire and panic.

Section 13104.6 The Fire Marshall has the authority to require fire hazards to be removed in accordance with the law relating to removal or public nuisances on tax-deeded property.

California Senate Bill 50

California Senate Bill (SB) 50 (funded by Proposition 1A, approved in 1998) limits the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development, and provides instead for a standardized developer fee. SB 50 generally provides for a 50/50 State and local school facilities funding match. SB 50 also provides for three levels of statutory impact fees. The application level depends on whether State funding is available, whether the school district is eligible for State funding, and whether the school district meets certain additional criteria involving bonding capacity, year-round school, and the percentage of movable classrooms in use.

California Government Code, Section 65995(b) and Education Code, Section 17620

SB 50 amended Section 65995 of the California Government Code, which contains limitations on Section 17620 of the Education Code, the statute that authorizes school districts to assess development fees within school district boundaries. Section 65995(b)(3) of the Government Code requires the maximum square footage assessment for development to be increased every 2 years, according to inflation adjustments. For 2024, the State approved increasing the allowable amount of statutory school facilities fees (Level I School Fees) from $4.79 to $5.17 per square foot of assessable space for residential development of 500 square feet or more, and from $0.78 to $0.84 per square foot of chargeable covered and enclosed space for commercial/industrial development. School districts may levy higher fees if they apply to the State and meet certain conditions.

California Building Standards Code Title 24

Title 24 of the California Code of Regulations, also known as the California Building Standards Code (CBC), contains the design standards that govern the construction of buildings in California to "safeguard life or limb, health, property, and public welfare by regulation and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures and certain equipment." The 2022 Edition of the CBC contains general building design and construction requirements relating to fire and life safety, structural safety, and access compliance. The Triennial 2024 CBC edition will become effective on January 1, 2026, and is composed of 12

parts. Part 2 of the CBC outlines building design and construction requirements relating to fire, life safety, and structural safety.

California Fire Code

The California Fire Code includes regulations for emergency planning, fire service features, fire protection systems, hazardous materials, fire flow requirements, and fire hydrant locations and distribution. Several fire safety requirements include installation of sprinklers in all high-rise buildings; the establishment of fire resistance standards for fire doors, building materials, and particular types of construction; and the clearance of debris and vegetation within a prescribed distance from occupied structures in wildfire hazard areas.

Local

City of Colton General Plan

Public Safety Element

The following goals, policies, and programs contained in the General Plan Safety Element (2018 Update) are relevant to public services and recreational uses.

Fire Hazards and Emergency Response

GOAL S-3 Safeguard the community from the threat of urban and wildfire hazards.

Policy S-3.5 Require all new development to comply with fire safety standards identified in Title 15 of the Colton Municipal Code.

Policy S-3.6 Integrate key metrics and recommendations from the Colton and Loma Linda Fire Departments Strategic Plan to ensure adequate service is provided to residents and businesses.

Policy S-3.9 Consider the relationship between existing and future development on the current and future demands for Fire and Emergency Services facilities and personnel.

GOAL S-5 Promote the continued well-being of all Colton community members through comprehensive emergency management.

Conservation and Open Space Element

The following goals, policies, and programs contained in the Conservation and Open Space Element are relevant to public services and recreational uses.

Standard 1 There shall be five acres of parkland per 1,000 residents.

City of Colton Municipal Code

Chapter 15.16 California Fire Code

City of Colton Municipal Code (Municipal Code) Chapter 15.16, Fire Code, prescribes regulations governing conditions hazardous to life and property from fire or explosion within the City of Colton. The City's Fire Code adopted and incorporated the most recent version of California Fire Code.

Chapter 12.32 Public Improvement Fees

This chapter requires development projects that would create a need for new or expanded public improvements be required to dedicate land, construct improvements, and/or pay impact fees sufficient to mitigate all adverse environmental impact

3.14.4 - Methodology

The General Plan was reviewed to identify relevant goals and policies related to public services that are applicable to the proposed project. Impacts to public services were evaluated using aerial imagery and Google Earth, relevant City department websites, and coverage maps. Photos of the areas subject to rezone were provided by the City and reviewed.

3.14.5 - Thresholds of Significance

Because this analysis evaluates potential sites for rezoning rather than individual site plans, public services impacts of the Program 10/11 Rezone/GPA are evaluated based on the location for each potential site for rezoning. Additionally, the General Plan and Municipal Code were reviewed to determine applicable policies and design requirements for the proposed project.

Each potential site for rezoning will be evaluated on a project-by-project basis for impacts when a site plan has been developed, and all future development would be required to comply with State law with regard to payment of school impact fees and would be required to comply with General Plan and Housing Element policies, as well as zoning requirements.

The Lead Agency utilizes the criteria in California Environmental Quality Act (CEQA) Guidelines Appendix G Environmental Checklist and the City of Colton's Local CEQA Guidelines, Appendix J to determine whether impacts to public services are significant environmental effects.

According to the City of Colton's Local Guidelines for Implementing CEQA, Appendix J, Environmental Checklist, the following questions should be analyzed and evaluated. Would the project:

> . . . result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
>
> a) Fire protection?
> b) Police protection?
> c) Schools?
> d) Parks?
> e) Other public facilities?

3.14.6 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of the project and provides mitigation measures where appropriate.

Fire Protection

Impact PUB-1:	**The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.**

Impact Analysis

The Program 10/11 Rezone/GPA would rezone a total of 89.66 acres to either mixed use or would apply a residential overlay. Development consistent with the Program 10/11 Rezone/GPA could result in development occurring on the sites proposed for rezoning. The nearest fire stations to the sites proposed for rezoning are Station 213 located at 1100 South La Cadena Drive, Station 211 located at 303 East E Street, and Station 214 located at 1151 South Meadow Lane. Station 213 would respond to calls from Area 1, 1-A, 1-B, 2, 3, and 7, and is located less than 1 mile from all of these sites. Station 2011 would respond to calls from Area 4 and Area 5 and is located approximately 1 mile from Area 4 and 5. Station 214 is located 0.42 mile from Area 6. The staffing level at each CFD station consists of three staff members per shift, including one Fire Captain, one Fire Engineer, and one Firefighter Paramedic.[13]

Future development and growth consistent with the Program 10/11 Rezone/GPA would increase demand for fire protection services as compared to the existing conditions. However, future development on the sites proposed for rezoning would require approval by the CFD prior to any construction activities. Potential conditions of approval for future development may include on-site fire protection measures consistent with the City of Colton Municipal Code, access roadways with a minimum of 26 feet of clearance width, public fire hydrants capable of providing the required fire flow, and emergency access.

Furthermore, the City noted that future development projects would be constructed in compliance with the CBC and would be required to pay development impact fees consistent with the City of Colton Municipal Code, which would provide CFD with funds to offset impacts to fire services.

Future projects would be subject to CFD review to ensure the proposed project's construction meets the fire protection requirements and would also be required to comply with regulations contained in Municipal Code Chapter 15.16, which require structures to be consistent with the most recent version of the California Fire Code.

As of January 2025, the City had a population of 53,278. The current firefighter ratio is 1,110 residents per firefighter. If no additional firefighters were hired, the ratio would shift to 1,178 residents per firefighter. To maintain current ratios, an additional three firefighters would need to be hired. The project rezones areas to allow for infill development in downtown and commercial areas

[13] City of Colton. 2013. City of Colton General Plan Update Environmental Impact Report (EIR).

that are already serviced by the CFD. The proposed rezoning areas are within existing fire service areas.

Therefore, impacts would be less than significant.

Level of Significance

Less than significant impact

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic context for the analysis of cumulative impacts related to fire protection facilities includes the CFD service area, which is the City of Colton. This analysis utilizes growth projections in the City of Colton's General Plan, including the Housing Element Update. A significant cumulative environmental impact would result if cumulative growth exceeded the ability of CFD to adequately serve its service area, thereby requiring construction of new facilities or development impact fees of existing facilities. All cumulative projects within the CFD service area would be required to comply with City ordinances and General Plan policies and programs that address fire protection services, including payment of a capital facilities fee to provide funding for adequate fire equipment, vehicles, and facilities to meet the broad range of needs of residents and employees served by CFD. Here, because past and present development would comply with all ordinances and policies and there are mechanisms in place to ensure provision of adequate service, there would be no significant cumulative impact with respect to fire protection services. Therefore, cumulative impacts would be less than significant.

As previously discussed, development would be required to comply with the policies and actions in the General Plan, as well as the Municipal Code, to ensure that fire protection services are adequate as future development is proposed. Further, potential future impacts would be further reduced through the contribution of the capital facilities fee to ensure facilities at these locations are adequately maintained and sufficient to accommodate growth associated with cumulative development. Therefore, development under the Program 10/11 Rezone/GPA would not make a cumulatively considerable contribution to cumulative impacts on fire protection services and the proposed project's cumulative impacts associated with development would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Police Protection

Impact PUB-2:	**The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.**

Impact Analysis

The Program 10/11 Rezone/GPA would rezone a total of 89.66 acres to either mixed use or would apply a residential overlay. If built to max density, this would increase the population by 3,260 people, or approximately 6.06 percent, to a new total of 57,017 people.

The current sworn officer ratio is 935 residents per sworn officer. If no additional sworn officers were hired the ratio would shift to 992 residents per officer. To maintain current ratios, an additional four officers would need to be hired. The project rezones areas to allow for infill development in downtown and commercial areas that are already serviced by the CPD. The proposed rezoning areas are within existing police service areas and thus would not require new facilities to be built due to distance. Therefore, impacts would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic context for the analysis of cumulative impacts related to police protection facilities includes the CPD service area, which comprises the City of Colton. A significant cumulative environmental impact would result if this cumulative growth exceeded the ability of the CPD to adequately serve their service area, thereby requiring construction of new facilities or modification of existing facilities. All cumulative projects within the CPD's service area would be required to comply with City ordinances and General Plan policies and programs that address police protection services, including payment of a capital facilities fee to provide funding for adequate police equipment, vehicles, and facilities to meet the broad range of needs of residents.

As previously discussed, development would be required to comply with the policies and actions in the General Plan, as well as the Municipal Code, to ensure that police protection services are adequate as future development is proposed. As discussed above, the proposed project would result in the need for four additional officers to maintain established response times; however, there would be no need for new or expanded facilities as these officers could be adequately served by existing facilities. Accordingly, the proposed project's incremental contribution to less than significant cumulative impacts would not be cumulatively considerable. Further, potential future impacts would be further reduced through the contribution of the capital facilities fee to ensure facilities are adequately maintained and sufficient to accommodate growth associated with cumulative

development. Therefore, development under the Program 10/11 Rezone/GPA would not make a cumulatively considerable contribution to cumulative impacts on police protection services and the proposed project's cumulative impacts associated with development would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Schools

Impact PUB-3:	**The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools.**

Impact Analysis

As shown in Table 3.14-4 CJUSD enrollment peaked in the 2019-2020 school year and has decreased in subsequent years with an average decrease of 726 students each year. The data from 2024 showed an average of 31.9 percent of the City's population are students. This number has been decreasing steadily each year, however this Draft Program EIR would operate using the latest percentage as a basis to ensure a safety buffer.

The Program 10/11 Rezone/GPA would rezone a total of 89.66 acres to either mixed use or would apply a residential overlay. If built to max density, this would increase the population by 3,260 people, or approximately 6.12 percent, to a new total of 56,538 people.

With the 31.9 percent rate being students, this would result in the anticipated generation of 1,040 students. Following the latest division of grades, this would break down into around 502 elementary, 189 middle, and 350 high school students.

The addition of 1,040 students to the current enrollment of 17,008 would result in 18,048 students, which is less than what the enrollment was in 2021-2022. The existing school facilities and buildings could therefore accommodate this regrowth in the student population, meaning that the construction of new facilities would not be required.

Table 3.14-3 shows the schools that new students would be enrolled in for each proposed rezone area. Middle and High school students would be divided between two schools and elementary students would be divided between three. Local school districts would monitor growth in the planning area and update facilities plans to identify new facilities needs including locations, timing, and funding for expanded or new classrooms and related facilities. Each district would continue to collect development impact fees to pay for the costs of expanded facilities, in accordance with Government Code Section 65996, which the legislature has deemed constitutes the exclusive means

of both "considering" and "mitigating" a project's impacts on school facilities. Accordingly, payment of development fees would "provide full and complete school facilities mitigation." Impacts related to the expansion and new construction of school facilities would be less than significant through compliance with existing State law.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic context for the analysis of cumulative impacts related to school facilities includes the CJUSD district boundaries. Regional growth resulting from past, present, and reasonably foreseeable projects within the City of Colton would result in increased demand for additional school facilities within the CJUSD. Like development in Colton, the schools are expected to receive school impact fees from cumulative development within other jurisdictions, as applicable. The payment of school impact fees, per the Government Code, would ensure that school facilities can accommodate future students. Therefore, cumulative impacts would be less than significant.

As previously discussed, development would be required to comply with the policies and actions in the General Plan, Government Code, as well as the Municipal Code, to ensure that school services are adequate as future development is proposed. Further, potential future impacts would be further reduced through the contribution of the capital facilities fee to ensure facilities at these locations are adequately maintained and sufficient to accommodate growth associated with cumulative development. Therefore, development under the Program 10/11 Rezone/GPA would not make a cumulatively considerable contribution to cumulative impacts on school services and the proposed project's incremental contribution to less than significant cumulative impacts would not be cumulatively considerable and the cumulative impact would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Parks

Impact PUB-4:	**The proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks.**

Impact Analysis

The City's goal is to provide 5 acres of parkland per 1,000 residents. The City has 12 developed park sites that total 49.56 acres, which is approximately 0.92 acre per 1,000 residents (based on a population of 53,278 as of January 1, 2025).[14] Therefore, the City does not currently meet its parkland standard. Additionally, according to the 2013 General Plan EIR, the City did not meet its parkland standard in 2013.[15]

Parks provide a number of benefits including places to gather, opportunities for exercise and play, and an increased community aesthetic. With insufficient parkland, there is a reduction in benefits, service levels, and quality. Additionally, when adequate parkland is unavailable nearby, it may result in increased use of regional parks and surrounding City parks, thereby lowering the service standard of those parks.

The proposed project could result in an increased population of up to 3,260. This population increase would be expected to have a corresponding increase in usage for City park facilities, which could result in deterioration of existing parks or require the construction of new parks that would result in physical environmental impacts. To comply with the City's stated goal of 5 acres of parkland per 1,000 residents, based on the project's population projection increase of 3,260, the City would need to add 16.3 acres of parkland to maintain its current deficient ratio. To become compliant with their goal of 5 acres per 1,000 residents, the City would need to provide a total of 282.69 acres of parkland after accounting for the proposed project's expected population growth.

There are multiple planned upcoming park improvements and developments to help alleviate the shortage of parks in the City. The largest is a future development for "Colton Habitat Park with Eco-Friendly Soccer Fields" that would develop a 42-acre park with habitat conservation for plants and mammals. This park would be located in South Colton, off Congress Street.[16] The development is currently being reviewed by local regulatory agencies, and groundbreaking is expected in late 2026. This new 42-acre development would allow the City to achieve compliance with its standard of providing 5 acres of parkland per 1,000 residents. There are also plans for renovation of several City parks that would further enhance parklands for local residents. Renovation projects are planned for the following facilities: Chavez Park Playground Renovation on 600 Colton Avenue, Dauer Park Playground Renovation on 955 Torrey Pines Drive, Davis Park Renovation on 1055 West Laurel Drive, and The Colton Bike Trail.[17]

The existing General Plan Open Space and Conservation Element includes proposals for the acquisition, maintenance, and financing of parkland and open space. These are implemented by the

[14] California Department of Finance (CDF). 2025. Table 2: E-5 City/County Population and Housing Estimates, 1/1/2025. Website: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2025/. Accessed May 27, 2025.

[15] According to the 2013 General Plan EIR, the City had 2.07 acres of parkland per 1,000 residents based on the 2013 population of 51,154 and approximately 105.89 acres of parkland.

[16] City of Colton. Upcoming Park Improvements & Development. Website https://www.coltonca.gov/1105/Upcoming-Park-Improvements-Development#:~:text=Colton%20Habitat%20Park%20with%20Eco%20Friendly%20Soccer%20Fields,play%20areas%2C%20trails%2C%20and%20multiple%20fields%20for%20soccer%2Ffootball%2Frugby. Accessed May 27, 2025.

[17] Ibid.

City primarily through collection of development impact fees during building plan check of development projects.[18]

Colton's Annual Impact Fee Report highlights how the Park Development Fund tracks revenues and expenditures associated with Park Development (Facilities) Fees. The relevant fund is Number 248 Park Development.[19] These fees are collected and spent on the construction of new parks, recreational facilities, and trails needed to serve new development. The fees are intended to meet demand for park facilities caused by new development through the year 2035.[20] Identification and mitigation of potentially significant impacts would occur as part of the City's routine planning and design process for individual development projects.

Individual development projects would be required to pay these development impact fees. However, to date, the City has an ongoing shortage of parkland, and while the payment of development impact fees would address project-specific impacts, it would not mitigate the overall shortage. Furthermore, the construction of new park facilities is not required by the payment of these fees; therefore, there is no assurance that the fees will be used to build new park facilities or to maintain or improve the existing parkland ratio. Furthermore, in order to maintain or improve the parkland ratio, the proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, or the need for new or physically altered park facilities, the construction of which could cause significant environmental impacts.

Future development projects that occur on the sites proposed for rezoning would be required to provide open space or recreational facilities or pay in lieu fees. However, because of the limited size of the parcels, the provision of open space and recreational facilities on these parcels would not be sufficient to alleviate the City's ongoing shortage of parkland. As such, no feasible mitigation is available, and the proposed project's impact on park facilities would be significant and unavoidable.

As the City receives development applications for subsequent development consistent with the Program 10/11 Rezone/GPA, those applications would be reviewed by the City for compliance with the policies and program of the General Plan to ensure that parks and recreational facilities are adequate to serve the City's population. In addition, development consistent with the Program 10/11 Rezone/GPA would be required to pay the capital facilities fee in accordance with the Municipal Code. However, because the City is in an ongoing deficit for parkland, any population increase in the City would exacerbate the existing deficit. Therefore, future development consistent with the Program 10/11 Rezone/GPA would be significant and unavoidable.

Level of Significance

Significant and unavoidable impact.

[18] City of Colton. 2013. General Plan Update EIR – Volume 1. Website: https://www.ci.colton.ca.us/779/Environmental-Documents. Accessed June 5, 2025.
[19] City of Colton. 2024. Annual Development Impact Fee Report Fiscal Year Ended June 30, 2024. December. Website: https://www.coltonca.gov/DocumentCenter/View/9204/Colton_Annual-DIF-Report-FY-2024_Final2. Accessed May 30, 2025.
[20] Ibid.

Mitigation Measures

No feasible mitigation is available.

Cumulative Analysis

The geographic context for the analysis of cumulative impacts of parks includes the city limits, and the cumulative analysis is based on growth projections in the General Plan and Housing Element Update. A significant cumulative environmental impact would result if this cumulative growth resulted in an increase in the use of existing parks such that substantial physical deterioration of the parks facilities would occur, or be accelerated, to require the construction of new or expanded existing parks. All cumulative projects would be required to comply with City ordinances, General Plan policies, and Park Development (Facilities) Fees, capital facilities fees and/or dedicating public park acreage in areas designated for park use on the General Plan map. Park Development fees are collected and spent on the construction of new parks, recreational facilities, and trails needed to serve new development to meet demand for park facilities caused by new development through the year 2035.

The City has been operating with a parkland ratio deficiency for several years, and further population growth could increase the deficit. As noted, future development projects would pay capital facilities fees apportioned to the cost of the necessary public improvements associated with each development within the City. Further, the specific purpose of the capital facilities fee is to collect sufficient funds to construct adequate park facilities and improvements in the City and to refurbish and expand existing facilities to maintain existing levels of service. However, given that the City has been operating at a parkland deficit for several years, increased population within the City could exacerbate the existing parks deficit.

Potential future impacts to Colton parks could be reduced through the contribution of the capital facilities fee to ensure facilities are adequately maintained and sufficient to accommodate growth associated with cumulative development. However, despite the payment of development impact fees, the Program 10/11 Rezone/GPA could increase the parks deficit, accelerate deterioration of existing parks and recreational facilities, and make a cumulatively considerable contribution to cumulative impacts on parks. Therefore, the proposed project's cumulative impacts associated with development would be significant and unavoidable.

Level of Cumulative Significance

Significant and unavoidable impact.

Mitigation Measures

No feasible mitigation is available.

Other Public Facilities

Impact PUB-5: **The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities.**

Impact Analysis

Future development consistent with the Program 10/11 Rezone/GPA would increase demand for other public facilities, such as libraries, as compared to existing conditions. The project-specific environmental impacts of constructing new or expanded other public facilities to support the growth associated with the Housing Element Update cannot be determined at this time because the site-specific locations and designs of future new or expanded facilities are not known. However, as discussed in Section 3.13, Population and Housing, the proposed project could result in up to 2,397 dwelling units by 2029.

The Colton Public Library system has three facilities within two buildings. The main branch at 656 North 9th Street and the Luque Branch at 294 East O Street, which also contains the Advance to Literacy Center/Homework Assistance Center. Collectively, the system maintains a circulating collection of over 70,000 volumes and serves more than 66,000 registered library cardholders.[21] Given the scale and diversity of services provided, the library system has sufficient capacity to support the proposed project without requiring the expansion of public library infrastructure.

Additionally, although impacts related to library facilities are less than significant, the City of Colton notes that it has adopted a comprehensive Development Impact Fee (DIF) program pursuant to the California Mitigation Fee Act (Government Code § 66000, *et seq.*), which ensures that new development contributes proportionally to the cost of expanding and maintaining public facilities, including libraries. The DIF program is updated regularly and includes fees specifically allocated for infrastructure and public services needed to accommodate growth. Ordinance No. O-020-20 requires payment of development impact fees for public facilities, including libraries. Colton's Annual Impact Fee Report highlights how Library Facilities Fees are collected and spent on the expansion and remodeling of existing library facilities, acquisition of books, equipment, and materials for these facilities, specifically identified in the City's Needs List. The Annual Development Impact Fee Report for 2024 shows that Residential Fees were $515/unit for Single-family and $392/unit for multifamily.[22] These fees are collected and spent on the construction of library facilities to serve new development. Once the City determines that sufficient funds have been collected to complete financing for improvements related to the impact fee, the City must, within 180 days of that determination, identify an approximate date by which construction of the public improvement will be commenced.[23] The fees are intended to meet demand for library services and facilities caused by

[21] City of Colton. Nd. Library. Website: https://coltonca.gov/134/Library. Assessed August 28, 2025
[22] City of Colton. 2024. Annual Development Impact Fee Report, Fiscal Year Ended June 30, 2024. December. Website: https://www.coltonca.gov/DocumentCenter/View/9204/Colton_Annual-DIF-Report-FY-2024_Final2. Accessed May 30, 2025.
[23] Ibid.

new development through the year 2035, and the system would be able to service the new proposed zoning areas.

The City collects development impact fees to support incremental expansion of library services commensurate with development proposals. As the City proceeds with the construction of new or expanded library facilities, those projects would be reviewed by the City for compliance with the policies and programs of the General Plan and Municipal Code.

Furthermore, as the City receives development applications for subsequent development consistent with the Program 10/11 Rezone/GPA, those applications will be reviewed by the City for compliance with the policies and programs of the General Plan to ensure that other facilities keep pace with new development. In addition, development consistent with the Program 10/11 Rezone/GPA would be required to pay capital facilities fees to support the expansion of library services commensurate with the demand from future projects. The payment of development impact fees would assist library service in meeting goals to provide an adequate level of service in the project area. However, the timing and location of new library facilities would be determined as development in the project area occurs. Future projects consistent with the Program 10/11 Rezone/GPA would be reviewed by the City for compliance with the policies and programs of the General Plan and Municipal Code and would pay development impact fees.

Accordingly, impacts from future development consistent with the Program 10/11 Rezone/GPA would not result in significant adverse effects on the environment from the construction of new or expanded library facilities, and impacts would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic context for analysis of cumulative impacts to library facilities includes Colton residents who use the Colton Public Library. A significant cumulative environmental impact would result if cumulative growth exceeded the ability of the Colton Public Library to adequately serve people within its service area, thereby requiring construction of new facilities or modification of existing facilities.

All cumulative projects would be required to comply with City ordinances and other policies that address library facilities and services, including payment of the capital facilities fee pursuant to Ordinance No. O-020-20.[24] The City has determined that payment of these fees will support library services through 2035 for growth anticipated by General Plan projections. The capital facilities fees are intended to ensure facilities at these locations are adequately maintained and sufficient to

[24] City of Colton. 2024. Annual Development Impact Fee Report, Fiscal Year Ended June 30, 2024. December. Website: https://www.coltonca.gov/DocumentCenter/View/9204/Colton_Annual-DIF-Report-FY-2024_Final2. Accessed May 30, 2025.

accommodate growth associated with cumulative development. All cumulative projects would be required to contribute to the capital facilities fee. Accordingly, cumulative impacts would be less than significant. Therefore, development under the Program 10/11 Rezone/GPA would not make a cumulatively considerable contribution to the less than significant cumulative impacts on libraries and the proposed project's cumulative impacts associated with development would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

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3.15 - Recreation

3.15.1 - Introduction

This section describes existing parks and recreational facilities in the region and project area as well as the relevant regulatory framework. This section also evaluates the possible impacts related to parks and recreational facilities that could result from the implementation of the City of Colton Housing Element Update Program 10/11 Rezone and General Plan Amendment (Program 10/11 Rezone/GPA, or proposed project). Information in this section is based, in part, on information obtained from the Colton General Plan, the California Department of Finance, the County of San Bernardino, and California State Parks.

No public comments were received during the Environmental Impact Report (EIR) scoping period related to recreation.

3.15.2 - Environmental Setting

Existing Parks and Recreational Facilities

State Parks

The California Department of Parks and Recreation (DPR) provides access to parks and open spaces within 280 State park units, over 340 miles of coastline, 970 miles of lake and river frontage, 15,000 campsites, 5,200 miles of trails, 3,195 historic buildings and more than 11,000 known prehistoric and historic archaeological sites.[1] The nearest State park to Colton is the Silverwood Lake State Recreation Area, located approximately 14 miles north of the City.

Regional Parks

The San Bernardino Regional Parks Department operates nine regional parks, one regional trail and one preserve throughout San Bernardino County, totaling more than 8,000 acres.[2] The nearest regional park to Colton is Martin Tudor Jurupa Hills Regional Park, approximately 6.28 miles west of the City.

City of Colton

Table 3.15-1 provides a description of the existing parks and open space, and amenities and the location of the parks and open space in the City of Colton.

Table 3.15-1: Parks and Open Space within the City of Colton

Name	Address	Amenities	Acreage
Cesar Chavez Park	600 Colton Avenue, Colton	• Aquatics facility • Baseball Fields • Picnic Shelter • Restrooms • Softball Fields	10.93 acres

[1] California State Parks. 2024. About Us. Website: https:// www.parks.ca.gov/?page_id=91. Accessed May 28, 2025.
[2] San Bernardino County Regional Parks. 2024. About Us. Website: https:// parks.sbcounty.gov/about-us/. Accessed May 28, 2025

Name	Address	Amenities	Acreage
		• Water Fountain	
Cooley Ranch Park	2020 Duron Street, Colton	• Basketball Courts	1.93 acres
Elizabeth Davis Park	1055 West Laurel Drive, Colton	• Baseball Fields • Basketball Courts • Picnic Shelter • Restrooms • Softball Fields	6.34 acres
Fleming Park	525 North La Cadena, Colton	• Stage • Water Fountain	1.66 acres
George Brown Park	1950 San Bernardino Avenue, Colton	• Picnic area • BBQ pits	10.46 acres
Max J. Lofy Park	351 East E Street, Colton	• Baseball Fields • Water Fountain	0.69 acre
McKinley Park	600 West Johnson Street, Colton	• Baseball Fields • Basketball • Play equipment • Picnic area	4.13 acres
Prado Park	3000 East Prado Lane	• Play equipment • Picnic area • BBQ pits	1 acre
Rich Dauer Park	955 Torrey Pines Drive, Colton	• Picnic Shelter • Restrooms	2.26 acres
Veterans Park	290 East O Street, Colton	• Picnic Shelter • Restrooms • Softball Fields • Water Fountain	13.7 acres
"N" Street Mini Park West	Between 5th and 7th Streets and North of West North Street	• Open Space	—
"N" Street Mini Park East	Between 5th and 7th Streets and North of West North Street	• Open Space	—
Source: City of Colton. 2025. Facilities. Website: https://www.coltonca.gov/Facilities?clear=True. Accessed May 28, 2025.			

Existing Recreational Facilities

Table 3.15-2 provides a description of the existing recreational facilities within the City of Colton.

Table 3.15-2: Recreational Facilities within the City Colton

Name	Address	Amenities
Gonzales Community Center	670 Colton Avenue, Colton	• Aquatics facility • Banquet Room • Basketball Courts • Classroom • Fitness Room • Gymnasium • Indoor Basketball Courts • Kitchen • Podium • Racquetball Court • Restrooms • Sound System • Stage • Volleyball Courts • Water Fountain • Wi-Fi Internet
Hutton Community Center	660 Colton Avenue, Colton	• Banquet Room • Classroom • Podium • Restroom • Stage • Wi-Fi Internet
Luque Community Center	292 East O Street, Colton	• Banquet Room • Kitchen • Restrooms
Source: City of Colton. 2024.		

Park Service

Level of service standards are guidelines that define the amount of park and open space that are necessary to meet the needs of residents. The Quimby Act, discussed in more detail in the Regulatory Framework section, is a 1965 State law that allows local governments to impose a requirement for the dedication of land or the payment of in lieu fees, or both, for parks and recreational purposes as a condition of approval of a tentative map or parcel map (California Government Code § 66477, *et seq*.). The fees collected through the Quimby Act regulations offset the developmental impacts by providing park and recreational facilities to serve new residents. The City has 12 developed park sites that total 49.56 acres, which is approximately 0.92 acres per 1,000 residents (based on a population of 53,757 as of January 1, 2025).[3] The City does not currently meet the parkland target of 5 acres per 1,000 residents.

[3] California Department of Finance (CDF). 2025. Table 2: E-5 City/County Population and Housing Estimates, 1/1/2025. Website: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2025/. Accessed May 27, 2025.

3.15.3 - Regulatory Framework

Federal

No federal laws or regulations related to recreation apply to the proposed project.

State

Quimby Act

The Quimby Act (California Government Code § 66477) was established by the California Legislature in 1965 to preserve open space and parkland in rapidly urbanizing areas of the State. The Quimby Act allows cities and counties to establish requirements for new development to dedicate land for parks, pay an in lieu fee, or provide a combination of the two.

The Quimby Act provides two standards for the dedication of land for use as parkland. If the existing area of parkland in a community is greater than 3 acres per 1,000 residents, then the community may require dedication based on a standard of up to 5 acres per 1,000 persons residing in the subdivision based on the current ratio of parkland per 1,000 residents. If the existing amount of parkland in a community is less than 3 acres per 1,000 residents, then the community may require dedication based on a standard of only 3 acres per 1,000 persons residing in the subdivision.

The Quimby Act requires a city or county to adopt standards for recreational facilities in its general plan to adopt a parkland dedication or fee ordinance.

It should be noted that the Quimby Act applies only to the acquisition of new parkland; it does not apply to the physical development of new park facilities or associated operations and maintenance costs. Therefore, the Quimby Act effectively preserves open space needed to develop park and recreation facilities, but it does not ensure the development of the land or the provision of park and recreation services to residents. In addition, the Quimby Act applies only to residential subdivisions. Nonresidential projects could contribute to the demand for park and recreation facilities without providing land or funding for such facilities. Quimby Act fees are collected by the local agency (park district, city, or county) in which the new residential development is located.

Local

City of Colton Open Space and Conservation Element

Principle 1 Preserve and protect hillside and environmentally sensitive areas designated for growth through the use of strict hillside development standards.

Principle 2 Ensure a wide range of active and passive recreational uses through the promotion of a coordinated system of open space areas and linkages directed to scenic, scientific, cultural, and nature-oriented uses.

Principle 3 Conserve and protect open space needed for the preservation of air quality, water quality, water supply, waste disposal, noise abatement or public safety through zoning and other regulatory tools.

Principle 4 Protect significant mineral deposit sites from irreplaceable resource extraction until a regional shortage or impending need can be demonstrated and when permit approvals guarantee restoration of such areas to their natural state.

Principle 5 Establish education and incentive programs for energy and resource conservation.

Principle 6 Restrict development in canyons and hillsides and control the plan of development to prevent obstruction of natural runoff or water courses and to prevent unwarranted scarring of hillsides.

Principle 7 Outstanding scenic vistas and visual features shall be preserved and protected through the use of view easements, height limitations, and a design review board.

Principle 8 Establish a beautification program involving litter clean up, street tree planting, and landscaped medians and parking lots.

Standard 1 There shall be five (5) acres of park land per 1,000 residents.

Standard 2 Intensive human uses, such as residential development or major vehicular traffic improvements, shall be prohibited in areas of documented ecological significance.

Standard 3 The use of natural and drought-tolerant vegetation shall be encouraged for landscaping in order that maintenance and water consumption are minimized.

Standard 4 Strict enforcement of water and air quality standards shall be applied to all industrial users through business license approvals, fire inspections and code enforcement of performance standards.

Standard 5 Hillside development standards shall be adopted requiring:

- Focused EIRs for all hillside developments exceeding ten (10) parcels in a single development or subdivision
- New development shall occur on those sites that require the least amount of grading and vegetation removal
- Roads shall follow the natural topography and are not to exceed a grade of 12 percent
- Hillside densities shall be determined after consideration of safety, access, public infrastructure availability, environmental damage and aesthetics, but generally should not exceed two dwellings per acre.

City of Colton Municipal Code

As stated in Chapter 16.36.030 of the City's Municipal Code, as a condition of approval of a tentative or final tract map or parcel map for a residential subdivision, the subdivider shall be required to dedicate land, pay a fee in lieu thereof, or both, at the option of the City, in the amount provided in the Code, for park or recreational purposes, unless the subdivider is exempted from this requirement.

3.15.4 - Methodology

This analysis identifies potential impacts to parks and recreational facilities based on development anticipated from Program 10/11 of the Housing Element Update. Impacts to parks and recreational facilities were assessed using the significance criteria established by the California Environmental Quality Act (CEQA) Guidelines, as well as State and local plans, regulations, and ordinances.

The provision of recreational facilities and ability to fund their installation and maintenance is provided for at a statewide level under the Quimby Act, a regulation allowing cities to require dedication of land or payment of fees for parks and recreation as a condition of tentative or parcel map approval.

3.15.5 - Thresholds of Significance

Recreation

The Lead Agency utilizes the criteria in the CEQA Guidelines Appendix G Environmental Checklist and the City of Colton's Local CEQA Guidelines, Appendix J to determine whether impacts to recreation are significant environmental effects. The project would have a potentially significant impact if it would:

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

3.15.6 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of the project and provides mitigation measures where appropriate.

Increase Use of Parks

Impact REC-1:	**Development consistent with the proposed 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.**

Impact Analysis

Development consistent with Program 10/11 of the Housing Element Update could result in development on potential sites for rezoning. To present a conservative analysis of potential environmental impacts, this Draft Program EIR assumes a maximum of 3,260 new residents. As of January 2025, the City had a population of 53,757.[4] Therefore, assuming maximum buildout of the potential sites for rezoning, a conservative population estimate by 2029 is 57,017.

[4] California Department of Finance (CDF). 2025. Table 2: E-5 City/County Population and Housing Estimates, 1/1/2025. Website: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2025/. Accessed May 27, 2025

The locations of potential sites for rezoning in relation to existing parks and recreational facilities are shown in Exhibit 3.15-1. As shown in Exhibit 3.15-1, many of the proposed sites are within 0.5 mile (walking distance) of a neighborhood or community park, which provides greater accessibility. The City has 12 developed park sites that total 49.56 acres, which is approximately 0.92 acres per 1,000 residents (based on a population of 53,757 as of January 1, 2025).[5] The City does not currently meet the parkland target of 5 acres per 1,000 residents; with the projected population of 57,010 the City would have an open space ratio of 0.87 acres per 1,000 residents, which would not meet the City's parkland target of 5 acres per 1,000 residents or the Quimby Act's standard of 3 acres per 1,000 residents for communities with less than 3 acres per 1,000 residents.

There is a future development for "Colton Habitat Park with Eco-Friendly Soccer Fields" that would develop a 42-acre park with habitat conservation for plants and mammals. This park would be located in South Colton, off Congress Street.[6] The development is currently working through local regulatory agencies with groundbreaking expected in late 2026. This new acre development would cover the necessary acre development goal for the new rezoning of the higher 16.48 acres or lower 9.78 acres. However, this is still short of goals for overall development.

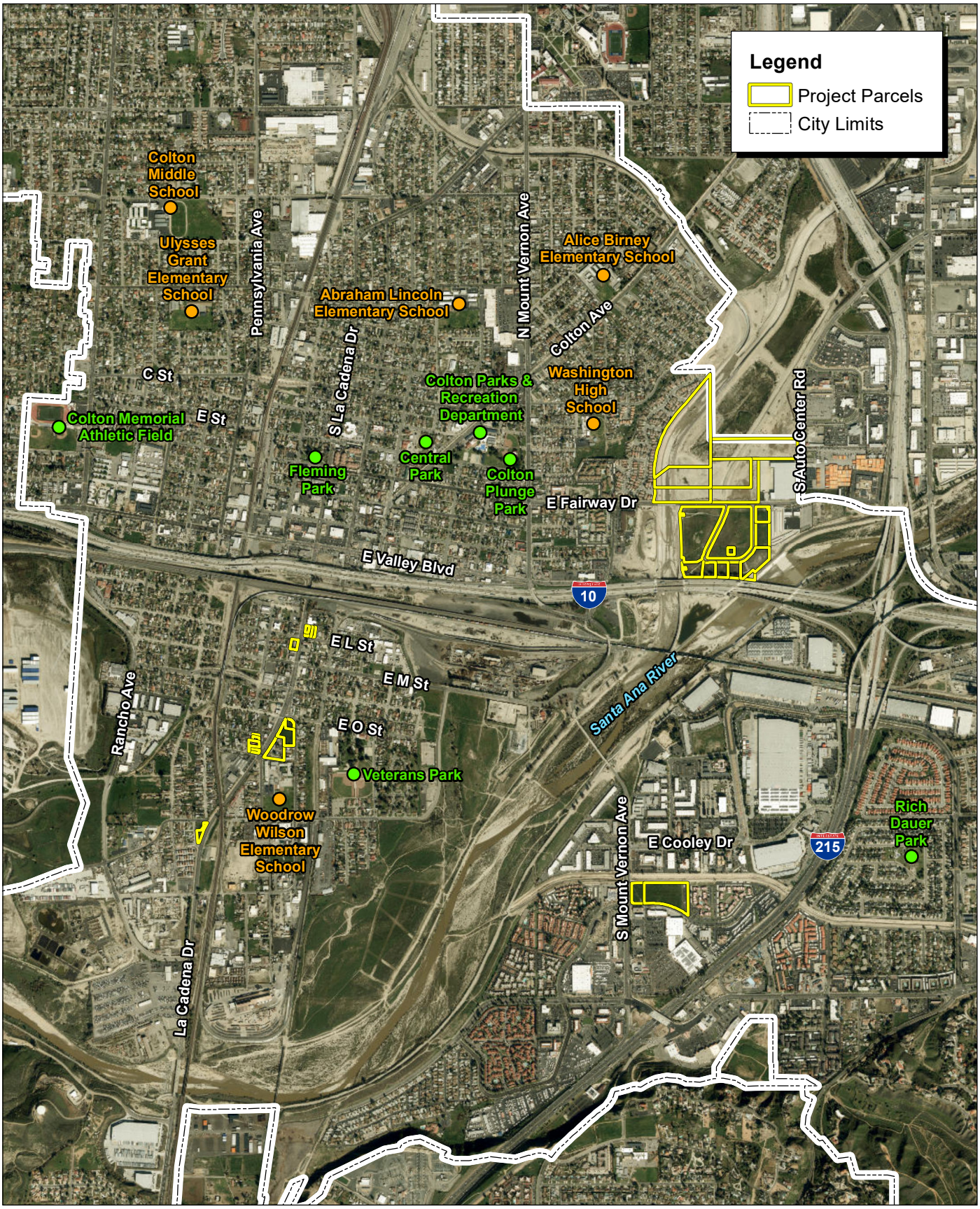
Development and growth in the City would increase demand for existing parks and recreational facilities. As the demand for parks and recreational facilities increases, there may be a need to increase staffing and other resources to maintain existing parks and recreational facilities from their increased use. Additionally, as the demand for parks and recreational facilities increases, there may be a need to expand existing parks and recreational facilities or construct new parks and recreational facilities to maintain acceptable service ratios. The environmental impacts from the construction of new parks and recreational facilities are discussed previously under Impact PUB-4.

The General Plan policies and programs would ensure that parks and recreational facilities keep pace with new development. Policy LU-8.4 requires the City to pursue opportunities to locate higher-density residential development near activity centers such as parks and recreation facilities, commercial areas, employment centers, commercial and transit. Goal LU-12 requires the City to provide for open space and recreation areas that meet the needs of Colton residents. Policy LU-12.1 and LU-12.2 requires the City to preserve and protect the City's established recreational and open space uses and pursue opportunities for providing additional open space and recreation areas for residents, working toward the goal of having a City park within 0.5 mile of every residential neighborhood in the City. Additionally, Policy LU-12.3 requires the City to prioritize the development of a regional park and/or sports park within City limits.

[5] California Department of Finance (CDF). 2025. Table 2: E-5 City/County Population and Housing Estimates, 1/1/2025. Website: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2025/. Accessed May 27, 2025

[6] City of Colton. Upcoming Park Improvements & Development. Website https://www.coltonca.gov/1105/Upcoming-Park-Improvements-Development#:~:text=Colton%20Habitat%20Park%20with%20Eco%20Friendly%20Soccer%20Fields,play%20areas%2C%20trails%2C%20and%20multiple%20fields%20for%20soccer%2Ffootball%2Frugby. Accessed May 27, 2025.

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Source: ESRI Aerial Imagery. City of Colton

FIRSTCARBON SOLUTIONS™

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Exhibit 3.15-1
Parks and Recreational Facilities within the City of Colton

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The Municipal Code contains rules and regulations related to payment of public service fees, which includes parks and recreation facilities. Chapter 16.36.030 of the Municipal Code requires that as a condition of approval of a tentative or final tract map or parcel map for a residential subdivision, the subdivider shall be required to dedicate land, pay a fee in lieu thereof, or both, at the option of the City, in the amount provided in the Code, for park or recreational purposes. Further, the specific purpose of the park dedication fee is to mitigate the impact of development projects on parks and recreation facilities, by collecting sufficient funds to construct adequate park facilities and improvements in the City and to refurbish and expand existing facilities to maintain existing levels of service. The CEQA Guidelines recognize that the payment of fees is an effective and complete mitigation measure. (CEQA Guidelines §15130(a)(3); *Anderson First Coalition v. City of Anderson* (2005) 130 CA4th 1173; *Save Our Peninsula Comm. v. Monterey County Bd. of Supervisors* (2001) 87 CA4th 99, 141). Furthermore, CEQA assumes that lead agencies will comply with their own ordinances and spend the fees it collects on the appropriate improvements to the affected resources. (*Save Our Peninsula Comm. v. Monterey County Bd. of Supervisors* (2001) 87 CA4th 99, 141, citing *Erven v. Board of Supervisors* (1975) 53 Cal.App.3d 1004, 1012).

As the City receives development applications for subsequent development consistent with Program 10/11 of the Housing Element Update, those applications will be reviewed by the City for compliance with the policies and program of the General Plan to ensure that parks and recreational facilities keep pace with new development. In addition, development consistent with Program 10/11 of the Housing Element Update would be required to pay the capital facilities fee in accordance with Chapter 16.36.030 of the Municipal Code. Therefore, future development consistent with Program 10/11 of the Housing Element Update would not result in significant adverse effects related to parks and recreational facilities and impacts would be less than significant.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic context for the analysis of cumulative impacts related to parks and recreational facilities includes the city limits and Sphere of Influence (SOI). A significant cumulative environmental impact would result if this cumulative growth resulted in an increase in the use of existing parks and recreational facilities such that substantial physical deterioration of the parks or recreational facilities would occur, or be accelerated, to require the construction of new parks and recreational facilities or modification of existing parks and recreational facilities.

All cumulative projects would be required to comply with City ordinances and General Plan policies and programs that address parks and recreational facilities, such as paying park in lieu fees and dedicating public park acreage in areas designated for park use on the General Plan map, maintaining adequate parkland ratios. Therefore, cumulative impacts to parks and recreational facilities would be less than significant.

Moreover, development associated with Program 10/11 of the Housing Element Update's less than significant incremental contribution to less than significant cumulative impacts would not be cumulatively considerable. As discussed under Impact PUB-4, development consistent with Program 10/11 of the Housing Element 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. As such, development consistent with Program 10/11 of the Housing Element Update would not create substantial impacts related to parks and other recreational facilities.

Further, potential future impacts to Colton parks and recreational facilities would be further reduced through the contribution of the park dedication fee to ensure facilities at these locations are adequately maintained and sufficient to accommodate growth associated with cumulative development. Therefore, impacts associated with development consistent with Program 10/11 of the Housing Element on parks and other recreational facilities are not cumulatively considerable and the cumulative impact would be less than significant.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation required.

Recreational Facilities Physical Effect on Environment

Impact REC-2:	**Development consistent with the proposed project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.**

Impact Analysis

As described in Impact PUB-4, as the demand for parks and recreational facilities increases, there may be a need to expand existing parks and recreational facilities or construct new parks and recreational facilities to maintain acceptable service ratios. There could be environmental impacts associated with the construction of new or expanded parks and recreational facilities.

The project-specific environmental impacts of constructing new or expanded parks and recreational facilities to support the growth associated with Program 10/11 of the Housing Element Update cannot be determined at this time because the designs of future new or expanded facilities are not known. As the construction of new or expanded parks and recreational facilities proceeds, those projects will be reviewed by the City for compliance with the policies and programs of the General Plan and the Municipal Code. Therefore, the physical effects on the environment from the construction of new or expanded parks and recreational facilities would be less than significant.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic context for the analysis of cumulative impacts of parks and recreational facilities includes the city limits and SOI. A significant cumulative environmental impact would result if growth from the cumulative projects identified in resulted in the need for the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. All cumulative projects would be required to comply with City ordinances and General Plan policies and programs that address parks and recreational facilities, such as paying park in lieu fees and dedicating public park acreage in areas designated for park use on the General Plan map, maintaining adequate parkland ratios. Therefore, cumulative impacts to parks and recreational facilities would be less than significant.

Moreover, development associated with Program 10/11 of the Housing Element Update's less than significant incremental contribution to less than significant cumulative impacts would not be cumulatively considerable. As discussed under Impact REC-2 above, the construction or expansion of parks and other recreational facilities are not expected to result in an adverse physical effect on the environment. The project-specific environmental impacts of constructing new or expanded parks and recreational facilities to support the growth associated with Program 10/11 of the Housing Element Update cannot be determined at this time because the designs of future new or expanded facilities are not known. As the construction of new or expanded parks and recreational facilities proceeds, those projects will be reviewed by the City for compliance with the policies and programs of the General Plan and the Municipal Code. As such, development consistent with Program 10/11 of the Housing Element Update would not create substantial impacts related to parks and other recreational facilities.

Therefore, impacts associated with development consistent with Program 10/11 of the Housing Element on parks and other recreational facilities are not cumulatively considerable and the cumulative impact would be less than significant.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation required.

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3.16 - Transportation

3.16.1 - Introduction

This section of the Draft Program Environmental Impact Report (Draft Program EIR) addresses potential environmental effects related to transportation on the potential sites for rezoning and surrounding areas resulting from implementation of Program 10/11 of the 2021–2029 General Plan 6th Cycle Housing Element Update (Program 10/11 Housing Element Update Rezone/GPA or proposed project). This section also evaluates the possible impacts related to transportation that could result from implementation of the proposed project.

The impact analysis examines the potential vehicular, transit, bicycle, and pedestrian components of the City of Colton's (City's) overall transportation system from implementation of the proposed project and evaluates the effects related to transportation, including conflicts with applicable plans and policies, changes in Vehicle Miles Traveled (VMT) per capita, and emergency vehicle access that may result from the implementation of the proposed project. Future development projects would be evaluated for project-specific impacts related to transportation at the time they are proposed. This section is based, in part, on the Traffic Analysis Report prepared by Urban Crossroads on May 15, 2025, and the VMT Technical Memorandum prepared by Urban Crossroads on May 27, 2025, both included in Appendix F.

No public comments were received during the EIR scoping period related to transportation.

3.16.2 - Environmental Setting

Roadway Facilities

Regional

Interstate 10

I-10 traverses east to west through the City and is part of the regional circulation network.

Interstate 215

I-215 runs north to south along the City's eastern edge and is part of the regional circulation network.

Local

Major Arterials

Major Arterials are designed to accommodate four to six travel lanes with a 12- to 15-foot raised median, within a 96- to 114-foot right-of-way. The following study area roadways are classified as Major Arterials:[1]

Pepper Avenue

Pepper Avenue is a Major Arterial that provides north-south access in west Colton to the I-10 freeway, between Randall Avenue and Slover Avenue. The portion of Pepper Avenue between San

[1] City of Colton. 2013. City of Colton General Plan Mobility Element. August 20. Website: https://www.ci.colton.ca.us/DocumentCenter/View/1348. Accessed May 20, 2025.

Bernardino Avenue and Valley Boulevard will be part of the Bus Rapid Transit (BRT) system. Objectives for Pepper Avenue are to accommodate vehicles, transit, and pedestrians north of the I-10 freeway.[2]

Rancho Avenue

Rancho Avenue is a major north-south roadway primarily intended to move traffic between I-10 and South La Cadena Drive, where it serves industrial uses along this corridor. Because of the economic importance of the industrial district to Colton, the City is interested in ensuring that the Rancho Avenue/I-10 interchange works efficiently to move trucks and other vehicles to and from industrial uses in south Colton and the Agua Mansa Road industrial district. The key objective for Rancho Avenue south of I-10 is to continue to move vehicular traffic through western Colton safely and efficiently, while serving industrial uses within this area.[3]

La Cadena Drive

La Cadena Drive is the historic spine of Colton, connecting Downtown Colton to south Colton and to the southern residential neighborhoods bordering the La Loma Hills. South La Cadena Drive, from Valley Boulevard to the southern City limit, will have the primary purpose of moving vehicles efficiently and safety. Pedestrian improvements will be provided as needed to serve the abutting commercial properties and to allow safe pedestrian crossing of this busy street. Additionally, the Mobility Element mapped La Cadena Drive as a bicycle street, which provides a through route for bicycles and connections to the local and regional bicycle network, and as a pedestrian street, which encourages pedestrian traffic and amenities.[4]

Mount Vernon Avenue

Mount Vernon Avenue is a north-south roadway that moves traffic from I-10 and Valley Boulevard north through the City into the City of San Bernardino. South of Valley Boulevard, Mount Vernon crosses the Santa Ana River and connects to I-215. With planned improvements to the bridge and the interchange, Mount Vernon will be able to provide improved north-south mobility. Thus, it is identified as a Transit Street between Colton Avenue and the northern City limits, as it could accommodate future BRT.[5]

Colton Avenue (East of Mount Vernon Avenue)

Colton Avenue traverses diagonally across the east edge of Downtown and links the City to retail shopping centers in San Bernardino. A portion of the Colton Avenue right-of-way previously included a Southern Pacific rail line. The former rail line now accommodates the Colton Avenue Bike Path, a Class I bicycle route. Between 10th Street and Mount Vernon, Colton Avenue will accommodate BRT. This roadway and bicycle path can provide bicycle, vehicle, and potential transit mobility from the northeast residential neighborhoods into Downtown Colton.[6]

[2] City of Colton. 2013. City of Colton General Plan Mobility Element. August 20. Website: https://www.ci.colton.ca.us/DocumentCenter/View/1348. Accessed May 20, 2025.
[3] Ibid.
[4] Ibid.
[5] Ibid.
[6] Ibid.

Valley Boulevard

Valley Boulevard is a major east-west roadway paralleling Interstate 10 (I-10) and connecting the City westerly to Rialto, Fontana, and Ontario. Along particular segments, Valley Boulevard serves as a Transit Street, recognizing its cross-city connector function and potential to accommodate BRT lanes. On the west side of Colton between the western City limits and Rancho Avenue, Valley Boulevard will primarily carry transit and cars. Between Pennsylvania Avenue and 10th Street, Valley Boulevard will transition into a pedestrian-friendly roadway as it traverses Downtown Colton. The key objective for Valley Boulevard is to accommodate multiple modes of transit.[7]

Washington Street

Washington Street serves southeast Colton and is a key arterial roadway that serves both local and regional traffic. Washington Street connects to major transportation corridors including I-10 and I-215, facilitating access to surrounding communities and commercial centers.

Secondary Arterials

Secondary Arterials are designed to accommodate four travel lanes with either a raised or painted median, within an 88-foot right-of-way. The following study area roadways are classified as Secondary Arterials:

Colton Avenue (West of Mount Vernon Avenue)

Colton Ave is a northeast to southwest running arterial street. From Mount Vernon to the west, the street runs for approximately 0.5 mile before merging into North 10th Street. This street serves a mixture of residential, commercial and public services uses and also has a designated protected pedestrian and bike pathway that runs the length of all of Colton Avenue.

E Fairway Drive

East Fairway Drive is an east–west running street that terminates into South East Street to the east and North 6th Street to the west before the railroad. It would serve as the only access road for proposed rezones of Areas 4, 4-A, and 5.

Study Area

The 18 study area intersections shown in Exhibit 3.16-1 and listed in Table 3.16-1 were selected for evaluation in the Traffic Assessment based on consultation with City staff. At a minimum, the study area includes intersections where the proposed project is anticipated to contribute 50 or more peak-hour trips per the City of Colton's VMT Guidelines (City Guidelines).[8] The 50 peak-hour trip criterion represents a minimum number of trips at which a typical intersection would have the potential to be affected by a given development proposal. The 50 peak-hour trip criterion is a traffic engineering rule of thumb that is accepted and widely used within San Bernardino County (including the City of Colton) for estimating a potential area of influence.

[7] City of Colton. 2013. City of Colton General Plan Mobility Element. August 20. Website: https://www.ci.colton.ca.us/DocumentCenter/View/1348. Accessed May 20, 2025.

[8] City of Colton. 2020. Vehicles Miles Traveled (VMT) Guidelines. June 2. Website: https://www.coltonca.gov/DocumentCenter/View/7899/Exhibit-B---City-of-Colton-VMT-Guidelines--Full-Technical-Report. Accessed July 3, 2025.

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Source: Urban Crossroads, May 15, 2025.

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Exhibit 3.16-1
Study Area Intersection Locations

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Table 3.16-1: Intersection Analysis Locations

#	Intersection	Jurisdiction
1	Pepper Avenue and Valley Boulevard	City of Colton
2	Rancho Avenue and Citrus Street	City of Colton
3	Rancho Avenue and N Street	City of Colton
4	Rancho Avenue and Agua Mansa Road	City of Colton
5	5th Street and K Street	City of Colton
6	La Cadena Drive and M Street	City of Colton
7	La Cadena Drive and O Street	City of Colton
8	La Cadena Drive and Rancho Avenue	City of Colton
9	La Cadena Drive and Litton Avenue	City of Colton
10	8th Street and Congress Street	City of Colton
11	Fogg Street and M Street	City of Colton
12	Bordwell Avenue and La Cadena Drive/Laurel Street	City of Colton
13	Mt. Vernon Avenue and Laurel Street	City of Colton
14	Mt. Vernon Avenue and Colton Avenue	City of Colton
15	Mt. Vernon Avenue and Fairway Drive	City of Colton
16	Mt. Vernon Avenue and Valley Boulevard	City of Colton
17	Mt. Vernon Avenue and Washington Street	City of Colton
18	Reche Canyon Road and Washington Street	City of Colton

The nine roadway segments shown in Table 3.16-2 and shown in Exhibit 3.16-2 were selected based on consultation with City staff. The 50 peak-hour trip criterion represents a minimum number of trips at which a typical roadway segment would have the potential to be affected by a given development proposal.

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Source: Urban Crossroads, May 15, 2025.

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Exhibit 3.16-2
Roadway Segment Analysis Locations

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Table 3.16-2: Roadway Segment Analysis Locations

#	Roadway	Segment Limits	Jurisdiction
1	Valley Boulevard	Eucalyptus Avenue to Pepper Avenue	City of Colton
2	Rancho Avenue	Citrus Street to Laurel Street	City of Colton
3	Rancho Avenue	Agua Mansa Road to Fogg Street	City of Colton
4	La Cadena Drive	Rancho Avenue to Litton Avenue	City of Colton
5	La Cadena Drive	M Street to O Street	City of Colton
6	Colton Avenue	10th Street to Mt. Vernon Avenue	City of Colton
7	Mt. Vernon Avenue	Laurel Street to Colton Avenue	City of Colton
8	Mt. Vernon Avenue	Fairway Drive to Valley Boulevard	City of Colton
9	Washington Street	Cooley Drive to Reche Canyon Road	City of Colton

Existing Public Transit Service and Facilities

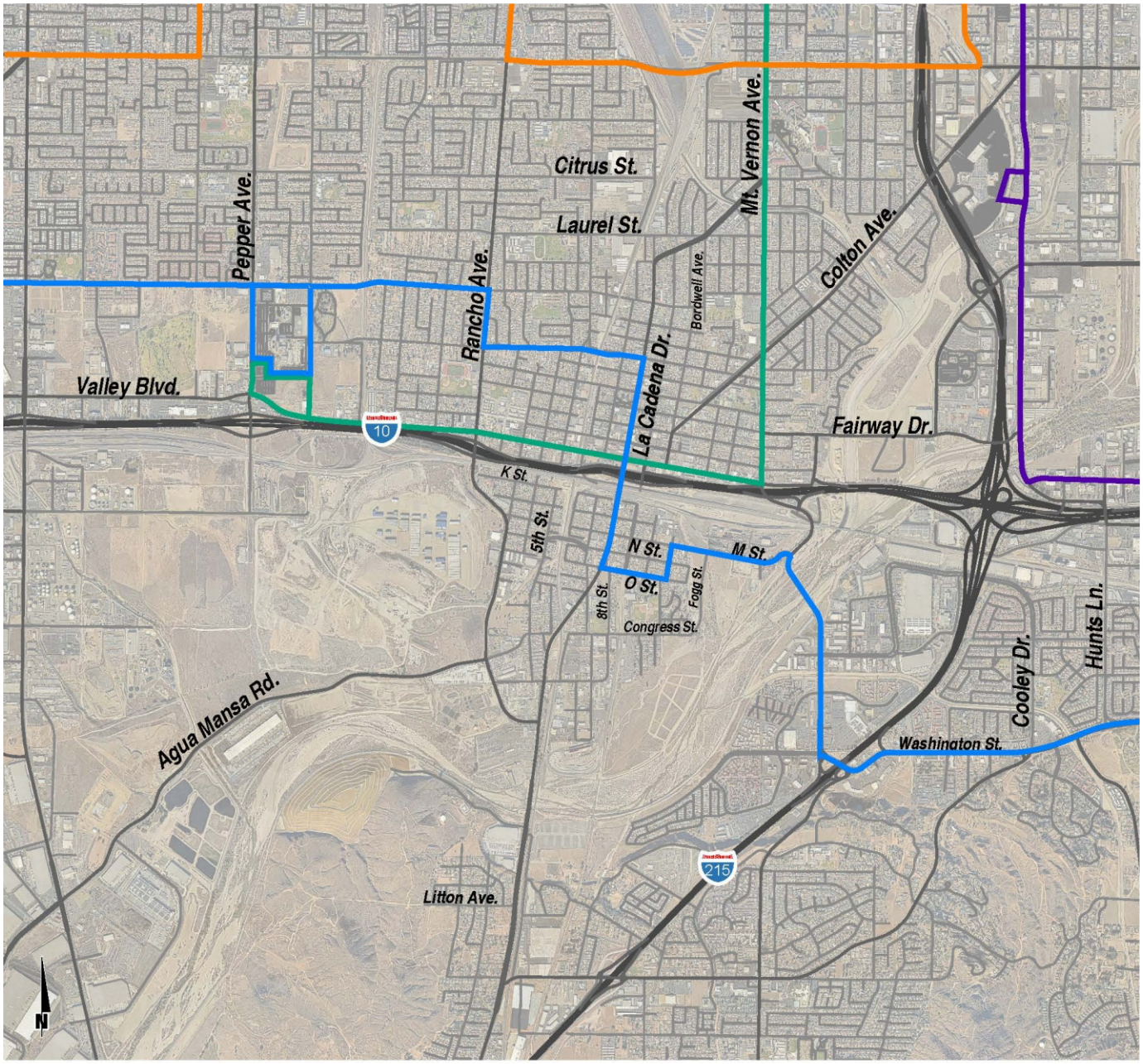
OmniTrans provides transit services to residents in the City of Colton. A public transportation agency in San Bernardino County, it offers transit mobility for residents throughout the San Bernardino Valley. Of the 35 transit routes that OmniTrans offers, seven run through Colton, allowing residents to access the service via 80 stops. The Arrowhead Regional Medical Center also functions as a Transfer Center for the transit agency. Residents and visitors can transfer among the multiple transit lines that intersect at the center before separating again.[9]

Omnitrans Routes 1, 2, 15, and 19 would potentially serve the project study area. The existing Omnitrans transit routes within the area are shown on Exhibit 3.16-3.

Transit service is reviewed and updated by Omnitrans periodically to address ridership, budget, and community demand needs. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate.[10]

[9] City of Colton. 2018. Active Transportation Plan (ATP). April. Website: https://www.ci.colton.ca.us/DocumentCenter/View/3727/Colton-ATP-Final---April-2018. Accessed May 20, 2025.
[10] Urban Crossroads. 2025. Colton Housing Element Traffic Analysis. May.

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Source: Urban Crossroads, May 15, 2025.

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Exhibit 3.16-3
Existing OmniTrans Transit Routes

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Bicycle Facilities

Bicycle planning and design typically relies on guidelines and design standards established by the California Department of Transportation (Caltrans) in the Highway Design Manual (Chapter 1000: Bikeway Planning and Design). The Highway Design Manual provides four distinct types of bikeway facilities, as described below:

- Class I Bikeways (Shared-use Paths) provide a separate right-of-way and are designated for the exclusive use of bicycles and pedestrians, with vehicle and pedestrian crossflow minimized. In general, bike paths serve corridors where on-street facilities are not feasible or where sufficient right-of-way exists to allow them to be constructed.

- Class II Bikeways (Bicycle Lanes) are dedicated lanes for bicyclists generally adjacent to the outer vehicle travel lanes. These lanes have special lane markings, pavement legends, and signage. Bicycle lanes are typically at least five feet wide. Adjacent vehicle parking and vehicle/pedestrian crossflow are permitted. Class II buffered bike lanes provide greater separation from an adjacent traffic lane and/or between the bike lane and on-street parking. This separation is created with chevron or diagonal striping.

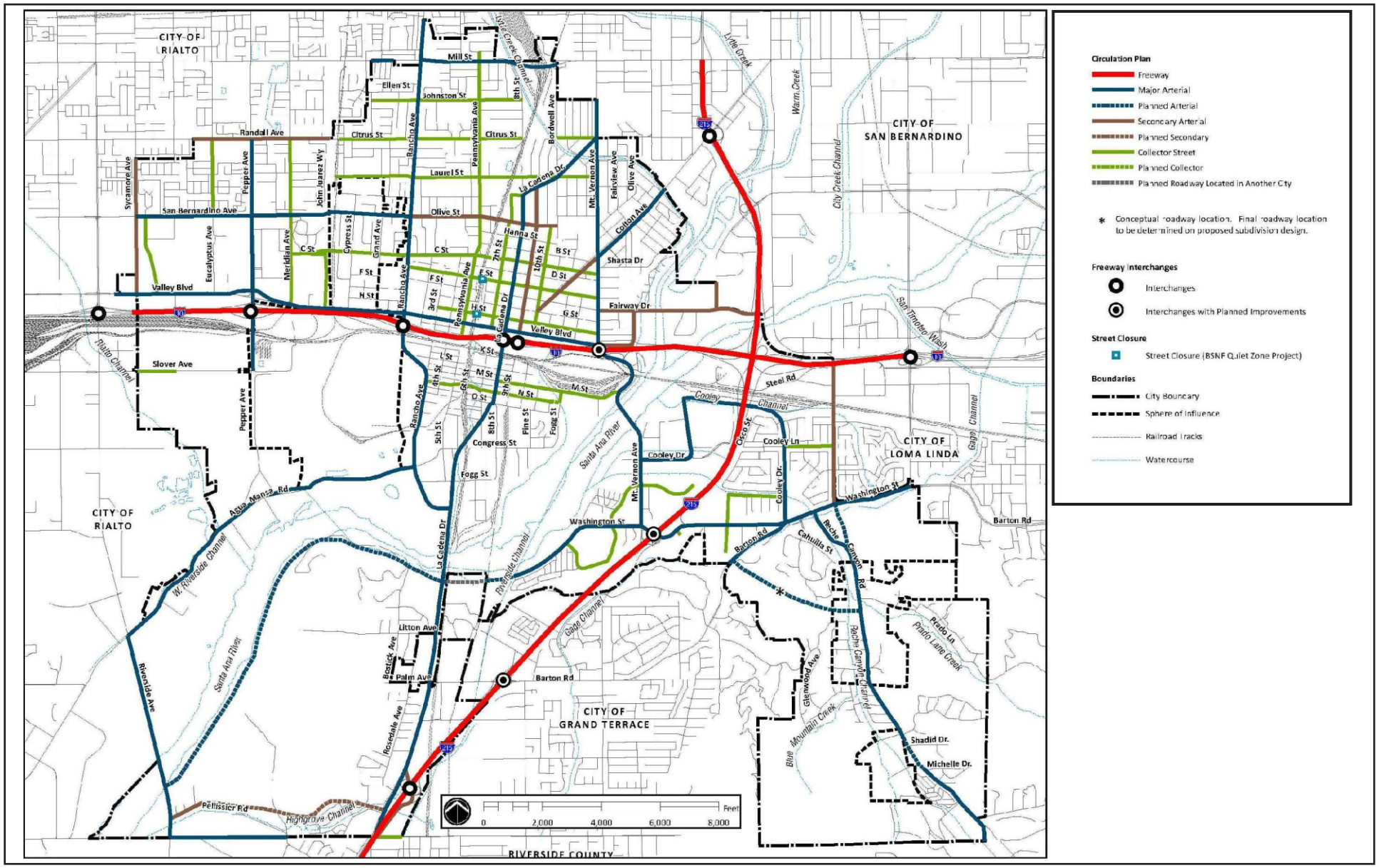
- Class III Bikeways (Bicycle Routes) are designated by signs or pavement markings for shared use with pedestrians or motor vehicles but have no separated bike right-of-way or lane striping. Bike routes serve either to a) provide a connection to other bicycle facilities where dedicated facilities are infeasible, or b) designate preferred routes through high-demand corridors.

- Class IV Bikeways (Cycle Tracks Or "Separated" Bikeways) provide a right-of-way designated exclusively for bicycle travel within a roadway and are protected from other vehicle traffic by physical barriers, including, but not limited to, grade separation, flexible posts, inflexible vertical barriers such as raised curbs, or parked cars.

Exhibit 3.16-4 shows the map of existing and planned bicycle facilities based on the Colton Active Transportation Plan (ATP). As shown on the exhibit, existing bicycle facilities within the study area include an existing Class II bike lane along La Cadena Drive and a Class III bike route north of Area 6. Planned bicycle facilities within the study area include a Class II buffered bicycle lanes along La Cadena Drive, a Class II bike lane along Fairway Drive, a Class I Bike Path along the northwestern corner of Area 5, and a planned Class II buffered bike lane along the northern border of Area 6.[11]

[11] City of Colton. 2018. Active Transportation Plan. April. Website: https://www.ci.colton.ca.us/DocumentCenter/View/3727/Colton-ATP-Final---April-2018. Accessed May 20, 2025.

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Source: Urban Crossroads, May 15, 2025.

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Exhibit 3.16-4
Existing and Planned Bicycle Facilities on Colton Active Transportation Plan

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Pedestrian Facilities

Pedestrian facilities are available throughout the City. The City's pedestrian infrastructure includes the following elements:

Sidewalks

Sidewalks offer pedestrians a protected space to walk on by separating them from vehicles or bicycles. Within the City, the sidewalk network has many gaps. For example, many streets immediately near schools in Colton have sidewalks; however, gaps in the sidewalk network can be quickly found in nearby streets.

Pathways

Pathways are similar to sidewalks in that they provide separation from vehicles. However, pedestrians may have to share them with other roadway users such as bicyclists. Pathways are available along the Santa Ana River Trail and Colton Avenue, between East G Street and the City of San Bernardino. The pathways are well-maintained and are in good condition.

Curb Ramps

Curb ramps allow people using mobility assistance devices to transition between the raised sidewalk and the crosswalk. The City provides curb ramps at many locations throughout the City; however, there are many that do not meet Americans with Disabilities Act (ADA) standards.

Crosswalks

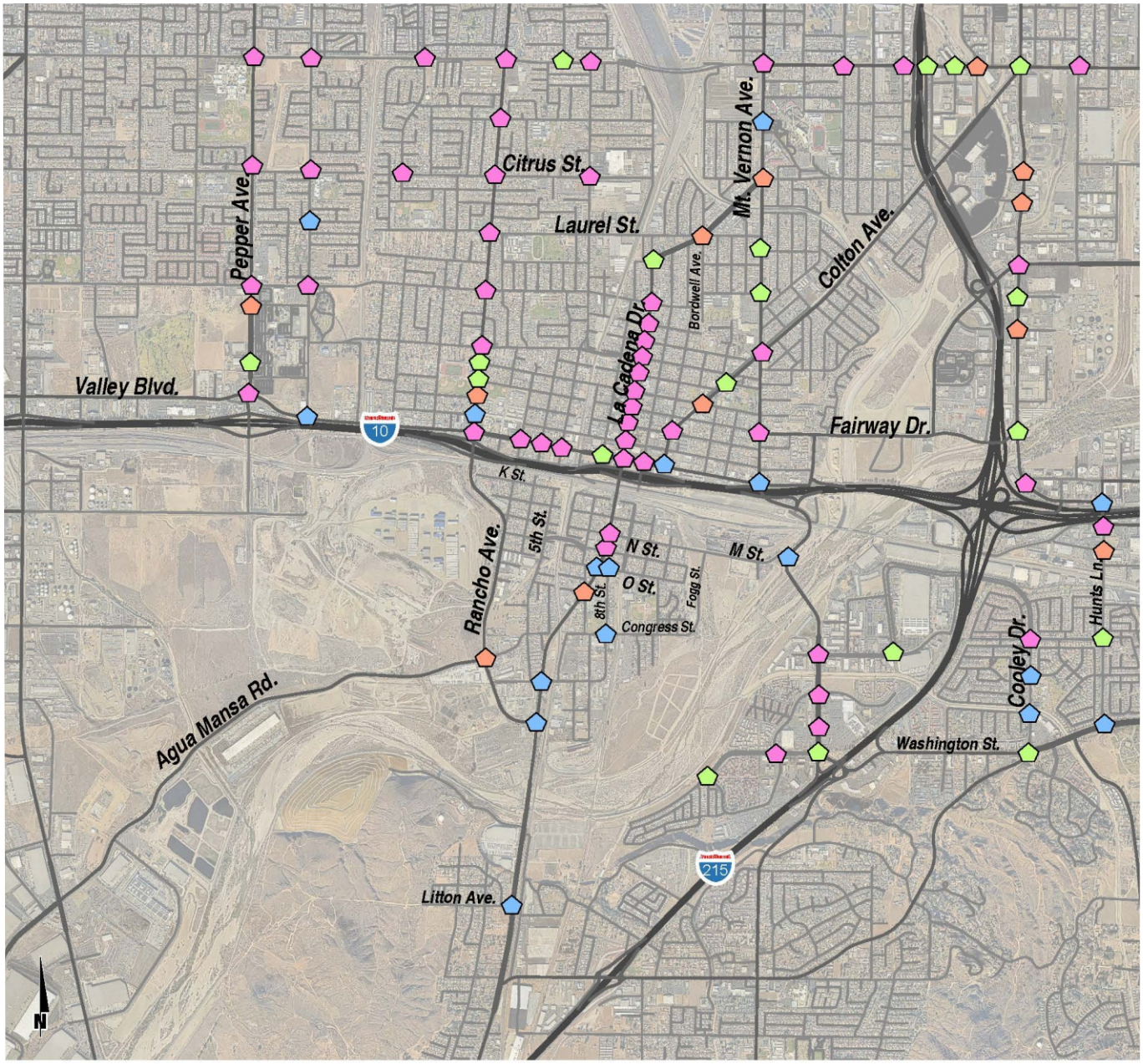
Crosswalks enable pedestrians to safely cross the roadway by making them more visible to motorists. Pedestrian exposure to motorists directly affects safety, thus it is crucial to have well-maintained crosswalks. Crosswalks are dispersed throughout the City; the condition varies from place to place.[12]

Exhibit 3.16-5 illustrates planned pedestrian facilities within the study area according to the Colton ATP. As shown on Exhibit 3.16-5, planned pedestrian corridors within the project site include La Cadena Drive Corridor and the Washington Street and Mount Vernon Avenue Corridor near Area 6.

Proposed pedestrian corridor recommendations along the southern portion of La Cadena Drive near the project site include moving the median noses out of crosswalk width at the intersection of La Cadena Drive and Valley Boulevard, signage at uncontrolled crossings, rectangular rapid flashing beacons (RRFB), and general pedestrian improvements such as review signal timing for adequate pedestrian walk and clearance times, ensure pedestrian signal heads have countdown functionality, and ensure that pedestrian push buttons are ADA compliant at specified location.[13]

[12] City of Colton. 2018. Active Transportation Plan. April. Website: https://www.ci.colton.ca.us/DocumentCenter/View/3727/Colton-ATP-Final---April-2018. Accessed May 20, 2025.
[13] Ibid.

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Source: Urban Crossroads, May 15, 2025.

Exhibit 3.16-5
Planned Pedestrian Facilities
on Colton Active Transportation Plan

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Proposed pedestrian corridor recommendations along the Washington Street and Mount Vernon Avenue Corridor include a high-visibility pedestrian crosswalk on the southwest corner of Area 6 and general pedestrian improvements such as review signal timing for adequate pedestrian walk and clearance times, ensure pedestrian signal heads have countdown functionality, and ensure that pedestrian push buttons are ADA compliant at specified location. [14]

Vehicle Miles Traveled

One performance measure used to quantify automobile travel is VMT, which refers to the amount of automobile travel attributable to a project as well as the distance traveled. In 2013, Governor Brown signed Senate Bill (SB) 743, which added Public Resources Code Section 21099 to the California Environmental Quality Act (CEQA). Public Resources Code Section 21099 changes the way transportation impacts are analyzed and aligns local environmental review methodologies with Statewide objectives to reduce greenhouse gas (GHG) emissions, encourage infill mixed-use development in designated priority development areas, reduce regional sprawl, and reduce VMT in California.

Increased VMT leads to various direct and indirect impacts on the environment and human health. Among other effects, increased VMT on the roadway network leads to increased emissions of air pollutants, including GHGs, and increased energy consumption. The transportation sector is associated with more GHG emissions than any other sector in California. Reducing VMT is one of the most effective means for reducing GHG emissions.

Emergency Access and Routes

Study Area

The main roads into and out of the City, including the sites for rezoning, include I-10 in the east–west direction and I-215 in the north–south direction. These roads would act as the main evacuation routes into and out of the City. La Cadena Drive, Mount Vernon Avenue, and East Fairway Drive would provide access to these evacuation routes.

3.16.3 - Regulatory Framework

State

Assembly Bill 1358

Assembly Bill (AB) 1358, also known as the California Complete Streets Act of 2008, requires cities and counties to include “Complete Streets” policies in their general plans. These policies address the safe accommodation of all users, including bicyclists, pedestrians, motorists, public transit vehicles and riders, children, the elderly, and the disabled. These policies can apply to new streets as well as the redesign of corridors.

[14] City of Colton. 2018. Active Transportation Plan. April. Website: https://www.ci.colton.ca.us/DocumentCenter/View/3727/Colton-ATP-Final---April-2018. Accessed May 20, 2025.

Senate Bill 375

SB 375 provides guidance regarding curbing emissions from cars and light trucks. There are four major components to SB 375. First, SB 375 requires regional GHG emission targets. These targets must be updated every 8 years in conjunction with the revision schedule of the housing and transportation elements of local general plans. Second, Metropolitan Planning Organizations (MPOs) are required to create a Sustainable Communities Strategy (SCS) that provides a plan for meeting regional targets. Third, SB 375 requires housing elements and transportation plans to be synchronized on 8-year schedules. Finally, MPOs must use transportation and air emissions modeling techniques that are consistent with the guidelines prepared by the California Transportation Commission.

Senate Bill 743

In November 2017, the Governor's Office of Land Use and Innovation (LCI), previously the Governor's Office of Planning and Research (OPR)[15] released a technical advisory containing recommendations regarding the assessment of VMT, proposed thresholds of significance, and potential mitigation measures for lead agencies to use while implementing the required changes contained in SB 743. Also in November 2017, LCI released the proposed text for Section 15064.3, "Determining the Significance of Transportation Impacts," which summarized the criteria for analyzing transportation impacts for land use projects and transportation projects and directs lead agencies to "choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure." LCI recommends that for most instances a per service population threshold should be adopted and that a 15 percent reduction below that of existing development would be a reasonable threshold.

As noted in the LCI Guidelines, agencies are directed to choose metrics that are appropriate for their jurisdiction to evaluate the potential impacts of a project in terms of VMT. The current deadline for adopting policies to implement SB 743 is July 2020; the change to VMT was formally adopted as part of updates to the CEQA Guidelines in December 2018.

The updated guidelines eliminate the use of automobile delay metrics, such as LOS, from determining significant environmental impacts from vehicle travel. VMT has been identified as the most appropriate metric to evaluate a project's transportation impacts, as projects that result in lower-than-average VMT support goals of reducing GHG emissions, while projects that result in higher-than-average levels of vehicle travel contribute to an increasing rate of GHG emissions.

Projects that are within 0.5-mile of an existing major transit stop, which is define as a rail transit station, ferry terminal served by bus or rail transit, or at the intersection of two or more major bus routes with service frequencies of 15-minutes or less during the morning and afternoon peak commute periods, are presumed to be less than significant if the project has the following characteristics:

- Has a floor area ratio (FAR) greater than 0.75.

[15] Effective July 1, 2024, the California Governor's Office of Planning and Research (OPR) was renamed the Governor's Office of Land Use and Climate Innovation (LCI). All references to OPR in prior documents should be understood to refer to LCI.

- Does not include more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking).
- Is consistent with the applicable SCS (as determined by the Lead Agency, with input from the Metropolitan Planning Organization).
- Does not replace affordable residential units with a smaller number of moderate or high-income residential units.

If a project meets the screening requirements, it is presumed to have a less than significant impact related to VMT.

Regional Regulations

Connect SoCal 2024

The City of Colton falls under the jurisdiction of the Southern California Association of Governments (SCAG). Every 4 years, SCAG updates Connect SoCal, the Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal) as required by federal and State regulations.

Connect SoCal 2024 was developed through a four-year planning process involving rigorous technical analysis, extensive stakeholder engagement, and robust policy discussions with local elected leaders. Connect SoCal 2024 outlines a vision for a more resilient and equitable future, with investment, policies and strategies for achieving the region's shared goals through 2050. The elements that are necessary to bring this vision to fruition are organized within the pillars of Mobility, Communities, Environment, and Economy.

The most recent Connect SoCal was approved by SCAG's Regional Council in April 2024.[16]

Local Regulations

City of Colton

City of Colton's Vehicle Miles Traveled Guidelines (City Guidelines)

Following the passage of SB 743, which created the 2019 amendments to the CEQA Guidelines by the Natural Resources Agency, the City of Colton developed VMT Guidelines as dictated in the amendment. The primary purpose of SB 743 was to change the primary methodology of Environmental Traffic Impact Analysis to revolve around the metric of VMT indexed to population and/or employment, as opposed to the previous methodology focusing on LOS, which was based on delay or capacity. By switching from LOS to VMT, the analysis shifts from analyzing the environmental impact of congested streets and/or intersections to the impact of vehicle trip lengths. This methodology was developed to aid in reaching the GHG emission goals passed in the California Global Warming Solutions Act of 2006 (AB 32).

[16] Southern California Association of Governments (SCAG). 2024. Connect SoCal. Website: https://scag.ca.gov/sites/default/files/2024-05/23-2987-connect-socal-2024-final-complete-040424.pdf. Accessed May 15, 2025.

The City of Colton will utilize the VMT methodology for various projects (e.g., Land Development, Planning, etc.) by analyzing the VMT per capita, employee, and/or per service population, as required by the specific project type and land use type (if applicable).

Land Use Plans (e.g., General Plans, Specific Plans, etc.), depending on the size of the project region, may influence areas outside of the City jurisdiction. For this scenario, VMT analysis should be performed for both the City and any affected region outside of the City. Because of the general large scale of land use plans, the screening criteria is not applicable and requires a VMT analysis of each parcel of the land use plan. As recommended by the LCI, the overall land use plan has a significant impact on the City VMT when one or more land development projects within the Land Use Plan fails to meet the City's VMT criteria.[17]

Colton Active Transportation Plan

The City's ATP seeks to create a comprehensive pedestrian and bicycle system and recommend related programs that will provide for a safe, convenient, accessible and healthy Colton. By providing pedestrian and bicycle connections throughout the City and to destinations beyond, the City will help increase pedestrian and bicycle usage, unite the community together, and contribute to the quality of life, health, safety and welfare of its residents, workers and visitors. Five goals, along with their corresponding objectives, are identified to achieve the vision:

Goal #1 **Improve local and regional connectivity.**

Objective 1.1 Work with SBCTA [San Bernardino County Transportation Authority] and surrounding jurisdictions to achieve regional bicycle infrastructure consistency, and where compliance with minimum bike lane standards is infeasible, use signs, shared lane markings, or other route enhancements to improve conditions for bicyclists.

Objective 1.2 Develop a wayfinding program that includes signage, markers, and stencils on off-street paths, on-street bikeways, local and regional roads in order to improve wayfinding for pedestrians and bicyclists and to heighten driver awareness.

Objective 1.3 Link pedestrian and bicycle infrastructure to destinations, public transit, and trails such as the Santa Ana River Trail.

Goal #2 **Increase the number of active transportation users while reducing vehicular trips.**

Objective 2.1 Provide an educational program that educates residents about the benefits of active transportation.

Objective 2.2 Implement transportation demand management programs such as bikeshare, transit passes, and carpooling.

[17] City of Colton. 2020. Vehicles Miles Traveled (VMT) Guidelines. June 2. Website: https://www.coltonca.gov/DocumentCenter/View/7899/Exhibit-B---City-of-Colton-VMT-Guidelines--Full-Technical-Report. Accessed July 3, 2025.

Objective 2.3 Ensure the availability of adequate bicycle parking at public facilities, schools, commercial areas, major transit stops and other locations with current or future bicycle parking demands.

Goal #3 Reduce pedestrian and bicycle collisions while balancing existing traffic demand.

Objective 3.1 Review collision data annually in order to identify high collision areas that involved bicyclists and pedestrians and prioritize projects and/or programs that led to these collisions.

Objective 3.2 Continue to improve safety at intersections by providing pedestrian signal cycles, pedestrian push buttons, and high-visibility crosswalk markings near schools.

Objective 3.3 Keep trucks on designated truck routes by regular enforcement. Prohibit trucks on local streets to make it a safer pedestrian and bicycling environment.

Objective 3.4 Improve pedestrian safety and security by providing pedestrian-level lighting around highly utilized corridors or where appropriate.

Objective 3.5 Give a high priority to safety improvements to projects that are in close proximity to schools, public transit and other pedestrian destinations.

Goal #4 Increase the number of educational and encouragement programs.

Objective 4.1 Coordinate pedestrian and bicycle safety education courses for residents and at schools by utilizing assistance from the City of Colton Police, local bicycle shops, local bicycle advocates and other community groups and organizations.

Objective 4.2 Initiate a Safe Routes to School Program to teach students how to safely cross the street, properly fit a helmet, use hand signals, and follow the rules of the road.

Objective 4.3 Continue to provide and encourage events that will introduce Colton residents to walking and bicycling, such as walk/bike-to-work days, walk/bike-to-school days, senior walks, recreational walks, and historic walks.

Goal #5 Provide a comprehensive pedestrian and bicycle network.

Objective 5.1 Implement the Complete Streets network developed in the Mobility Element of the General Plan and Downtown Design Manual that addresses urban design techniques such as vegetation, street lighting, and street ornaments that can create a more inviting environment that enhances the pedestrian and bicyclist experience. Utilize urban design elements such as site design, landscaping, and lighting.

Objective 5.2 Encourage new development projects to address bicyclist and pedestrian access in their project plans. They should be encouraged to provide facilities for pedestrians,

bicycles and transit including bicycle parking facilities, bicycling and walking trails, and transit-friendly designs.

Objective 5.3 Develop and implement an Americans with Disabilities Act (ADA) Transition Plan in which policies, programs, and facilities are evaluated for compliance with ADA, where findings and recommendations are presented to ensure accessibility.

Objective 5.4 Require new projects that will require substantial construction activities, including signal upgrades, utilities construction, or street rehabilitation, to upgrade all sidewalks and curb ramps to meet current ADA standards within the general vicinity.

Objective 5.5 Conduct a sidewalk inventory to identify all sidewalks that do not meet current standards. Require sidewalks to be upgraded as part of the project approval process for new projects and reconstruct other sidewalks as funding allows. Prioritize sidewalks that complete the sidewalk and path network and are part of the route to key destinations in the City.

Development Impact Fee Program

The City of Colton adopted the latest update to their Development Impact Fee (DIF) program in February 2020. Fees from new residential, commercial, and industrial development are collected to fund compliant regional facilities as well as local facilities. Under the City's DIF program, the City may grant developers a credit against specific components of fees when those developers construct certain facilities and landscaped medians identified in the list of improvements funded by the DIF program. After the City's DIF are collected, they are placed in a separate restricted use account pursuant to the requirements of Government Code Sections 66000 *et seq*. The timing to use the DIF is established through periodic capital improvement programs which are overseen by the City's Public Works Department.

Measure I

In 2004, the voters of San Bernardino County approved the 30-year extension of Measure I, a one-half of 1 percent sales tax on retail transactions, through the year 2040, for transportation projects including but not limited to infrastructure improvements, commuter rail, public transit, and other identified improvements. The Measure I extension requires that a regional traffic impact fee be created to ensure development is paying its fair share. A regional Nexus study was prepared by the San Bernardino County Transportation Authority (SBCTA) and concluded that each jurisdiction should include a regional fee component in their local programs in order to meet the Measure I requirement. The regional component assigns specific facilities and cost sharing formulas to each jurisdiction and was most recently updated in March 2019. Revenues collected through these programs are used in tandem with the City's DIF funds to deliver projects identified in the Nexus Study. While Measure I is a self-executing sales tax administered by SBCTA, it bears discussion here because the funds raised through Measure I have funded in the past and will continue to fund new transportation facilities in San Bernardino County. Specific improvement projects in the City funded through Measure I include:

- I-10 widening (adding high-occupancy vehicle lanes) on I-10 through Colton

- I-215 widening (adding general purpose lanes) through Colton
- Improvements to I-10 interchanges at Pepper Avenue and Mount Vernon Avenue
- Road improvements on Riverside Avenue, Valley Boulevard, La Cadena Drive, Mount Vernon, Fairway Drive, San Bernardino Avenue, C Street, Mill Street, Washington Street, Barton Road, and Reche Canyon Road
- Rail and street grade separation projects at Hunts Lane, Olive Street, Mount Vernon, and Valley Boulevard
- Metrolink line improvements through Colton
- Potential Bus Rapid Transit (BRT) route through Colton
- Discount bus fare for seniors and persons with disabilities
- Programs such as traffic signal synchronization, ride-share for commuters, and Freeway Service Patrols.

General Plan Mobility Element

The General Plan includes a Mobility Element (2013), a core component of the General Plan that discusses transportation facilities as well as alternative modes of transportation, and establishes objectives and policies associated with transportation within the City. The General Plan Mobility Element identifies circulation facilities located in the City, discusses planned circulation system improvements, and states standards for the design and construction of new roadways within the City.

The General Plan Mobility Element contains the following policies that are relevant to the proposed project:

Policy M-1.5 Minimize vehicle emissions by encouraging land use patterns and multi-modal transportation improvements that reduce the need for automobile trips by making biking, walking, and use of public transit more convenient and available.

Policy M-2.3 Require that private development projects provide transit amenities, including bus stops that meet Omnitrans' bus stop design guidelines.

Policy M-2.8 Add bicycle amenities and facilities to new projects and at existing activity centers.

Policy M-2.9 Condition discretionary projects to require bicycle amenities such as bike racks and secure storage areas.

Policy M-2.14 Require that all new subdivision projects provide sidewalks on both sides of the street, except for subdivisions that create residential lots that are one acre or larger in size.

Policy M-3.2 Implement traffic-calming measures in Colton's residential neighborhoods that are severely impacted by speeding, excessive vehicular volumes, truck traffic, and/or

cut-through traffic. Use the City's adopted traffic-calming policies to apply appropriate solutions.

Policy M-3.6 Restrict driveway entrances onto surrounding arterial, secondary and major streets when practical, and minimize through traffic on residential Collector streets.

Policy M-6.1 Require that all new developments provide off-street parking to meet local needs and minimize congestion on streets.

Policy M-6.3 Develop neighborhood traffic control plans for residential neighborhoods experiencing spillover traffic and parking shortages from adjacent commercial and industrial areas.

Policy M-6.6 Allow for a reduction in parking standards as an incentive for the provision of senior and affordable housing.

Complete Streets Plan

The Complete Streets initiative was made into law in California in 2008. Modeled on federal policies aimed at reinventing the function and form of City streets to accommodate multiple mobility modes, State regulations require jurisdictions to change the approach to designing and using roadways. Streets are no longer considered the sole domain of the car. Streets can be designated, designed, and re-purposed to have primary functions as a car corridor, a transit corridor, and bike corridor, or some symbiotic combination. Successful long-term implementation of Complete Streets is intended to result in more options for people to go from one place to another; less traffic congestion and reduced greenhouse gas emissions; more walkable communities (with healthier, more active people); and fewer barriers for older adults, children, and people with disabilities.

The City of Colton's Complete Streets plan provides direction for the design and operations of the entire street system to enable access for all users regardless of age, ability, or mode of transportation. This means that every transportation project will make the street network more accommodating for drivers, transit users, pedestrians, and bicyclists.

3.16.4 - Methodology

This section identifies potential traffic-related deficiencies resulting from the revised General Plan Land Use Map and Zoning Map to increase its capacity for housing units in accordance with the City's Regional Housing Needs Assessment (RHNA) allocation. The analysis evaluates the potential circulation system deficiencies that may result from implementation of the Program 10/11 Rezone/GPA and where circulation system (intersection and/or roadway) improvements are needed to reduce VMT, as described in the City of Colton's VMT Guidelines.

Peak-hour intersection operations were evaluated for each of the following traffic conditions:

- Existing (2024) Conditions
- Horizon Year (2050) Without Project Conditions
- Horizon Year (2050) With Project Conditions

Traffic counts were conducted on November 21, 2024 (Thursday) when local schools were in session and operating under normal bell schedules. No volume adjustments have been made to the existing baseline aside from adjustments needed for volume balancing.

Traffic projections for Horizon Year (2050) conditions were derived from the San Bernardino Transportation Analysis Model (SBTAM) using accepted procedures for model forecast refinement and smoothing. The Horizon Year conditions analysis was used to determine whether improvements funded through regional transportation mitigation fee programs can accommodate the long-range cumulative For the purposes of this analysis, the "Without Project" scenario represents the traffic forecasts associated with the SBTAM based on the current General Plan. The "With Project" scenario represents the traffic forecast associated with the SBTAM based on population changes related to the proposed project.

3.16.5 - Thresholds of Significance

Because this analysis evaluates potential sites for rezoning rather than individual site plans, transportation impacts of the Program 10/11 Housing Element Update Rezone/GPA are evaluated based on the location for each potential site for rezoning. Additionally, each potential site for rezoning will be evaluated on a project-by-project basis for impacts when a site plan has been developed. All future development would be required to comply with General Plan and Housing Element policies, as well as zoning requirements, and any applicable Specific Plan provisions or other guidelines for transportation. Additionally, the General Plan and Municipal Code were reviewed to determine applicable policies and design requirements for the proposed project.

The Lead Agency utilizes the criteria in CEQA Guidelines Appendix G Environmental Checklist and the City of Colton's Local CEQA Guidelines, Appendix J to determine whether impacts to geology and soils are significant environmental effects. The project would have a potentially significant impact if it would:

a) Conflict with a program plan, ordinance or policy of the circulation system, including transit, roadway, bicycle and pedestrian facilities.

b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).

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

d) Result in inadequate emergency access.

3.16.6 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the proposed project and provides mitigation measures where necessary.

Effect on Circulation System

Impact TRANS-1: The proposed project would not conflict with a program plan, ordinance or policy of the circulation system, including transit, roadway, bicycle and pedestrian facilities.

Impact Analysis

City VMT Guidelines

A full discussion of the proposed project's conformity to the City's VMT Guidelines is contained under Impact TRANS-2, below. The proposed project would not conflict with the City VMT Guidelines with implementation of mitigation measures.

Transit

The proposed project does not address or include any specific plans for public transit facilities or access. Each development project under the Program 10/11 Rezone/GPA would be evaluated for project-specific impacts and provide fair-share funding, if required, for recommended improvements to reduce transit-related impacts.

Omnitrans bus stops are available at La Cadena and N Street; La Cadena and L Street; and O Street and 9th Street. These bus stops would serve Area 1, Area 1-A, Area 2, and Area 3. Additionally, bus stops at Mount Vernon and Centrepoint; Colton South Mount Vernon Avenue; and Mount Vernon and Santo Antonio would serve Area 6.

The closest bus stops to Area 4, Area 4-A, and Area 5 would be located approximately 0.4 miles west along Mount Vernon Avenue. These bus stops would include Valley and Mount Vernon; Mount Vernon and H; Mount Vernon and Fairway; or Mount Vernon and D.

The closest bus stop to Area 1-B is located approximately 0.45 mile north at La Cadena and N Street.

Bicycle

The proposed project does not address or include any specific plans for bicycle facilities or access. Each development project under the Program 10/11 Rezone/GPA would be evaluated for project-specific impacts and provide fair-share funding, if required, for recommended improvements to reduce impacts to bicycle facilities.

La Cadena Drive has a Class II and Class III bicycle lane south of I-10 and has a planned Class III bicycle route north of I-10. This bicycle route would be accessible from Area 1, Area 1-A, Area 1-B, Area 2, and Area 3.

Fairway Drive has a planned Class II bicycle lane, which would serve Areas 4 and 5.

Washington Street, Cooley Drive, and a portion of Mount Vernon Avenue have a Class II bicycle lane, which would be accessible from Area 6. Furthermore, Area 6 would have access to a Class I bicycle lane along the Santa Ana River trail.

Pedestrians

The proposed project does not address or include any specific plans for pedestrian facilities or access. The Traffic Analysis Report identified over 95 pedestrian facilities in close proximity to the project site (Exhibit 3.16-5). Each development project under the Program 10/11 Rezone/GPA would be evaluated for project-specific impacts and provide fair-share funding, if required, for recommended improvements to reduce pedestrian-related impacts.

Conclusion

The proposed project is a planning document and does not propose or approve any specific development projects. Accordingly, the proposed project would not result in direct impacts. Future projects implementing the Program 10/11 Rezone/GPA will be subject to conditions of approval in order to address identified deficiencies at the time those development applications are received. Development consistent with Program 10/11 Rezone/GPA would be required to comply with all applicable General Plan goals, policies, and programs. Additionally, development projects consistent with Program 10/11 Rezone/GPA would be subject to all applicable City Guidelines, standards, and specifications related to the circulation system, including transit, bicycle, and pedestrian facilities. Specifically, any modifications to or new transit, bicycle, and pedestrian facilities would be subject to and designed in accordance with all applicable federal, State, and local policies. Each development project under the Program 10/11 Rezone/GPA would be evaluated for project-specific traffic impacts for recommended improvements to reduce traffic-related impacts.

Additionally, a traffic control plan would be required pursuant to City's General Notes and City Standards regarding Street Improvement Plan. should any temporary road closures be required for construction of future projects under the Program 10/11 Rezone/GPA.

Because development consistent with Program 10/11 Rezone/GPA would be subject to all applicable City Guidelines, standards, and specifications, it would not itself conflict with adopted policies, plans, or programs. Impacts would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic scope of the cumulative analysis related to a conflict with a program plan, ordinance or policy of the circulation system, including transit, roadway, bicycle and pedestrian facilities, would be the City of Colton.

Cumulative traffic impacts were evaluated using the summary of projections method, consistent with CEQA Guidelines Section 15130(b)(1)(B). This cumulative analysis relies on regional growth forecasts and adopted planning documents to characterize future conditions contributing to cumulative impacts. Accordingly, this analysis incorporates land use development capacity and circulation assumptions from the City of Colton General Plan, which outlines long-range

development patterns and roadway improvements intended to accommodate anticipated growth. In addition, regional travel demand projections from the SCAG Connect SoCal were used to assess future vehicle trips, congestion levels, and multimodal transportation needs across the broader planning area.

The Program 10/11 Housing Element Update Rezone/GPA does not propose site-specific development but facilitates residential growth already anticipated under the General Plan. As such, cumulative transportation impacts have been previously evaluated in conjunction with the approval of the General Plan, which considered long-range development assumptions.

While the Program 10/11 Housing Element Update Rezone/GPA would generate new demand for public transit, bicycle, and pedestrian facilities that serve the area, development consistent with the Program 10/11 Housing Element Update Rezone/GPA would be required to comply with all applicable General Plan goals, policies, and programs. Additionally, development projects consistent with the Program 10/11 Housing Element Update Rezone/GPA would be subject to all applicable City Guidelines, standards, and specifications related to the circulation systems, including transit, bicycle, and pedestrian facilities. Specifically, any modifications to or new transit, bicycle, and pedestrian facilities would be subject to and designed in accordance with all applicable federal, State, and local policies.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Conflict with CEQA Guidelines Section 15064.3, Subdivision (b)

Impact TRANS-2: The proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).

Impact Analysis

As discussed in the City Guidelines, Land Use Plans (e.g., General Plans, Specific Plans, etc.) are not applicable to VMT screening due to the generally large scale of these plans. As such, the proposed project would not qualify for any screening criteria; accordingly, the following VMT analysis evaluates the proposed project's VMT impact.

City Guidelines state that SBTAM is the preferred tool for conducting VMT analysis for land use plans in the City.[18] SBCTA most recent release of SBTAM is version 3.2, released in June 2024. SBTAM is a useful tool to estimate VMT as it considers interaction between different land uses based on socioeconomic data such as population, households, and employment. The calculation of VMT for

[18] City of Colton. 2020. Vehicles Miles Traveled (VMT) Guidelines. June 2. Website: https://www.coltonca.gov/DocumentCenter/View/7899/Exhibit-B---City-of-Colton-VMT-Guidelines--Full-Technical-Report. Accessed July 3, 2025.

land use projects is based on the total number of trips generated and the average trip length of each vehicle type.

For purposes of this assessment, VMT was estimated using the Production/Attraction method. For the Production/Attraction method, VMT is presented as Home-Based (HB) production VMT per capita. The Production/Attraction (PA) method for calculating VMT sums all weekday VMT generated by HB trips with at least one trip-end in the study area (i.e., Project Traffic Analysis Zone [TAZ]) by trip purpose to/from their ultimate destination unless that destination is outside of the model boundary area. Productions are land use types that generate trips (residences), and attractions are land use types that attract trips (employment). The PA method allows Project VMT to be evaluated based on trip purpose, which is consistent with both the LCI and City Guidelines.

The City Guidelines identify VMT per capita as the appropriate VMT metric for residential land uses. As stated in the City Guidelines, a significant impact would occur when the Land Use Plan fails to meet the following criteria:

- 15 percent below the existing baseline City VMT.[19,20]

The LCI Technical Advisory also recommends using the 15 percent threshold for proposed land use plans within the City. Each individual land use project proposed under the land use plan must follow the guidelines in the Connect SoCal regional plan, and the overall land use plan must be 15 percent below the existing baseline conditions of the proposed region without the proposed land use project.[21]

The City's existing VMT per capita has been calculated using SBTAM. Table 3.16-3 presents the resulting City of Colton existing VMT per capita of 15.2, which is 15 percent below existing baseline conditions at 13.0 VMT per capita.

Table 3.16-3: Baseline VMT Per Capita

Population	56,237
HB VMT	858,394
VMT per Capita	15.2
15% Below Existing Citywide Average VMT per Capita (City Threshold)	13.0
Source: Urban Crossroads. 2025. Vehicle Miles Traveled Analysis.	

In order to evaluate project-generated VMT, standard land use information such as number of households are coded into SBTAM. The SBTAM model converts household inputs into estimated population values by using TAZ-specific distributions of households by size and location. These TAZ-

[19] City of Colton. 2020. Resolution No. R-60-20. Website: https://www.coltonca.gov/DocumentCenter/View/7900/R-060-20-Adopting-Vehicle-Miles-Traveled-VMT. Accessed July 3, 2025.
[20] The resolution equates baseline conditions with citywide average.
[21] City of Colton. 2020. Resolution No. R-60-20. Website: https://www.coltonca.gov/DocumentCenter/View/7900/R-060-20-Adopting-Vehicle-Miles-Traveled-VMT. Accessed July 3, 2025.

specific assumptions are provided by SCAG growth forecasting models. Table 3.16-4 presents household count by individual TAZ and the population estimates as calculated from the SBTAM model. The additional households and population that could be generated under the proposed project were added to their respective TAZ, and the SBTAM model was run inclusive of the proposed project.

Table 3.16-4: Baseline Project Population Estimates

TAZ	Additional Households	Additional Population
53774101	6	23
53774102	12	45
53774202	24	94
53774501	77	294
53779301	182	288
53787102	1,204	4,802
53787103	774	3,087
Total Project	2,279	8,633
Source: Urban Crossroads. 2025. Vehicle Miles Traveled Analysis. (Appendix F.1 Attachment 2).		

The project-generated VMT and a comparison to the City's impact threshold is presented in Table 3 by individual TAZ. As shown in Table 3.16-5, the proposed project's addition to existing baseline conditions exceeds the City's adopted VMT impact threshold.

Table 3.16-5: Baseline Plus Project VMT Per Capita

TAZ	Population	VMT	VMT per Capita	City Threshold	Exceeds City Threshold?
53774101	749	11,694	15.6	13.0	Yes
53774102	325	4,881	15.0	13.0	Yes
53774202	1,139	17,407	15.3	13.0	Yes
53774501	503	7,133	14.2	13.0	Yes
53779301	856	11,756	13.7	13.0	Yes
53787102	5,262	63,017	12.0	13.0	No
53787103	3,258	40,380	12.4	13.0	No
Source: Urban Crossroads. 2025. Vehicle Miles Traveled Analysis.					

Supplemental Evaluation of Citywide VMT

Although not specified by the City Guidelines, for informational purposes, an initial review of project impacts on citywide VMT per capita was performed. The Baseline Plus Project SBTAM model outputs were calculated for the entire City of Colton similar to the calculations performed in the previous section City of Colton VMT per Capita. Table 3.16-6 presents the comparison between the baseline citywide and the Baseline Plus Project Citywide VMT per capita.

Table 3.16-6: Citywide VMT Per Capita Comparison

City of Colton	Baseline	Baseline + Project
Population	56,237	64,870
HB VMT	858,394	963,792
VMT per Capita	15.2	14.9
Source: Urban Crossroads. 2025. Vehicle Miles Traveled Analysis.		

As shown in Table 3.16-5, the Baseline Plus Project HB VMT increases with the additional population proposed by the proposed project, as expected. However, once framed into an efficiency metric by dividing the HB VMT by the population, the citywide VMT per capita was shown to be reduced citywide, which would indicate that the proposed project would increase VMT efficiency and lower VMT per capita within the City. However, because the proposed project's addition to existing baseline conditions exceeds the City's adopted VMT impact threshold, VMT reduction strategies would be required pursuant to MM TRANS-1a and MM TRANS-1b. These VMT reduction strategies could contribute toward a small reduction in project-generated VMT and would include providing pedestrian and bicycle network improvements within the development connecting to existing off-site facilities; designing key intersections to encourage walking, biking, and transit; and collaborating with local transit agencies to determine the feasibility of providing new or re-routing existing transit services to the area.

As shown in Table 3.16-5, the City's VMT threshold is 13 VMT per capita. As previously discussed, the proposed project's addition to existing baseline conditions exceeds the City's adopted VMT impact threshold. MM TRANS-1a would reduce VMT per capita to below the City's threshold because future projects would be required to pay development impact fees and prepare a project-level VMT analysis pursuant to MM TRANS-1a. Impacts would therefore be less than significant with mitigation incorporated.

Additionally, the proposed project does not propose specific development at this time. Instead, it establishes a framework for future growth in accordance with the Program 10/11 Rezone/GPA. As individual projects are proposed, each will undergo a project-level VMT analysis to assess potential transportation impacts pursuant to MM TRANS-1a. If significant VMT impacts are identified, appropriate mitigation measures will be required to reduce these impacts in accordance with City Guidelines.

With implementation of MM TRANS-1a and MM TRANS-1b, impacts related to VMT would be less than significant.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

MM TRANS-1a VMT Reduction Strategies

As required by the City Guidelines, transportation demand management (TDM) strategies would be considered for the purpose of reducing potentially significant Vehicle Miles Traveled (VMT) impacts. California Air Pollution Control Officers Association (CAPCOA) has published an update to their VMT reduction measure guidance titled Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (CAPCOA 2024) (Handbook). Consistent with VMT reduction measures described within the Handbook, the following are applicable to future development pursuant to the proposed project:

- Provide pedestrian and bicycle network improvements within the development connecting to existing off-site facilities.
- Where applicable, ensure design of key intersections and roadways to encourage the use of walking, biking, and transit.
- Collaborate with the local transit agencies to determine the feasibility of providing new or re-routing existing transit services to the area.

MM TRANS-1b VMT Analyses

Each individual project shall undergo a project-level Vehicle Miles Traveled (VMT) analysis to assess potential transportation impacts. If significant VMT impacts are identified, appropriate mitigation measures will be required to reduce these impacts in accordance with City Guidelines, which specify the 15 percent below baseline conditions.

Level of Significance After Mitigation

Less than significant impact.

Cumulative Analysis

The geographic scope of the cumulative impact related to VMT would be the City of Colton. This analysis considers the planned land use development capacity identified in the Colton General Plan, as well as regional growth projections from SCAG's Connect SoCal. The Program 10/11 Housing Element Update Rezone/GPA does not propose site-specific development but facilitates residential growth already anticipated under the General Plan. As such, cumulative transportation impacts have been previously evaluated in the certified Colton General Plan, which considered long-range

development assumptions and associated increases in VMT. As shown in Table 3.16-5 above, the citywide VMT per capita was shown to be reduced citywide.

Any cumulative projects in the City may generate additional VMT, which would be added to the roadway network within the geographic context and could increase the VMT impact to levels that could exceed the City's VMT thresholds. However, all cumulative projects would be required to comply with applicable federal, State, and local policies and ordinances and General Plan and Specific Plan programs and policies that address VMT, as well as mitigate impacts related to VMT, such as with MM TRANS-1a. However, the application of mitigation measures to individual future cumulative projects is too speculative to evaluate, as such, cumulative impacts to VMT would potentially significant.

The proposed project would increase VMT efficiency and lower VMT per capita within the City. With mitigation, the proposed project would meet the City's VMT threshold with implementation of TDM reduction strategies or other project-level mitigation, resulting in less than significant impacts. Accordingly, the proposed project would not exceed existing baseline conditions of the City's adopted VMT impact threshold with VMT reduction strategies.

The project's incremental contribution to cumulative traffic impacts would not be significant. Some of the potential sites for rezoning are located in areas that are expected to generate an HB VMT per resident above the relevant threshold of significance. However, the citywide VMT per capita would be reduced citywide by the proposed project, which would indicate the project would increase VMT efficiency and lower VMT per capita within the City. As previously discussed, development consistent with the Program 10/11 Housing Element Update Rezone/GPA would largely occur in already developed areas of the City and would involve infill development and redevelopment. Further, as discussed under Impact TRANS-2, with implementation of MM TRANS-1a and MM TRANS-1b, development facilitated by the proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b). As such, development anticipated under the proposed project would not create substantial impacts related to transportation.

The proposed project does not propose a specific development at this time. Instead, it establishes a framework for future growth in accordance with the Program 10/11 Rezone/GPA. As individual projects are proposed, each will undergo a project-level VMT analysis to assess potential transportation impacts pursuant to MM TRANS-1b. If significant VMT impacts are identified are identified at the project level, appropriate mitigation measures will be required to reduce these impacts in accordance with City Guidelines.

As the proposed project would reduce citywide VMT per capita, as noted above, the proposed project would not make a cumulatively considerable contribution to a cumulative VMT impact and, therefore, the cumulative impact would be less than significant.

Level of Cumulative Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

MM TRANS-1a and MM TRANS-1b.

Level of Cumulative Significance After Mitigation

Less than significant impact.

Hazards

Impact TRANS-3: The proposed project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

Impact Analysis

As a program-level analysis, this Draft Program EIR considers the reasonably anticipated environmental effects related to the implementation of the Program 10/11 Rezone/GPA and associated land use and planning revisions. The analysis in this Draft Program EIR does not examine the site-specific effects of individual projects that would directly contribute to roadway safety hazards.

The proposed project does not include or entitle any specific development and would have no direct impacts related to a roadway hazard or incompatible uses. The purpose of the Program 10/11 Rezone/GPA is to ensure that the City's housing needs are met by promoting infill development and encouraging efficient development patterns. The proposed rezoning sites are either vacant or under-utilized, and development under Program 10/11 of the Rezone/GPA would represent infill. The rezoning to allow for residential units would not introduce new and incompatible uses or equipment such as farming or specialized industry vehicles, as future development on the rezoned sites would be either mixed use or residential.

Subsequent projects consistent with the Program 10/11 Rezone/GPA, including any new associated roadway, bicycle, pedestrian, and transit infrastructure improvements, would be evaluated for project-specific impacts related to transportation at the time they are proposed. Therefore, development consistent with the Program 10/11 Rezone/GPA would result in a less than significant impact to roadway safety hazards.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic scope of the cumulatively considerable impact related to roadway hazards or incompatible uses would be the City of Colton.

The proposed project is a planning document and would not result in geometric design hazards or incompatible uses. As such, the proposed project’s cumulative impacts would be less than

significant. Development consistent with the Program 10/11 Rezone/GPA would be subject to and designed in accordance with City standards and specifications, which would address potential design hazards including sight distance, driveway placement, and signage and striping. Because the proposed project is a planning document that would encourage efficient development patterns, the proposed project would help to ensure that future development does not incorporate incompatible uses or geometric hazards. Therefore, development consistent with the Program 10/11 Rezone/GPA, in conjunction with other planned and approved projects, would not have a cumulatively significant impact related to roadway safety or incompatible uses.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Emergency Access

Impact TRANS-4: The proposed project would not result in inadequate emergency access.

Impact Analysis

The Program 10/11 Rezone/GPA does not propose any specific development projects. Thus, specific housing sites developed consistent with the Program 10/11 Rezone/GPA cannot be analyzed for adequacy of emergency access at this time. However, the City maintains the roadway network, which would provide access to the sites associated with the Program 10/11 Rezone/GPA in accordance with industry design standards, General Plan Mobility Element policies and implementation programs, and Municipal Code requirements. Emergency access to these sites would be subject to review by the City and responsible emergency service agencies, ensuring projects would be designed to meet all emergency access and design standards.

Additional vehicles associated with future development consistent with the Program 10/11 Rezone/GPA could increase delays for emergency response vehicles during peak commute hours. However, emergency responders maintain response plans which include use of alternate routes, sirens, and other methods to bypass congestion and minimize response times. Therefore, adequate emergency access would be provided to the project sites.

In the event of an evacuation, the main roads into and out of the vicinity of the potential sites for rezoning would be I-215 in the north–south direction and I-10 in the east–west direction. These roads would act as the main evacuation routes into and out of the City. As discussed in Section 3.19, Wildfire, development consistent with Program 10/11 of the Housing Element Update would occur as redevelopment within existing urbanized areas of the City outside of a State Responsibility Area (SRA), with the nearest Very High Fire Hazard Severity Zone (VHFHSZ) in an SRA from any of the proposed rezoning sites is located approximately 1.38 miles to the southwest. As such, operation of these developments would occur within the existing planning parameters established by any designated evacuation routes, as well as any emergency response plans and/or emergency evacuation plans.

In addition, policies contained within the General Plan establish requirements for preventive measures and practices to maintain adequate evacuation and access routes for vehicles in the event of an emergency. These policies include but are not limited to General Plan Policy S-3.5, which requires all new development to comply with fire safety standards identified in Title 15 of the Municipal Code, General Plan Policy S-5.3, which requires the City to periodically review and update the Emergency Operations Plan to address new or emerging issues within the community, and General Plan Policy S-5.4, which requires the City to establish and maintain an early warning communication system for emergencies. Program 10/11 Rezone/GPA would be consistent with these policies, and as such, development consistent with the Program 10/11 Rezone/GPA would be required to adhere to these General Plan policies. Furthermore, all development consistent with the Program 10/11 Rezone/GPA would be required to demonstrate compliance with applicable codes and regulations, including implementation of the City's Local Hazard Mitigation Plan (LHMP) and Emergency Operations Plan (EOP). Development consistent with the Program 10/11 Rezone/GPA would be reviewed for compliance with State and local regulations regarding fire protection and prevention, such that they would not substantially impair an adopted emergency response or evacuation plan. Therefore, impacts related to emergency access would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic scope of the cumulative impact related to impairing or interfering with an emergency response plan or evacuation plan is the City of Colton. The proposed rezoning sites are infill sites that are accessible to the City's evacuation routes, and development consistent with Program 10/11 Housing Element Update Rezone/GPA would be required to provide emergency access and would be subject to review by the City and responsible emergency service agencies. As such, impacts related to emergency access would be less than significant.

Cumulative projects along with future development consistent with Program 10/11 Housing Element Update Rezone/GPA would comply with policies contained within the General Plan, which establishes requirements for preventive measures and practices to minimize wildland fire hazards and maintain adequate evacuation and access routes for vehicles in the event of an emergency. These policies include but are not limited to General Plan Policy S-3.5, which requires all new development to comply with fire safety standards identified in Title 15 of the Municipal Code, General Plan Policy S-5.3, which requires the City to periodically review and update the EOP to address new or emerging issues within the community, and General Plan Policy S-5.4, which requires the City to establish and maintain an early warning communication system for emergencies.

Furthermore, all cumulative projects and development consistent with Program 10/11 of the Program 10/11 Housing Element Update Rezone/GPA would be required to demonstrate compliance with applicable codes and regulations, including implementation of the City's LHMP and EOP.

Moreover, Chapter 15.16 of the Municipal Code establishes requirements for emergency access for fire apparatus, and also further establishes fire safety standards for new development in the City.

In addition, cumulative projects would be required to comply with the California Fire Code and California Building Standards Code (CBC) standards on fire access apparatus roads and fire safety design features, including local regulations on construction activities interfering with the public right-of-way. Since cumulative projects would adhere to State and local regulations, development consistent with Program 10/11 Housing Element Update Rezone/GPA would not make a cumulatively considerable contribution related to interfering with or impairing an emergency response or evacuation plan, and the cumulative impact would be less than significant.

Level of Cumulative Significance

Less than significant impact.

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3.17 - Tribal Cultural Resources

3.17.1 - Introduction

This section describes the existing Tribal Cultural Resources (TCRs) setting in the region and project area as well as the relevant regulatory setting. This section also evaluates the possible impacts related to TCRs that could result from implementation of the proposed project. Information in this section is based on initial consultation with the Native American Heritage Commission (NAHC), subsequent Senate Bill (SB) 18 and Assembly Bill (AB) 52 consultation with Tribal representatives identified by the NAHC who may have interest in or additional information on TCRs that may be impacted by the City of Colton Housing Element Update Program 10/11 Rezone and General Plan Amendment (Program 10/11 Rezone/GPA, or proposed project) (Appendix E). No public comments were received during the Environmental Impact Report (EIR) scoping period related to TCRs.

3.17.2 - Environmental Setting

Overview

The term "Tribal Cultural Resources" encompasses TCRs and burial sites. Below is a brief summary of each component:

- **Tribal Cultural Resources:** TCRs include sites, features, places, or objects that are of cultural value to one or more California Native American Tribes.
- **Native American Burial Sites and Cemeteries:** Burial sites and cemeteries are formal or informal locations where human remains have been interred and that are of cultural value to one or more California Native American Tribes.

Overall Tribal Cultural Resources Setting

Following is a brief overview of the pre-contact and ethnographic background, providing a context in which to understand the background and relevance of sites found in Program 10/11 of the Housing Element Update Area. Unless otherwise stated, information contained in this section is drawn directly from the City of Colton General Plan Cultural Resources Element Update conducted by SWCA Environmental Consultants. Further details can be found in ethnographic studies, mission records, and major published sources.

Pre-contact and Ethnographic Background

Southern California has a long history of human occupation. The earliest extant evidence of human occupation dates to the late Pleistocene, circa 11,000 years BC. Prehistoric material in Southern California has been categorized according to periods or patterns that define technological, economic, social, and ideological elements. Within these periods, archaeologists have defined cultural patterns or complexes specific to prehistory within Southern California, including San Bernardino County and vicinity. The chronological framework developed for Southern California is divided into four major periods as described below.

Paleoindian Period (11,000–7000 BC)

This period is defined by hunting and gathering near coastal and lake shores, with an emphasis on hunting in the earlier period and greater emphasis on gathering plant foods and hunting small animals as the climate became warmer and drier during the latter years of this period.

Milling Stone Period (7000–3000 BC)

This period is characterized by an ecological adaptation to collecting, accompanied by a dependence on tools associated with grinding small seeds, including milling stones (metates, slabs) and hand stones (manos, mullers). People during this period practiced a mixed food procurement strategy and subsistence patterns became more specialized.

Intermediate Period (3000 BC–AD 500)

During this period, a pronounced trend toward greater adaptation to regional or local resources can be observed, including a wider variety of land mammal remains, more diverse assemblage of hunting tools, and wider use of plant foods and plant processing technology across the region.

Late Prehistoric Period (AD 500–1769)

This period demonstrates continued variety and complexity of culture. More diverse classes of artifacts are typically found, including finely made atlatls (a tool used by early Native Americans to propel a spear or dart) and small projectile points suggesting utilization of the bow and arrow for hunting. Larger, more permanent villages with greater numbers of inhabitants also indicate an increase in population.

Prehistoric resources from these periods have been recorded within the City of Colton. Areas of high sensitivity for prehistoric resources have also been identified in past studies in the vicinity of the Santa Ana River, Warm Creek, Lytle Creek, La Loma Hills and Reche Canyon. As comprehensive cultural resources studies have not been conducted for all parts of the City, it is likely that significant prehistoric archaeological resources exist in subsurface contexts throughout the City.

Native American Background

Colton was a well-inhabited area at the time of Spanish colonization and is an ethnographic transition zone between three Native American groups: the Kizh, Serrano, and Cahuilla. All three groups are speakers of Takic languages, which are part of the Uto-Aztecan linguistic stock. The lifeways of all three groups were deeply affected by the California mission system and subsequent immigration and development of the area. Forced removal, disease, and other factors greatly reduced the Indigenous population in the region after contact with Europeans.

It is likely that some ethnohistoric sites exist within the City. For example, according to the memoirs of G. Hazen Shinn and as remembered by the Kizh, the Serrano told Shinn that prior to Spanish contact, the Kizh Village of Homhoa existed between present-day Colton Avenue and the Southern Pacific Railroad tracks east of the Santa Ana River on the lands where San Gabriel Mission fathers held mass outside under ramadas ca. 1810–1830. The Yuhaaviatam clan of Serrano people—known as the Yuhaaviatam of San Manuel Nation today—fled into the San Bernardino Valley to escape deadly conflict with a San Bernardino militia. Led by Santos Manuel, the Yuhaaviatam clan ventured

through the valley along Warm Creek before settling near the confluence of Warm Creek and the Santa Ana River, near the borders of the Cities of San Bernardino and Colton.

Other areas sensitive for pre-contact resources, such as the Santa Ana River and La Loma Hills, may also have potential for the presence of ethnographic resources, as well as properties and neighborhoods associated with Native Americans living in the City post-contact. Additional study and consultation with descendant communities would identify those areas with the highest potential for resources associated with the Indigenous and ethnographic groups described in this section.

Kizh/Gabrieleño/Tongva

The names "Kizh" (also spelled Kisianos or Kij), "Gabrieleño" (also spelled Gabrielino), and "Tongva" are used to designate Indigenous inhabitants and lineal descendants of the Southern Channel Islands, Los Angeles Basin, San Fernando Valley, San Gabriel Valley, Western San Bernardino County, Western Riverside County, and Western Orange County people. The farthest ancestral territory of the Kizh/Gabrieleño/Tongva is documented through the oral history of the informants and Tribal elders of the Serrano and the Cahuilla. They clearly state the areas into Redlands, Yucaipa, and Crafton are their ancestral lands. Once the Spanish colonized the Kizh-Tongva ancestral territory, they began using the term Gabrieleño as a reference to the California Native Americans who were associated with Mission San Gabriel, which many times included members of surrounding groups such as the Kitanemuk, Serrano, and Cahuilla. Some ethnographers have stated that the Gabrieleño people did not have an overall name for their cultural group; however, others indicate they had a clear name for themselves. According to one informant, people living near San Gabriel identified themselves as Kichireños, which is a blend of Indigenous self-identification (Kizh) and Spanish suffix (*eño,* meaning "belonging to"). In the local tongue, Indigenous people would have identified themselves as belonging to a specific community with locational suffixes, much as someone from New York is called a New Yorker. Today the Indigenous and lineal descendants in this portion of Southern California use the terms Kizh Nation–Gabrieleño Band of Mission Indians, Gabrielino/Tongva Indians of California Tribal Council, Gabrielino-Tongva Indian Tribe, Gabrielino/Tongva Nation, and the Gabrieleño (Tongva) San Gabriel Band of Mission Indians to designate their Tribal groups.

Prior to Spanish contact, the basis of Kizh/Gabrieleño/Tongva religious life consisted of the Chinigchinich religious belief system. The Chinigchinich was born in the village of Povuungna, and the religion spread out to the surrounding Tribes. The Chinigchinich was known by three distinct names: Saor, Quaguar, and Tobet, with each one possessing a particular significance, diversity, and difference in time. The foundation of the Chinigchinich religion taught the laws, institutions, and songs of the "toloache cult" and the annual mourning ceremony. Elaborate mourning ceremonies included a variety of offerings that varied with gender and status, including seeds, stone grinding tools, crystals, otter skins, baskets, wood tools, bone awls, strings of *Olivella* shell disk beads, ocean pendants and ornaments, projectile points, and knives. Many of these goods were luxury items that signaled wealth and prosperity to surrounding inland Tribes and functioned as social and physical currency.

Stretching from the coastal islands to the interior mountains, the Kizh/Gabrieleño/Tongva inhabited a variety of environmental and biotic zones rich in natural resources that allowed them to support a

large territory with numerous villages and inhabitants. They were considered one of the wealthiest Tribal groups in Southern California at time of Spanish contact. The Kizh/Gabrieleño/Tongva used a variety of tools and implements in their everyday practices as complex hunter-gatherers, including the bow and arrow, traps, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. Food was processed with a variety of tools, such as mortars and pestles, manos and metates, strainers, leaching baskets, bowls, knives, bone saws. Stone tools such as hammer stones, anvils, and spear points were made of obsidian, chert, quarts, and various other cryptocrystalline, while raw materials like juncas, deergrass, and asphaltum were used to create cooking baskets, water bottles, burden baskets, and many more ingenious tools. Some materials from Pimungna (Santa Catalina Island) were brought to the mainland and traded extensively throughout the region. The Pimungna steatite was a favorite Kizh-traded good used for cooking bowls and flat comales (griddle-like surfaces).

Serrano

The Serrano occupied an area of the San Bernardino Mountains between approximately 1,500 and 11,000 feet above mean sea level. Their territory extended west into the Cajon Pass, east to Twentynine Palms, north past Victorville, and south to the Yucaipa Valley. Year-round habitation tended to be on the desert floor, at the base of the mountains, and in the foothills; all habitation areas required year-round water sources. Most Serrano lived in small villages near water sources. Many of the villages had a ceremonial house used as a religious center and the residence of the lineage leaders. A village was usually composed of at least two lineages, referred to as a lineage set. Both lineages served important functions during religious ceremonies and in day-to-day activities. The Serrano were loosely patrilineal and associated themselves with one of two moieties or "clans"—the Wahiyam (coyote) or the Tukum (wildcat) moiety.

The subsistence economy of the Serrano was one of hunting and collecting plant goods, supplemented with occasional fishing. Trade was an important aspect of the Serrano economy, and the Tribe's territory was a trade nexus between inland and coastal Tribes. Those living in the lower elevation, desert floor villages traded foodstuffs with people living in the foothill villages who had access to different resources. In addition to intervillage trade, ritualized communal food procurement events, such as rabbit and deer hunts and nut-gathering events, integrated the economy and helped distribute resources available in different ecozones. Ethnohistory also suggests the Serrano played a role in the trade of horses from the southwest to the California coast.

Today the Serrano people actively maintain their cultural heritage and legacy through different Tribal organizations, including the Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians).

Cahuilla

Evidence suggests the Cahuilla migrated to Southern California about 2,000 to 3,000 years ago, most likely from the southern Sierra Nevada ranges of east-central California. The Cahuilla settled in a territory that extended west to east from the present-day City of Riverside to the central portion of the Salton Sea and south to north from the San Jacinto Valley to the San Bernardino Mountains. Socio-political organization within the Cahuilla included three primary levels. The highest level was the cultural nationality, encompassing everyone speaking a common language. Next were two patrimoieties called the Wildcats (tuktum) and the Coyotes ('istam). The third level consisted of units

called sibs, or patrilineal clans. Lineages within a clan cooperated in many ways, including defense, communal subsistence activities, and religious ceremonies. Each lineage maintained ownership rights to locations used for hunting and collecting food.

The Cahuilla had less interaction with Europeans because the topography and paucity of water rendered the area unattractive to colonists. By the 1820s, however, the Pass Cahuilla experienced consistent contact with Mission San Gabriel's ranchos, and the Mountain Cahuilla were recruited to Mission San Luis Rey and employed on private ranchos. Mexican ranchos were near Cahuilla territory along the upper Santa Ana and San Jacinto rivers by the 1830s, providing the opportunity for the Cahuilla to learn new agricultural techniques and earn money. However, diseases introduced by immigrants, such as smallpox, contributed to the decimation of the Cahuilla and other Native American groups.

3.17.3 - Methodology

Records Searches to Identify Existing Tribal Cultural Resources

NAHC Sacred Lands File Search and Tribal Correspondence

On August 28, 2024, FCS sent a request to the NAHC in an effort to determine whether any sacred sites are listed on its Sacred Lands File (SLF) for the Housing Element Update. A response was received on August 30, 2024, indicating that the SLF was negative for the presence of Native American cultural resources in the General Plan area. The NAHC included a list of 48 Tribal representatives available for consultation who may have additional knowledge of the Housing Element Update. Correspondence related to the NAHC letter and Tribal representative information can be found in Appendix D.

Tribal Cultural Resources

The previous element did not include a specific goals, policies, and strategies for addressing Tribal Cultural Resources.[1]

3.17.4 - Regulatory Framework

Federal

National Historic Preservation Act

The National Historic Preservation Act of 1966 (NHPA), as amended, established the National Register of Historic Places (NRHP), which contains an inventory of the nation's significant prehistoric and historic properties. Under the Code of Federal Regulations, Title 36, Part 60, a property is recommended for possible inclusion on the NRHP if it is at least 50 years old, has integrity, and meets one of the following criteria:

- It is associated with significant events in history, or broad patterns of events.
- It is associated with significant people in the past.

[1] City of Colton. 2024. City of Colton General Plan Cultural Resources Element Update. May.

- It embodies the distinctive characteristics of an architectural type, period, or method of construction; or it is the work of a master or possesses high artistic value; or it represents a significant and distinguishable entity whose components may lack individual distinction.
- It has yielded, or may yield, information important in history or prehistory.

Certain types of properties are usually excluded from consideration for listing in the NRHP, but they can be considered if they meet special requirements in addition to meeting the criteria listed above. Such properties include religious sites, relocated properties, graves and cemeteries, reconstructed properties, commemorative properties, and properties that have achieved significance within the past 50 years.

Archaeological Resources Protection Act

The Archaeological Resources Protection Act (ARPA) amended the Antiquities Act of 1906 (16 United States Code [USC] 431–433) and set a broad policy that archaeological resources are important to the nation and should be protected and required special permits before the excavation or removal of archaeological resources from public or Indian lands. The purpose of ARPA was to secure, for the present and future benefit of the American people, the protection of archaeological resources and sites that are on public lands and Indian lands and to foster increased cooperation and exchange of information between governmental authorities, the professional archaeological community, and private individuals having collections of archaeological resources and data that were obtained before October 31, 1979.

American Indian Religious Freedom Act

The American Indian Religious Freedom Act (AIRFA) established federal policy to protect and preserve the inherent rights of freedom for Native groups to believe, express, and exercise their traditional religions. These rights include but are not limited to access to sites, use, and possession of sacred objects and freedom to worship through ceremonials and traditional rites.

Native American Graves Protection and Repatriation Act

The Native American Graves Protection and Repatriation Act (NAGPRA) of 1990 sets provisions for the intentional removal and inadvertent discovery of human remains and other cultural items from federal and Tribal lands. It clarifies the ownership of human remains and sets forth a process for repatriation of human remains and associated funerary objects and sacred religious objects to the Native American groups claiming to be lineal descendants or culturally affiliated with the remains or objects. It requires any federally funded institution housing Native American remains or artifacts to compile an inventory of all cultural items within the museum or with its agency and to provide a summary to any Native American Tribe claiming affiliation.

State

CEQA Guidelines Section 15064.5(a)—CEQA Definition of Historical Resources

California Environmental Quality Act (CEQA) Guidelines Section 15064.5(a), in Title 14 of the California Code of Regulations, defines a “historical resource” as:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.

(2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

Therefore, under the CEQA Guidelines, even if a resource is not included on any local, State, or federal register or identified in a qualifying historical resources survey, a lead agency may still determine that any resource is a historical resource for the purposes of CEQA if there is substantial evidence supporting such a determination. A lead agency must consider a resource to be historically significant if it finds that the resource meets the criteria for listing in the California Register of Historical Resources (CRHR).

Archaeological and historical sites are protected pursuant to a wide variety of State policies and regulations, as enumerated in the Public Resources Code. Cultural resources are recognized as nonrenewable resources and receive additional protection under the Public Resources Code and CEQA.

CEQA Guidelines Section 15064.5(a)(3)—California Register of Historical Resources Criteria

As defined by CEQA Guidelines, Section 15064.5(a)(3)(A-D), a resource shall be considered historically significant if the resource meets the criteria for listing on the CRHR. The CRHR and many local preservation ordinances have employed the criteria for eligibility to the NRHP as a model (see criteria described above under the description of the NHPA), since the NHPA provides the highest standard for evaluating the significance of historic resources. A resource that meets NRHP criteria is clearly significant. In addition, a resource that does not meet NRHP standards may still be considered historically significant at a local or State level.

California Public Resources Code Section 5024.1—California Register of Historic Resources

Section 5024.1 of the Public Resources Code states that the CRHR is a guide to be used by State and local agencies, private groups, and citizens to identify the State's historical resources and to indicate what properties are to be protected from substantial adverse change. Administration of the CRHR is to be overseen by the NAHC. Section 5024.1 indicates that the register shall include historical resources determined by the NAHC, according to adopted procedures, to be significant and to meet the criteria in subdivision (c).

CEQA Guidelines 15064.5(c)—Effects on Archaeological Resources

CEQA Guidelines state that a resource need not be listed on any register to be found historically significant. CEQA Guidelines direct lead agencies to evaluate archaeological sites to determine whether they meet the criteria for listing in the CRHR. If an archaeological site is a historical resource, in that it is listed or eligible for listing in the CRHR, potential adverse impacts to it must be considered. If an archaeological site is considered not to be a historical resource but meets the definition of a "unique archaeological resource" as defined in Public Resources Code Section 21083.2, then it would be treated in accordance with the provisions of that section.

CEQA Guidelines Section 15064.5(d)—Effects on Human Remains

Native American human remains and associated burial items may be significant to descendant communities and/or may be scientifically important for their informational value. They may be significant to descendant communities for patrimonial, cultural, lineage, and religious reasons. The specific stake of some descendant groups in ancestral burials is a matter of law for some groups, such as Native Americans (CEQA Guidelines § 15064.5(d); Public Resources Code [PRC] § 5097.98). CEQA and other State regulations regarding Native American human remains provide the following procedural requirements to assist in avoiding potential adverse effects on human remains within the contexts of their value to both descendant communities and the scientific community:

- When an initial study identifies the existence or probable likelihood that a project would affect Native American human remains, the lead agency is to contact and work with the appropriate Native American representatives identified through the NAHC to develop an agreement for the treatment and disposal of the human remains and any associated burial items (CEQA Guidelines § 15064.5(d); PRC § 5097.98).
- If human remains are accidentally discovered, the County Coroner must be contacted. If the County Coroner determines that the human remains are Native American, the coroner must contact the NAHC within 24 hours. The NAHC must identify the most likely descendant (MLD) to provide for the opportunity to make recommendations for the treatment and disposal of the human remains and associated burial items.
- If the MLD fails to make recommendations within 24 hours of notification or the project applicant rejects the recommendations of the MLD, the Native American human remains and associated burial items must be reburied in a location not subject to future disturbance within the project site (PRC § 5097.98).
- If potentially affected human remains or a burial site may have scientific significance, whether or not it has significance to Native Americans or other descendant communities, then under

CEQA, the appropriate mitigation of effect may require the recovery of the scientific information of the remains/burial through identification, evaluation, data recovery, analysis, and interpretation (CEQA Guidelines § 15064.5(c)(2)).

Health and Safety Code Section 7050.5

Section 7050.5 of the Health and Safety Code sets forth provisions related to the treatment of human remains. As the code states, "every person who knowingly mutilates or disinters, wantonly disturbs, or willfully removes any human remains in or from any location other than a dedicated cemetery without authority of law is guilty of a misdemeanor" except under circumstances as provided in Section 5097.99 of the Public Resource Code. The regulations also provide guidelines for the treatment of human remains found in locations other than a dedicated cemetery including responsibilities of the Coroner.

Public Resources Code Section 5097.98

Section 5097.98 provides protocol for the discovery of human remains. It states that "when the commission receives notification of a discovery of Native American human remains from a County Coroner pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, it shall immediately notify persons believed to be most likely descended from the deceased Native American." It also sets forth provisions for descendants' preferences for treatment of the human remains and what should be done if the commission is unable to identify a descendant.

California Public Resources Code Section 5097.91—Native American Heritage Commission

Section 5097.91 of the Public Resources Code established the NAHC, whose duties include the inventory of places of religious or social significance to Native Americans and the identification of known graves and cemeteries of Native Americans on private lands. Under Section 5097.91 of the Public Resources Code, a State policy of noninterference with the free expression or exercise of Native American religion was articulated along with a prohibition of severe or irreparable damage to Native American sanctified cemeteries, places of worship, religious or ceremonial sites or sacred shrines located on public property. Section 5097.98 of the Public Resources Code specifies a protocol to be followed when the NAHC receives notification of a discovery of Native American human remains from a County Coroner. Section 5097.5 defines as a misdemeanor the unauthorized disturbance or removal of archaeological, historic, or paleontological resources located on public lands.

California Senate Bill 18—Protection of Tribal Cultural Places

SB 18 (California Government Code § 65352.3) incorporates the protection of California traditional Tribal cultural places into land use planning for cities, counties, and agencies by establishing responsibilities for local governments to contact, refer plans to, and consult with California Native American Tribes as part of the adoption or amendment of any general or specific plan proposed on or after March 1, 2005. SB 18 requires public notice to be sent to Tribes listed on the NAHC SB 18 Tribal Consultation list within the geographical areas affected by the proposed changes. Tribes must respond to a local government notice within 90 days (unless a shorter time frame has been agreed upon by the Tribe), indicating whether or not they want to consult with the local government. Consultations are for the purpose of preserving or mitigating impacts to places, features, and objects

described in Sections 5097.9 and 5097.993 of the Public Resources Code that may be affected by the proposed adoption or amendment to a general or specific plan.

California Assembly Bill 52—Effects on Tribal Cultural Resources

AB 52 was signed into law on September 25, 2014, and provides that any public or private "project with an effect that may cause a substantial adverse change in the significance of a Tribal Cultural Resource is a project that may have a significant effect on the environment." TCRs include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." Under prior law, TCRs were typically addressed under the umbrella of "cultural resources," as discussed above. AB 52 formally added the category of "Tribal Cultural Resources" to CEQA and extends the consultation and confidentiality requirements to all projects, rather than just projects subject to SB 18 as discussed above.

The parties must consult in good faith, and consultation is deemed concluded when either: (1) the parties agree to measures to mitigate or avoid a significant effect on a Tribal Cultural Resource (if such a significant effect exists); or (2) when a party concludes that mutual agreement cannot be reached. Mitigation measures agreed upon during consultation must be recommended for inclusion in the environmental document. AB 52, specifically Public Resources Code Section 21084.3 also identifies mitigation measures that may be considered to avoid significant impacts, including:

- Preservation in place
- Protecting the cultural character and integrity of the resource
- Protecting the traditional use of the resource
- Protecting the confidentiality of the resource
- Permanent conservation easements with culturally appropriate management criteria

California Public Resources Code Section 21074—Effects on Tribal Cultural Resources

AB 52 amended the CEQA statute to identify an additional category of resource to be considered under CEQA, called "Tribal Cultural Resources," and added Public Resource Code Section 21074, which defines "Tribal Cultural Resources" as follows:

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

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

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

Local

City of Colton General Plan

Housing Element Update

The Housing Element of the General Plan provides guidance, policies, and programs to conserve and manage TCRs.

Tribal Cultural Resources

Goal 1	Identify Tribal Cultural Resources
Policy 1.A	Engage in meaningful consultation with local Native American groups
1.1	Supplement and strengthen AB52 and SB18 consultation by proactively maintaining up-to-date contact information for Tribal representatives for consultation, including for non-federally recognized Tribal entities and individuals
1.2	Amend the Historic Preservation Ordinance to include procedures for Tribal consultation for certain development and construction activities
Policy 1.B	Identify and conserve Colton's Tribal Cultural Resources
1.3	Conduct meaningful consultation with Tribes to identify structures, sites, landscapes, artifacts, and documents within Colton and its public institutions associated with the local Native American people
1.4	Amend Historic Preservation Ordinance to include Tribal Cultural Resources and associated provisions for identification
Goal 2	Document Tribal Cultural Resources
Policy 2.A	Document significant Tribal Cultural Resources in a culturally sensitive manner
2.1	In consultation with Tribes, prepare a confidential (for internal use only) and culturally sensitive GIS database of culturally sensitive areas for use in planning and consultation
2.2	Establish policies and protocols for maintaining confidentiality of Tribal Cultural Resources

2.3 Amend Historic Preservation Ordinance to include Tribal Cultural Resources and associated provisions for documentation

2.4 Use oral history to capture the experiences of the local Native American community

Policy 2.B Maintain an archive of local Native American connections to the City and its environs

2.5 Create a bibliography of primary and secondary books, reports and other archives concerning the local Native American community

2.6 Encourage the establishment of an archive in association with local historical societies, library, and community groups to preserve photographic, written, oral and iconographic material related to the local Native American people.

Goal 3 Preserve and protect Tribal Cultural Resources

Policy 3.A Develop public policy for the proactive protection of Colton's Tribal Cultural Resources

3.1 Amend the Historic Preservation Ordinance to include Tribal Cultural Resources and associated provisions for preservation and protection

3.2 Develop administrative procedures to help guide the identification and protection of Tribal Cultural Resources as part of the entitlements process and to facilitate compliance with applicable zoning codes and other regulations. This may be facilitated by preparation of a Tribal Cultural Resources Management Plan or other supporting documentation.

Policy 3.B Ensure the conservation of significant archaeological sites, districts, landscapes, sacred places, gathering sites and other places significant to local Native American Tribes

3.3 Engage local Native American Tribes interested in consultation early in the project planning process to review development plans within areas identified as having high sensitivity for Tribal Cultural Resources

3.4 Encourage and facilitate the creation of easements or deed restrictions for owners of properties containing Tribal Cultural Resources

3.5 Train City staff and decision-makers in City's Tribal Cultural Resources management program and policies

Policy 3.C Coordinate with local Native American Tribes to provide stewardship, access and protection to Tribal Cultural Resources

3.6 Engage Native American Tribes in establishing stewardship and resource protection activities in locations with identified Tribal Cultural Resources

3.7 Establish procedures to provide access to specific identified Tribal Cultural Resources within the City for local Native American groups

Goal 4 Educate Tribal Cultural Resources

Policy 4.A Build public understanding of and support for Colton's Tribal Cultural Resource policies and code requirements

4.1 Develop and share with the public clear direction and information on how Tribal Cultural Resources fit into the planning and environmental review process on the City website and through written materials and public workshops

4.2 Develop and share with the public clear direction and information on timelines and requirements for consultation with local Native American Tribes

4.3 Create and share with the public documentation and management protocols for discovery of Tribal Cultural Resources and the treatment, preservation, and repatriation of such resources

Policy 4.B Raise public awareness of and appreciation for Colton's Native American heritage

4.4 Encourage the interpretation of Tribal Cultural Resources in City venues for public education and awareness

4.5 Encourage and promote Tribal activities, events, and educational experiences within the City

4.6 Work with Tribal representatives to incorporate Native American language in interpretive materials

Goal 5 Celebrate Tribal Cultural Resources

Policy 5.A Acknowledge the contributions of Native Americans to the community, past and present

5.1 Publish stories about local Native American history and current Native American affairs within the City on the City website and social media channels

5.2 Become willing and active partners in preserving and sharing Tribal culture in the City through ongoing consultation and communication with Native American groups

Policy 5.B Celebrate Colton's connection to the culture of local Native American people

5.3 Develop a plan for celebrating Native American Heritage Month each November, with content published on the City website and social media channels

5.4 Celebrate Colton's Native American heritage through design features and interpretive elements of public projects and facilities, including community parks, facilities, and public spaces

3.17.5 - Approach to Analysis

This evaluation focuses on whether development consistent with the Program 10/11 Rezone/GPA would impact TCRs. Information in this section is based, in part, on information provided by the City of Colton General Plan (General Plan), the City's Historic Preservation Ordinance, NRHP, CRHR, the California Historical Landmarks List, and the California Points of Historical Interest List.

On May 19, 2022, in accordance with requirements promulgated by SB 18 and AB 52, the City notified Tribal representatives from the NAHC consultation list of the Housing Element Update and invited the Tribes to participate in consultation (see Appendix D). A response was received from the Yuhaaviatam of San Manuel Nation (YSMN) on May 27, 2022, stating that the proposed project is located within the Serrano ancestral territory and is in an area of interest to the Tribe. However, the Tribe has no conflict with the zoning changes. The Tribe also stated that when specific projects are planned and implemented, the YSMN may have comments and/or request formal consultation with the Lead Agency. The Fort Yuma Quechan Indians responded on May 31, 2022, indicating that the Tribe has no comment on the proposed project and would defer to more local Tribes. Lastly, a response was received from the Rincon Band of Luiseño Indians ("Rincon Band" or "Band") on June 3, 2022, indicating the proposed project is not within the Band's specific Area of Historic Interest (AHI). The Band did not provide additional information but did recommend contacting Tribes closer to project site who may have pertinent information. As of June 3, 2022, no additional responses have been received.

Appendix D contains supporting information for this section, including the NAHC SLF Search results and copies of letters sent to the Native American Tribes pursuant to SB 18 and AB 52. Both direct and indirect effects caused by implementation of development consistent with the Program 10/11 Rezone/GPA were considered for this analysis. Direct impacts are typically associated with construction and/or ground-disturbing activities and have the potential to immediately alter, diminish, or destroy all or part of the character and quality of archaeological resources and/or historic architecture. Indirect impacts are typically associated with post-project implementation conditions that have the potential to alter or diminish the historical setting of a cultural resource (generally historic architecture) by introducing visual intrusions on existing historical structures that are considered undesirable.

3.17.6 - Thresholds of Significance

The Lead Agency utilizes the criteria in CEQA Guidelines Appendix G Environmental Checklist to determine whether cultural resources impacts resulting from the implementation of the proposed project would be considered significant if the proposed project would:

a) Cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is

geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

3.17.7 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of the Program 10/11 Rezone/GPA and provides mitigation measures where appropriate.

Significance of Tribal Cultural Resource and Eligibility for California Register Listing

Impact TCR-1:	**Development consistent with the proposed project would not cause a substantial adverse change in the significance of a Tribal Cultural Resource 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).**

Impact Analysis

On August 28, 2024, FCS sent a request to the NAHC in an effort to determine whether any sacred sites are listed on its SLF for the Housing Element Update. A response was received on August 30, 2024, indicating that the SLF was negative for the presence of Native American cultural resources in the Housing Element Update Area. The NAHC included a list of 48 Tribal representatives available for consultation who may have additional knowledge of the Program 10/11 Rezone/GPA. However, it is always possible that subsurface excavation activities may encounter previously undiscovered TCRs that may meet the eligibility requirements for listing in the CRHR. Therefore, any unidentified TCRs could be adversely affected by development under the proposed project and create a potentially significant impact.

While the proposed project does not directly propose any adverse changes to any recorded TCRs, future development allowed under the proposed project could affect known or previously unidentified TCRs. In addition, the potential for additional undiscovered eligible TCRs to be present within the Housing Element Update exists but varies by location.

The General Plan includes several policies (Policies 1.A, 1.B, 2.A, 2.B, 3.A, 3.B, 3.C, 4.A, 4.B, 5.A, and 5.B) intended to conserve and reduce impacts to TCRs. Policy 1.A requires that the City engage in meaningful AB 52 and SB 18 consultation and Policy 1.B identify and conserve the City's TCRs, as required by State law.

By adhering to the policies in the General Plan, the City's Historic Preservation Ordinance, the provisions under State and federal law, and MM CUL-2 and MM CUL-3, potential impacts to existing

or undiscovered eligible TCRs within the Program 10/11 Rezone/GPA would be reduced to less than significant.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

Implementation of MM CUL-2 and MM CUL-3

Level of Significance After Mitigation

Less than significant impact.

Cumulative Impacts Analysis

Significant impacts to unique TCRs have the potential to adversely affect our understanding of the past on multiple levels and are contingent on the category of resource and reasoning behind its significance. In the absence of any known TCRs that will be impacted by the proposed project, the appropriate geographic scope for assessing potential cumulative impacts is the immediate project vicinity. This is because the integrity of any given TCRs depends on what occurs in the immediate vicinity around that resource, (such as disruption of soils, etc.) and the immediate vicinity provides the smallest geographic unit within which significant cumulative impacts spanning multiple projects may occur. Accordingly, for this analysis, the geographic scope is defined as the Program 10/11 Rezone/GPA site within the City of Colton and the immediate vicinity.

This analysis evaluates whether the impacts of the proposed Program 10/11 Rezone/GPA, together with the impacts of cumulative development, would result in a cumulatively significant impact on TCRs. This analysis then considers whether incremental contribution to cumulative impacts associated with the implementation of the proposed Housing Element Update would be significant. Both conditions must apply for a project's cumulative effects to rise to the level of significance.

Future development within the cumulative geographic scope could have significant cumulative impacts on known or previously unidentified TCRs. However, development within the cumulative geographic context would be required to comply with federal, State, and local laws and policies that protect TCRs, including the provisions of SB 18 and AB 52, Section 15064.5 of the CEQA Guidelines, Section 7050.5 of the California Health and Safety Code, and Sections 5024.1 and 5097 of the Public Resources Code. Compliance with these policies may also require development projects to prepare site-specific project-level analysis to fulfill CEQA requirements, which also would include additional consultation that could lead to the identification of potential site-specific TCRs. Accordingly, because cumulative development is required to comply with long-term planning documents and regulatory agency policies (including, but not limited to, evaluation requirements and inadvertent discovery procedures) that reduce impacts to potential TCRs, cumulative impacts would be less than significant.

As discussed under Impacts CUL-1 through CUL-3, as the City receives development applications for subsequent development under the proposed project, those applications would be reviewed by the City for compliance with the policies of the General Plan, the provisions of SB 18 and AB 52, and

other relevant federal, State, and local regulations that protect TCRs, including Section 15064.5 of the CEQA Guidelines and Sections 5024.1 and 5097 of the Public Resources Code.

Therefore, cumulative impacts from implementation of the proposed Housing Element Update would not result in a considerable incremental contribution to cumulative impacts to TCRs. In addition, the General Plan contains policies to protect TCRs, and future development within the cumulative geographic context would be required to comply with regulations set forth by local, State, and federal agencies to protect TCRs. Therefore, the proposed Housing Element Update's contribution to cumulative impacts would be less than significant.

Level of Significance After Mitigation

Less than significant impact.

Significance of Tribal Cultural Resource and Eligibility as Determined by Lead Agency

Impact TCR-2:	**Development consistent with the proposed project would not cause a substantial adverse change in the significance of a Tribal Cultural 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.**

Impact Analysis

On May 19, 2022, in accordance with requirements promulgated by SB 18 and AB 52, the City notified Tribal representatives from the NAHC consultation list of the proposed project and invited the Tribes to participate in consultation (see Appendix D). A response was received from the YSMN on May 27, 2022, stating that the project site is located within the Serrano ancestral territory and is in an area of interest to the Tribe. However, the Tribe has no conflict with the zoning changes. The Tribe also stated that when specific projects are planned and implemented the YSMN may have comments and/or request formal consultation with the Lead Agency. The Fort Yuma Quechan Indians responded on May 31, 2022, indicating that the Tribe has no comment on the proposed project and would defer to more local Tribes. Lastly, a response was received from the Rincon Band of Luiseño Indians ("Rincon Band" or "Band") on June 3, 2022, indicating the project site is not within the Band's specific AHI. The Band did not provide additional information but did recommend contacting Tribes closer to project site who may have pertinent information.

On August 28, 2024, FCS sent a request to the NAHC in an effort to determine whether any sacred sites are listed on its SLF for the Housing Element Update. A response was received on August 30, 2024, indicating that the SLF was negative for the presence of Native American cultural resources in the General Plan area. The NAHC included a list of 48 Tribal representatives available for consultation who may have additional knowledge of pertinent to the proposed project.

At this time, the City, in its capacity as Lead Agency, has not identified any TCRs meeting the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 that would be adversely impacted by the proposed project. Nonetheless, as described under Impact TCR-1, future development allowed under the proposed project could affect previously unidentified TCRs.

As discussed under Impact TCR-1, the General Plan includes policies to conserve and reduce impacts to TCRs, such as Policies 1.A, 1.B, 2.A, 2.B, 3.A, 3.B, 3.C, 4.A, 4.B, 5.A, and 5.B. Future projects within the Housing Element Update Area would also be subject to Tribal consultation requirements under AB 52 and/or SB 18, as applicable. By adhering to the policies in the General Plan, the City's Historic Preservation Ordinance, the provisions under State and federal law, and MM CUL-2 and MM CUL-3, potential impacts to existing or undiscovered eligible TCRs within the Program 10/11 Rezone/GPA would be reduced to less than significant.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

Implementation of MM CUL-2 and MM CUL-3

Level of Significance After Mitigation

Less than significant impact.

Cumulative Impacts Analysis

Significant impacts to TCRs may range from impacts to a resource meeting the CEQA definition of a significant historic resource to impacts to resources identified through consultation between a lead agency and Native American Tribe. As such, the scope and range of potential cumulative impacts to TCRs are highly contingent on the nature of the resource and status of consultation. In the absence of any known TCRs that will be impacted by the proposed project, the appropriate geographic scope for assessing potential cumulative impacts to TCRs is the project vicinity. This is because any undiscovered TCRs will likely be archaeological in nature, and the immediate project vicinity provides the smallest geographic unit within which significant cumulative impacts spanning multiple projects may occur. For this analysis, the immediate vicinity is defined as the Program 10/11 Rezone/GPA project site and the 0.5-mile NAHC SLF records search radius.

This analysis evaluates whether the impacts associated with development consistent with the Housing Element Update, together with the impacts of cumulative development, would result in a cumulatively significant impact on TCRs. This analysis then considers whether incremental contribution to cumulative impacts associated with development consistent with the Housing Element Update would be significant. Both conditions must apply for a project's cumulative effects to rise to the level of significance.

Future development within the cumulative geographic scope could have significant cumulative impacts on known or previously unidentified TCRs. However, development within the cumulative geographic context would be required to comply with the policies of the General Plan, the provisions of SB 18 and AB 52, and other relevant federal, State, and local regulations that protect TCRs, including Section 15064.5 of the CEQA Guidelines and Sections 5024.1 and 5097 of the Public Resources Code.

Therefore, cumulative impacts from implementation of the proposed project would not result in a considerable incremental contribution to cumulative impacts to TCRs. In addition, the General Plan

contains policies to protect TCRs, and future development within the cumulative geographic context would be required to comply with regulations set forth by local, State, and federal agencies to protect TCRs. Therefore, the proposed Program 10/11 Rezone/GPA contribution to cumulative impacts would be less than significant.

Level of Cumulative Significance

Less than significant impact.

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3.18 - Utilities and Service Systems

3.18.1 - Introduction

This section describes the existing conditions related to utilities and service systems (water, wastewater, stormwater, and solid waste) in the County and project area as well as the relevant regulatory framework. This section also evaluates the possible impacts related to such utilities and service systems that could result from implementation of the City of Colton Housing Element Update Program 10/11 Rezone and General Plan Amendment (Program 10/11 Rezone/GPA, or proposed project). Information in this section is based, in part, on information provided by the 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan, the Colton Sewer Management Plan, and the City of Colton General Plan.

Three public comments were received during the Environmental Impact Report (EIR) scoping period regarding utilities and service systems:

- California Department of Water Resources (DWR) states that portions of the Santa Ana Pipeline traverse the project site.
- DWR requests the Draft Program EIR to include an exhibit showing the pipeline location, as well as a description of DWR facilities.
- DWR requests encroachment permits for any improvements proposed within the right-of-way.

3.18.2 - Environmental Setting

Potable Water

The City of Colton sits on one of the largest potable aquifers in California: the San Bernardino Basin Area, the Rialto-Colton Basin, and Riverside North Basin. As a result, 100 percent of the City's water comes from deep water wells.[1] The City's potable water system facilities consist of 10 wells, four main booster pumping plants, six water storage reservoirs, two pressure reducing facilities, and over 120 miles of water transmission and distribution pipelines.[2] The City of Colton was included in the 2020 Urban Water Management Plan (UWMP), which provides a summary of the existing and projected water supplies and demands for the years 2015 to 2040.

The City's water demand from 2025 to 2045 is depicted in Table 3.18-1.

Table 3.18-1: City of Colton Projected Water Demand 2025-2045 (in Acre-Feet)

	2025	2030	2035	2040	2045
City of Colton	9,759	10,283	10,806	11,097	11,388

[1] City of Colton. 2024. Water/Wastewater. Website: https://www.ci.colton.ca.us/180/Water-Wastewater. Accessed December 31, 2024.
[2] Ibid.

	2025	2030	2035	2040	2045
Notes: Source: Water Systems Consulting, Inc. 2021 Upper Santa Ana River Watershed 2020 Integrated Regional Urban Water Management Plan. Website: https:// www.sbvmwd.com/home/showpublisheddocument/9236/637614346385800000. Accessed December 31, 2024.					

A water supply reliability assessment was prepared as part of the 2020 UWMP, which determined that the City of Colton Water Department would have adequate water supplies to meet water demands in normal, single dry, and multiple dry years.[3] As part of the 2020 UWMP and in compliance with Senate Bill (SB) X7-7, the City of Colton Water Department calculated a water use target of 205 gallons per capita per day (GPCD) in order to estimate water demand in future years. The City of Colton's actual water use was 177 GPCD in 2020 due to implementation of its active water conservation program. Table 3.18-2 summarizes the City's water supply in 2020 and the projected water supply available in future years up to 2045.

Table 3.18-2: Water Supplies Actual and Projected (in Acre-Feet)

Water Supply	Location	2020 Actual Volume	2025	2030	2035	2040	2045
Groundwater	Bunker Hill Basin	2,623	4,425	4,968	5,510	5,784	6,058
Groundwater	Rialto-Colton Basin	2,899	2,800	2,800	2,800	2,800	2,800
Groundwater	Riverside North Basin	3,722	3,800	3,800	3,800	3,800	3,800
Purchased or Imported Water	State Water Project – Rialto-Colton Groundwater Supplemental Supply	–	197	257	317	377	436
Total		**9,224**	**11,222**	**11,825**	**12,427**	**12,762**	**13,096**
Source: Water Systems Consulting, Inc. 2021. 2021 Upper Santa Ana River Watershed 2020 Integrated Regional Urban Water Management Plan. Website: https:// www.sbvmwd.com/home/showpublisheddocument/9236/637614346385800000. Accessed December 31, 2024							

Recycled Water

Recycled water is not used in the City of Colton, and the City does not project the use of recycled water use to meet future demand.

[3] Water Systems Consulting, Inc. 2021 Upper Santa Ana River Watershed 2020 Integrated Regional Urban Water Management Plan. Website: https://www.sbvmwd.com/home/showpublisheddocument/9236/637614346385800000. Accessed May 29, 2025.

Wastewater

The City of Colton owns, operates, and maintains a wastewater collection, pumping and treatment system. The wastewater treatment plant also serves the City of Grand Terrace and unincorporated San Bernardino County areas. The plant utilizes a conventional and extended aeration secondary treatment process to product treated effluent in compliance with Regional Water Quality Control Board regulations.[4]

Treated effluent from Colton's Wastewater Treatment Plant (WWTP) is conveyed to the Rapid Infiltration Extraction (RIX) facility, which Colton jointly owns with San Bernardino Municipal Water Department (SBMWD). The RIX facility treats a combined secondary-treated effluent stream of approximately 5 million gallons per day (MGD) from Colton's WWTP and 20 MGD from the San Bernardino Water Reclamation Plant to tertiary standards. The RIX facility utilizes natural biofiltration through the use of percolation basins, followed by an ultraviolet disinfection system. All of the RIX-treated water is discharged to the Santa Ana River.[5]

Storm Drainage

The City of Colton Engineering Department oversees the maintenance and operation of most of the storm drain facilities within the City. The San Bernardino County Flood Control District (SBCFCD) provides regional drainage and flood control infrastructure within its planning area, which includes the project site. The SBCFCD maintains a variety of interim and fully improved channels, storm drains, levees, basins, and check dams within its planning area. The project site is located in the Southwest Portion Area within SBCFCD Zone 2, which is approximately 318 square miles in area and includes portions of the cities of Colton, Fontana, Grand Terrace, Highland, Loma Linda, Redlands, Rialto, and San Bernardino. The SBCFCD has developed master drainage plans known as Comprehensive Storm Drain Plans to provide a planned network of flood control facilities and to provide a basis for establishing funding mechanisms.

The City of Colton lies within the jurisdiction of the Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB). The Santa Ana RWQCB uses planning, permitting, and enforcement authorities to meet its responsibilities, and has adopted a Water Quality Control Plan for the Santa Ana Regional Basin Plan to implement plans, policies, and provisions for water quality management. Water quality objectives are intended to protect the public health and welfare and to maintain or enhance water quality in relation to the existing and/or potential beneficial uses of the water.

Solid Waste

Solid waste collection and disposal within the City are provided by CR&R Incorporated. Residential, commercial, organics, and recycling services are provided. Curbside residential services include pickup of non-recyclable, recyclable, and organic wastes. Commercial customers may be provided with a 3 cubic yard container or more to handle operational wastes. CR&R also offers 10 cubic yard and 40 cubic yard containers for larger disposal needs, such as those associated with construction projects. Compactors and balers are also available for businesses using large quantities of cardboard,

[4] Water Systems Consulting, Inc. 2021 Upper Santa Ana River Watershed 2020 Integrated Regional Urban Water Management Plan. Website: https://www.sbvmwd.com/home/showpublisheddocument/9236/637614346385800000. Accessed December 31, 2024

[5] Ibid.

such as supermarkets, large retailers, and industrial facilities. Commercial solid waste is sorted by CR&R at its processing facility where recyclables are removed from the waste stream prior to being landfilled. Solid Waste collected within the City of Colton is disposed of at several landfills: El Sobrante, San Timoteo, and Mid Valley. Table 3.18-3 depicts the daily permitted capacity and remaining capacity of these three landfills.

Table 3.18-3: Colton Area Landfill Capacity

Landfill Facility Name	Remaining Capacity (cubic yards)	Maximum Daily Disposal (tons per day)
San Timoteo Landfill	12,360,396	2,000
Mid Valley Landfill	54,219,377	7,500

Notes:
California Department of Resources Recycling and Recovery (CalRecycle). 2024. SWIS Facility/Site Activity Details. Website: https:// www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402. Accessed December 31, 2024.

Energy

The City of Colton Electric Utility provides electric power service to the City of Colton, excluding legacy customers within Southern California Edison (SCE) service territory. The Electric Utility owns and operates its own power plant, including a diverse energy portfolio, five substations, and its own electrical infrastructure, including the transmission and distribution lines within the City boundaries. The Electric Utility serves approximately 16,818 residential customers and 3,399 commercial and industrial customers, with a peak load of 93 megawatts.[6, 7]

3.18.3 - Regulatory Framework

Federal

Safe Drinking Water Act

The Safe Drinking Water Act authorizes the United States Environmental Protection Agency (EPA) to establish national standards for drinking water, called the National Primary Drinking Water Regulations, to protect against both naturally occurring and man-made contaminants. These standards set enforceable maximum contaminant levels in drinking water and require all water providers in the United States to treat water to remove contaminants, except for private wells serving fewer than 25 people. In California, the State Department of Health Services conducts most enforcement activities.

Clean Water Act (National Pollutant Discharge Elimination System)

The Water Pollution Control Act of 1972, more commonly known as the Clean Water Act (CWA), regulates the discharge of pollutants into watersheds throughout the nation. Under the CWA, the EPA implements pollution control programs and sets wastewater standards.

[6] City of Colton. 2024. Electric Utility Information. Website: https:// www.ci.colton.ca.us/316/Electric-Utility-Information. Accessed December 31, 2024.
[7] One megawatt is equivalent to one million watts.

The National Pollutant Discharge Elimination System (NPDES) permit program was established within the CWA to regulate municipal and industrial discharges to surface waters of the United States. Federal NPDES permit regulations have been established for broad categories of discharges, including point-source municipal waste discharges and nonpoint-source stormwater runoff. NPDES permits generally identify effluent and receiving water limits on allowable concentrations and/or mass emissions of pollutants contained in the discharge; prohibitions on discharges not specifically allowed under the permit; and provisions that describe required actions by the discharger, including industrial pretreatment, pollution prevention, self-monitoring, and other activities. Wastewater discharge is regulated under the NPDES permit program for direct discharges into receiving waters and by the National Pretreatment Program for indirect discharges to a sewage treatment plant.

State

California Porter-Cologne Water Quality Control Act

Under the Porter-Cologne Water Quality Control Act (Porter-Cologne), which was passed in California in 1969, the California State Water Resources Control Board (State Water Board) has the ultimate authority over State water rights and water quality policy. Porter-Cologne also establishes nine RWQCBs to oversee water quality on a day to-day basis at the local and regional level. The RWQCBs engage in a number of water quality functions in their respective regions and regulate all pollutant or nuisance discharges that may affect either surface water or groundwater.

California Urban Water Management Planning Act

The Urban Water Management Planning Act (California Water Code §§ 10610–10656) requires that all urban water suppliers with at least 3,000 customers prepare UWMPs and update them every 5 years. The act requires that UWMPs include a description of water management tools and options used by that entity that will maximize resources and minimize the need to import water from other regions. Specifically, UWMPs must:

- Provide current and projected population, climate, and other demographic factors affecting the supplier's water management planning;
- Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier;
- Describe the reliability of the water supply and vulnerability to seasonal or climatic shortage;
- Describe plans to supplement or replace that source with alternative sources or water demand management measures;
- Describe the opportunities for exchanges or transfers of water on a short-term or long-term basis (associated with systems that use surface water);
- Quantify past and current water use;
- Provide a description of the supplier's water demand management measures, including schedule of implementation, program to measure effectiveness of measures, and anticipated water demand reductions associated with the measures; and
- Assess the water supply reliability.

California Health and Safety Code

Section 64562 of the California Health and Safety Code establishes water supply requirements for service connections to public water systems. Before additional service connections can be permitted, enough water must be available to the public water system from its water sources and distribution reservoirs to adequately, dependably, and safely meet the total requirements of all water users under maximum-demand conditions.

California Senate Bills 610 and 221

Senate Bill (SB) 610 and SB 221 (Water Code § 10910(c)(2)) amended State law, effective January 1, 2002, to improve the link between information on water supply availability and certain land use decisions made by cities and counties. SB 610 and SB 221 seek to promote more collaborative planning between local water suppliers and cities and counties by requiring that detailed information regarding water availability be provided to decision-makers prior to approval of specified large development projects. SB 610 requires that detailed information be included in a Water Supply Assessment (WSA), which is then included in the administrative record that serves as the evidentiary basis for an approval action by a city or county. SB 221 requires that the detailed information be included in a verification of water supply. Under SB 610, WSAs must be furnished to local governments for inclusion in any environmental documentation for certain projects (as defined in Water Code Section 10912(a)) subject to the California Environmental Quality Act (CEQA).

California Water Conservation Act

The California Water Conservation Act (SB X7-7) was enacted in November 2009 and requires each urban water supplier to select one of four water conservation targets contained in California Water Code Section 10608.20 with the statewide goal of achieving a 20 percent reduction in urban per capita water use by 2020. Under SBX7-7, urban retail water suppliers are required to develop water use targets and submit a water management plan to the DWR by July 2011. The plan must include the baseline daily per capita water use, water use target, interim water use target, and compliance daily per capita water use.

California Model Water Efficient Landscape Ordinance

The California Model Water Efficient Landscape Ordinance was adopted by the California Office of Administrative Law in September 2009 and requires local agencies to implement water efficiency measures as part of its review of landscaping plans. Local agencies can either adopt the Model Water Efficient Landscape Ordinance or incorporate provisions of the ordinance into its own code requirements for landscaping. The County has not adopted a local ordinance.

California Integrated Waste Management Act

To minimize the amount of solid waste that must be disposed of by transformation and land disposal, the State Legislature passed Assembly Bill 939, the California Integrated Waste Management Act of 1989 (AB 939), effective January 1990. The legislation required each local jurisdiction in the State to set diversion requirements of 25 percent in 1995 and 50 percent in 2000; established a comprehensive statewide system of permitting, inspections, enforcement, and maintenance for solid waste facilities; and authorized local jurisdictions to impose fees based on the types or amounts of solid waste generated. In 2007, amendments to the California Integrated Waste

Management Act introduced a new per capita disposal and goal measurement system that moves the emphasis from an estimated diversion measurement number to using an actual disposal measurement number as a per capita disposal rate factor. As such, the new disposal-based indicator (pounds per person per year) uses only two factors: a jurisdiction's population (or in some cases employment) and its disposal as reported by disposal facilities.

Local

City of Colton General Plan

Land Use Element

Goal LU-4 Incorporate green building and other sustainable building practices into development projects.

Policy LU-4.2 Facilitate the use of green building standards and Leadership in Energy and Environmental Design (LEED®) or similar programs in both private and public projects

Policy LU-4.3 Promote sustainable building practices that go beyond the requirements of Title 24 of the California Administrative Code, and encourage energy-efficient design elements

Policy LU-4.6 Require that land divisions and development projects incorporate designs and practices that respect natural site features and provide for groundwater recharge.

Goal LU-5 Reduce use of energy resources citywide, with a key goal of reducing the City's carbon footprint

Policy LU-5.1 Require the incorporation of energy conservation features into the design of all new construction and site development, as required by State law and local regulations

Policy LU-11.1 Require that the construction and rehabilitation of industrial sites incorporate innovative site planning and attractive water- and energy-efficient landscaping and building design

City of Colton Municipal Code

Water

City of Colton Municipal Code (Municipal Code) 13.10.050 outlines the requirements applied to water supply systems. The ordinance requires that the water supply be protected from contamination and cross-connection through the use of backflow prevention devices and the testing and maintenance of such devices.

Wastewater

Municipal Code Section 13.08 outlines the restrictions and prohibitions for discharge into the sewer system in the City of Colton. Municipal Code Section 13.08.300 outlines the permit procedures, and Section 13.08.400 outlines the enforcement of standards, procedures, and statutes.

Storm Drains

Municipal Code Section 14.02 outlines the general conditions and prohibitions related to storm drains in the City of Colton to include accidental discharge response. Municipal Code Section 14.03 outlines the application of ordinances to residential and commercial land uses to include prohibitions, exemptions, permits and Best Management Practices (BMPs). Construction requirements are covered in Municipal Code Section 14.05.

3.18.4 - Methodology

The following evaluation discusses whether the potential rezonings consistent with the Program 10/11 Rezone/GPA would result in direct impacts on utilities and service systems such as existing wastewater and stormwater drainage facilities, water supply, solid waste, electric power, telecommunications, and natural gas. The evaluation also discusses whether the proposed would result in indirect impacts on utilities and services systems, such as construction impacts from new stormwater drainage systems.

Thresholds of Significance

Because this analysis evaluates potential sites for rezoning rather than individual site plans, utilities and service systems impacts of the Program 10/11 Rezone/GPA are evaluated based on the location for each potential site for rezoning. Additionally, the General Plan and Municipal Code were reviewed to determine applicable policies and design requirements for the proposed project.

Each potential site for rezoning will be evaluated on a project-by-project basis for impacts when a site plan has been developed, and all future development would be required to meet State-mandated seismic standards for the new residential housing at each potential site and would be required to comply with General Plan and Housing Element policies, as well as zoning requirements.

The Lead Agency utilizes the criteria in CEQA Guidelines Appendix G Environmental Checklist and the City of Colton's Local CEQA Guidelines, Appendix J to determine whether impacts to geology and soils are significant environmental effects. The project would have a potentially significant impact if it would:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

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.

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.

e) Comply with federal, State, and local statutes and regulations related to solid waste.

3.18.5 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of the project and provides mitigation measures where appropriate.

Water or Wastewater Treatment Facilities

Impact UTIL-1:	**Development consistent with the proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Impact Analysis

Future development would increase demand for water, wastewater treatment, stormwater drainage, electrical power, natural gas, or telecommunications facilities, potentially resulting in the need for the relocation or construction of facilities to maintain utility demands. Additionally, future development would increase the use of existing utilities services, which could cause physical deterioration of public infrastructure.

Water

While development facilitated by the proposed project would require extension, relocation, and expansion of new water lines to the potential sites for rezoning, construction activities associated with future development would be subject to compliance with the applicable local, State, and federal laws, ordinances, and regulations. Future development would be required to uphold the goals and objectives of the General Plan related to water facilities to ensure the adequate water treatment and distribution systems are planned for concurrent with projected growth. In order to serve future development through the General Plan buildout, the City has identified the need for additional water and wastewater facilities as part of its Annual Development Impact Fee Report. Among the facilities needed are new wells, treatment plants, booster stations, lift stations, pipes, reservoirs, station rehabs, and others.[8] Specifically, development impact fees will be used to pay for the water/wastewater projects (or portions of the projects) identified in the facilities needs list.

Municipal Code Chapter 13.28 adopts a Water Conservation Plan that establishes water conservation measures that conserve City water supplies for the greatest public benefit and reduce the quantity of water used by the City's water customers. The Water Conservation Plan is intended to extend and preserve the available water resources required for the basic needs of human consumption, sanitation and fire protection. Waste or the unreasonable or non-beneficial use of water is prohibited in the City. Water conservation stages and implementation (Section 13.28.080) identify

[8] City of Colton. 2022. Annual Development Impact Fee Report, Fiscal Year Ended June 30, 2022. December. Website: https://www.coltonca.gov/DocumentCenter/View/7904/FY-21-22-Annual-Deveopment-Impact-Fee-Report. Accessed August 28, 2025.

the various restrictions on water use and outdoor irrigation depending on existing water conditions. Under normal conditions, the Municipal Code requires that:

a) Water conservation should be practiced within homes and business at all times.

b) Sprinklers and irrigation systems should be adjusted to avoid overspray, runoff in excess of five minutes, or other waste.

c) Use of potable water for irrigating or watering turf, gardens, landscaped areas, trees, shrubs, or other plants utilizing individual sprinkler systems should only be done between the hours of 6:00 p.m. and 10:00 a.m. (agricultural accounts are excluded from the time of irrigation restrictions). Drip irrigation and hand watering with a handheld hose or faucet filled bucket are exempt from this recommendation.

The following uses of water are hereafter considered non-essential to the public health, safety and welfare, constitute the waste of water, and are hereby prohibited at all times:

a) Use of potable water to clean sidewalks, walkways, driveways, parking areas, patios, porches, verandas, tennis courts, or other paved, concrete, or other hard surface areas, except where necessary for the benefit of public health or safety.

b) Use of potable water to clean, fill, or maintain decorative fountains, lakes, or ponds, unless such water is recycled.

c) Permitting potable water to escape from leaks within the customer's plumbing system. All water leaks from a customer's plumbing system shall be repaired in a timely manner.

d) Washing of automobiles, boats, trailers, aircraft, or other vehicles by hose without a shutoff nozzle and bucket, except to wash such vehicles at commercial or fleet vehicle washing facilities. Provided, however, such washings are exempt from these regulations when health, safety, and welfare of the public is contingent upon frequent vehicle cleaning, such as garbage trucks and vehicles used to transport food or perishables.

The proposed project does not approve any specific development. Further, the City notes that as individual projects are proposed and considered for approval by the City, project proponents would be required to fund their fair share of upgrading the utility infrastructure to serve a project and could be included in the City's Capital Improvement Program.

As noted previously, the proposed project is a policy-level Rezone and General Plan Amendment with no specific development proposed or entitled. The proposed project identifies maximum density allowed and an estimated yield of dwelling units on each rezone parcel, but it is unknown: (a) whether the development on the specific site would be mixed-use or 100 percent residential and (b) the actual density that would be proposed. The City would review individual development projects at the time of application to confirm compliance with Municipal Code requirements.

Given compliance with these Municipal Code requirements, impacts due to the extension, relocation, and expansion of new water facilities would be less than significant.

The City will establish requirements for funding any infrastructure improvements necessary to mitigate project-specific impacts that have not been previously identified as part of a capital improvement program covered by development impact fees. Consistent with applicable State law, the City's development fees would ensure that the developers pay the cost attributable to the increased demand for the affected public facilities reasonably related to the development project to maintain the existing level of service and achieve an adopted level of service that is consistent with the City's General Plan and Municipal Code (California Government Code Section 66001(g)). Thus, impacts would be less than significant.

Wastewater Treatment

Future development consistent with the Program 10/11 Rezone/GPA would be located within the urban framework of the City and near existing wastewater infrastructure. The City currently complies with the statutory requirements listed in Regulatory Framework, including Section 13.08 of the Municipal Code and those requirements ensure that the City would continue to comply with State and federal regulatory requirements related to wastewater. As noted, in order to serve future development through the General Plan buildout, the City has identified the need for additional wastewater facilities. Therefore, development consistent with the Program 10/11 Rezone/GPA would not result in insufficient wastewater collection and treatment and no new or expanded wastewater treatment facilities would be needed. Thus, impacts would be less than significant.

The City also notes that all new development would be required to pay a fair share of the City's planned sewer system improvements.[9]

Stormwater Drainage

The City of Colton Public Works Department oversees the maintenance and operation of most of the storm drain facilities within the City. The City of Colton lies within the jurisdiction of the Santa Ana RWQCB, which uses planning, permitting, and enforcement authorities to meet its responsibility, and has adopted a Water Quality Control Plan for the Santa Ana Regional Basin Plan to implement plans, policies, and provisions for water quality management. Water quality objectives are intended to protect the public health and welfare and to maintain or enhance water quality in relation to the existing and/or potential beneficial uses of the water. Compliance with City requirements and policies would ensure that runoff would not inundate downstream storm drainage facilities such that new or expanded facilities would be required. Impacts would be less than significant.

The City also notes that development consistent with the Program 10/11 Rezone/GPA would be required to pay a fair share of the City's storm drainage improvement costs.[10]

Electric Power, Natural Gas, and Telecommunications

Future development consistent with the Program 10/11 Rezone/GPA would be located within the urban framework of the City and near existing infrastructure. Electricity, natural gas, and telecommunications utilities respond to increased demands in various ways. These may include

[9] City of Colton. 2019. Development Impact Fee Justification Study, Appendix A. Website: https://www.coltonca.gov/DocumentCenter/View/7596/Pages-from-2020-01-21-City-Council---Full-Agenda-1056. Accessed June 13, 2025.

[10] Ibid.

temporary stoppages or rolling blackouts, extension of existing infrastructure, or construction of new facilities. For example, Colton's Electric Utility provides an integrated resource plan that takes into account both supply and demand side alternatives for meeting retail customer electricity demand. Demand-side alternatives include programs that reduce energy and capacity requirements during high-use periods or increase energy sales during low-load periods when the Colton Electric Utility (CEU) has surplus energy. These strategies would reduce the electricity and natural gas consumption for development projects consistent with the Program 10/11 Rezone/GPA. Furthermore, future development consistent with the Program 10/11 Rezone/GPA would be required to comply with the latest Energy Efficiency Standards within the California Building Standards Code, which were adopted by the City and included in the Municipal Code Title 15.[11] All development under the proposed project would be required to comply with the energy-efficient requirements in Title 24 (Energy-Efficient Standards and CALGreen) as well as the reduction measures outlined in the City's Climate Action Plan. Reduction measures to address greenhouse gas (GHG) emissions from building energy use are separated into two categories: energy efficiency and renewable energy. Energy efficiency measures are intended to promote efficient energy usage, whereas renewable energy measures are intended to change the carbon content of electricity. Goals outlined in the Climate Action Plan include solar installations in 10 to 50 percent of new residential development. It is unknown at this time what percentage of new residential development under the proposed project would include solar installations, but the City would encourage new development to do so as development applications are received, consistent with the Climate Action Plan recommendations.

Telecommunications companies continually expand infrastructure to serve the growing population. These planning efforts consider growth projections, including the growth anticipated as part of Program 10/11 Rezone/GPA. Because implementation of the Program 10/11 Rezone/GPA would not result in unplanned growth (see Section 3.14, Population and Housing for more information), the majority of growth would be infill.

The City of Colton provides growth projections to the Southern California Association of Governments (SCAG), which incorporated those projections into SoCal Connect, the regional plan including San Bernardino County. Development consistent with the Program 10/11 Rezone/GPA does not represent unplanned growth and would not be expected to require or result in new or expanded electricity, natural gas, or telecommunications facilities beyond those already planned. Necessary extensions and/or upgrades would generally occur within existing utility easements and would be located underground, primarily within existing or planned roadways. Impacts would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

[11] City of Colton. 2025. Building & Safety Division. Website: https://www.coltonca.gov/307/Building-Safety-Division. Accessed June 23, 2025.

Cumulative Analysis

Water

This analysis relies on growth projections in the City's 2020 Upper Santa Ana River Watershed Integrated UWMP. The geographic scope of the cumulative potable water analysis is the service area of the City of Colton water service area, which provides potable water to residents and businesses within the City. The City considered the existing capacity and future demand for capacity to determine needed updates to water facilities. In the course of preparing the UWMP, the City estimated water demand of future development in the service area and forecast the needed facility upgrades. The forecast included supply facility upgrades needed to accommodate growth in the City.

Cumulative projects located within the City's water service area would create additional water supply demand that has the potential to result in a cumulative impact if, in combination, they would conflict with or obstruct implementation of the 2020 UWMP. Similarly, individual projects that are inconsistent with the regional planning documents upon which the UWMP is based would have the potential to result in cumulative operational impacts if they represent development and population increases beyond regional projections. The 2020 UWMP determined that City would be able to provide adequate water supplies in the upper Santa Ana River watershed, which includes the cumulative projects area.[12] The City would have adequate water supplies to serve the cumulative projects during normal and dry years.[13] In addition, cumulative projects, would be required to comply with provisions of the City Code and California Green Building Code related to water conservation. Therefore, the proposed project, in conjunction with identified cumulative projects in the City of Colton, would result in a less than significant cumulative impact related to water supply and water supply facilities.

Wastewater

The geographic scope of the cumulative wastewater analysis is the service area of the City of Colton's water service area, which provides wastewater collection and treatment services for contracted cities and residents and business in the City. The City considered the existing capacity and future demand for capacity to determine needed updates to wastewater and recycled water facilities. Cumulative projects located in the City's water service area would have the potential to result in a cumulative impact if, in combination, they would conflict with or obstruct implementation of the City's Sewer System Management Plan. Similarly, individual projects that are inconsistent with the regional planning documents upon which the Sewer System Management Plan is based would have the potential to result in cumulative operational impacts if they represent development and population increases beyond regional projections. In the course of preparing the Sewer System Management Plan, the City estimated wastewater generated from future development in the service area and forecast the needed facility upgrades. The forecast included treatment facility upgrades needed to accommodate growth in the City and maintain compliance with applicable regulatory standards for wastewater treatment and discharge.

[12] Water Systems Consulting, Inc. 2021. UPPER SANTA ANA RIVER WATERSHED 2020 INTEGRATED REGIONAL URBAN WATER MANAGEMENT PLAN. Website: https://ci.colton.ca.us/DocumentCenter/View/7811/Part-2-Chapter-2-Colton-20. Accessed June 19, 2025.

[13] Ibid.

Cumulative projects within the City's service area and would generate volumes of wastewater. All cumulative projects would be required to comply with the applicable City ordinances and General Plan policies, as well as other regulations related to wastewater collection and treatment. Additionally, the Sewer System Master Plan determined that capacity exists to service the City and cumulative projects area demand with respect to wastewater treatment facilities. Therefore, the proposed project, in conjunction with identified cumulative projects in the City would not make a cumulatively considerable contribution to wastewater treatment capacity and would result in a less than significant cumulative impact related to wastewater generation and wastewater treatment facilities

Storm Drainage

The geographic context for analysis of cumulative impacts to storm drain facilities includes the lands within the City covered by the Master Drainage Plan. Growth projections in the City's General Plan and the Master Drainage Plan are utilized in this analysis.

All cumulative projects would be required to comply with City ordinances and General Plan policies, as well as other regulations that minimize stormwater runoff, such as the CWA. . For these reasons, cumulative impacts to storm drainage would be less than significant.

The City notes that cumulative development would be required to pay a fair share of the City's storm drainage improvement costs.

The Program 10/11 Rezone/GPA's contribution to the less than significant cumulative impact would not be cumulatively considerable. The General Plan contains policies and programs to reduce stormwater runoff, as described in more detail under Impact UTIL-1. Likewise, the sections of the Municipal Code that protect water quality—such as Title 13—also minimize stormwater runoff. Development consistent with the Program 10/11 Rezone/GPA would also be required to comply with the CWA and regulations enforced by the RWQCB. Therefore, as discussed, development consistent with the Program 10/11 Rezone/GPA would have a less than significant contribution to cumulative impacts. For the reasons described above, impacts associated with the Program 10/11 Rezone/GPA related to storm drainage in conjunction with other cumulative development would not be cumulatively considerable. Program 10/11 Rezone/GPA's cumulative impact would be less than significant.

The City notes that development consistent with the Program 10/11 Rezone/GPA would be required to pay a fair share of the City's storm drainage improvement costs.

Electric Power, Natural Gas, and Telecommunications

The geographic context for analysis of cumulative impacts to electric power, natural gas, and telecommunication facilities includes the service area of each of the utility providers.

Cumulative projects along with future development consistent with the Program 10/11 Rezone/GPA would be located within the urban framework of the City and near existing infrastructure. Only cumulative projects that could be inconsistent with the General Plan would have the potential to result in cumulative operational impacts because they would represent development and population

increases beyond General Plan projections. Population increases due to development under the Program 10/11 Rezone/GPA are included in growth projections in the City's General Plan. As such, cumulative projects could require or result in new or expanded electricity, natural gas, or telecommunications facilities beyond those already planned.

Electricity, natural gas, and telecommunications utilities respond to increased demands caused by population growth in various ways. These may include temporary stoppages or rolling blackouts, extension of existing infrastructure, or construction of new facilities. For example, CEU provides an integrated resource plan that takes into account both supply and demand side alternatives for meeting retail customer electricity demand. Demand-side alternatives include programs that reduce energy and capacity requirements during high-use periods or increase energy sales during low-load periods when the CEU has surplus energy. These strategies would reduce the electricity and natural gas consumption for development projects consistent with the Program 10/11 Rezone/GPA. Telecommunications companies continually expand infrastructure to serve the growing population.

For the reasons described above, impacts associated with the Program 10/11 Rezone/GPA related to electric power, natural gas, and telecommunications would not make a cumulatively considerable contribution to any cumulative impact. The Program 10/11 Rezone/GPA's cumulative impact would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Water Supplies

Impact UTIL-2:	**Development consistent with the proposed project rezonings would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

Impact Analysis

As shown in Table 3.18-4, the City of Colton would be able to meet its projected water demand and would have sufficient water supplies during normal, dry, and multiple dry years. The 2020 UWMP indicates that the City of Colton would have up to 14,405 acre-feet of water in 2045 in the service area during a fifth dry year. Assuming maximum building of the potential sites for rezoning, a conservative population estimate by 2029 is 3,260 residents if maximum development pursuant to the rezone is achieved. Conservatively assuming the existing structures and active uses on potential rezoning sites generate a net zero use, development consistent with the Program 10/11 Rezone/GPA and rezonings would result in an increased demand of 210,612,300 gallons in a year, which equates to 646.3 acre-feet per year.[14] This would be within the City's remaining water supply capacity, even within the fifth dry year where 1,879 acre-feet would remain available. Furthermore, the City of Colton's standard procedures include the initiation of a water shortage contingency plan during

[14] 3,260 new residents * 177 2020 Baseline Gallons Per Day Per Capita = 577,020 Gallons per day

drought conditions, which would prohibit certain water uses depending on the severity of the drought, offering further assurances of water supply during drought periods.

Development consistent with the Program 10/11 Rezone/GPA and rezonings would be consistent with water demand estimates used in the planning for the 2020 UWMP and adequate water supplies would be available to serve development consistent with the Program 10/11 Rezone/GPA from existing and planned supplies.

Additionally, future development facilitated by the Program 10/11 Rezone/GPA would be built using new building standards for water efficiency and would be designed to use less water than existing development. Future development facilitated by the Program 10/11 Rezone/GPA would also occur incrementally over time, based on market conditions and other factors, such that existing water services are not overburdened by substantially increased demand at any single point in time.

Furthermore, the General Plan includes goals and policies to help conserve water. Goal LU-4 aims to incorporate green building and other sustainable building practices into development projects. Policy LU-4.6 requires land divisions and development projects to incorporate designs and practices that respect natural site features and provide for groundwater recharge. Additionally, Policy LU-11.1 requires that the co striction and rehabilitation of industrial sites incorporate innovative site planning and attractive water- and energy-efficient landscaping and building design. Development consistent with the Program 10/11 Rezone/GPA and rezonings would be consistent with water demand estimates used in the planning for the 2020 UWMP and adequate water supplies would be available to serve development consistent with the Program 10/11 Rezone/GPA from existing and planned supplies. As such, impacts related to sufficient water supply availability would be less than significant.

Table 3.18-4: Normal, Dry, and Multiple Dry Years Supply and Demand Comparison (Projected) (AF)

Year	Total	2025	2030	2035	2040	2045
Normal Year	Supply Total	11,222	11,825	12,427	12,762	13,096
	Demand Total	9,759	10,283	10,806	11,097	11,388
	Difference[1]	1,463	1,542	1,621	1,665	1,708
Single Dry Year	Supply Total	12,345	13,007	13,670	14,038	14,405
	Demand Total	10,734	11,311	11,887	12,207	12,526
	Difference	1,610	1,697	1,783	1,831	1,879
First Year	Supply Total	12,345	13,007	13,670	14,038	14,405
	Demand Total	10,734	11,311	11,887	12,207	12,526
	Difference	1,610	1,697	1,783	1,831	1,879
Second Year	Supply Total	12,345	13,007	13,670	14,038	14,405

Year	Total	2025	2030	2035	2040	2045
	Demand Total	10,734	11,311	11,887	12,207	12,526
	Difference	1,610	1,697	1,783	1,831	1,879
Third Year	Supply Total	12,345	13,007	13,670	14,038	14,405
	Demand Total	10,734	11,311	11,887	12,207	12,526
	Difference	1,610	1,697	1,783	1,831	1,879
Fourth Year	Supply Total	12,345	13,007	13,670	14,038	14,405
	Demand Total	10,734	11,311	11,887	12,207	12,526
	Difference	1,610	1,697	1,783	1,831	1,879
Fifth Year	Supply Total	12,345	13,007	13,670	14,038	14,405
	Demand Total	10,734	11,311	11,887	12,207	12,526
	Difference	1,610	1,697	1,783	1,831	1,879

Notes:
[1] Difference represents the net supply available

Source: Water Systems Consulting, Inc. 2021. 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan. Website: https:// www.sbvmwd.com/home/showpublisheddocument/9236/637614346385800000. Accessed January 2, 2024.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

This analysis relies on growth projections in the City's 2020 Upper Santa Ana River Watershed Integrated UWMP. The geographic scope of the cumulative potable water analysis is the service area of the City of Colton Water Service Area, which provides potable water to residents and businesses within the City. The City considered the existing capacity and future demand for capacity to determine needed updates to water facilities. In the course of preparing the UWMP, the City estimated water demand of future development in the service area and forecast the needed facility upgrades. The forecast included supply facility upgrades needed to accommodate growth in the City.

Cumulative projects located within the City's water service area would create additional water supply demand that has the potential to result in a cumulative impact if, in combination, they would conflict with or obstruct implementation of the 2020 UWMP. Similarly, individual projects that are inconsistent with the regional planning documents upon which the UWMP is based would have the potential to result in cumulative operational impacts if they represent development and population

increases beyond regional projections. The 2020 UWMP determined that City would be able to provide adequate water supplies in the upper Santa Ana River watershed, which includes the cumulative projects area.[15] The City would have adequate water supplies to serve the cumulative projects during normal and dry years.[16] In addition, cumulative projects, would be required to comply with provisions of the City Code and California Green Building Code related to water conservation. Therefore, the proposed project, in conjunction with identified cumulative projects in the City of Colton, would result in a less than significant cumulative impact related to water supply and water supply facilities.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Wastewater Treatment Capacity

Impact UTIL-3:	**Development consistent with the proposed project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.**

Impact Analysis

Development and growth in the City would increase demand for wastewater treatment capacity. Utilizing an industry standard of wastewater generation at 90 percent of water demand, the projected maximum wastewater generation for development consistent with the Program 10/11 Rezone/GPA would equal approximately 519,318 gallons daily.[17]

The Colton Water Treatment Plant has a capacity of 10.4 million gallons daily with an average daily flow of 5.4 million gallons daily.[18] The 519,318 gallons daily or 0.51 million gallons daily of wastewater generated by new development consistent with the Program 10/11 Rezone/GPA would represent less than 5 percent of total treatment capacity of the Colton Water Treatment Plant. Therefore, even with the conservative assumptions included as part of this Draft Program EIR, the Colton Water Treatment Plant would have capacity to handle the increase in wastewater associated with implementation of the Program 10/11 Rezone/GPA. The discharge of wastewater would be regulated by the NPDES program to ensure less than significant environmental impacts.

Development consistent with the Program 10/11 Rezone/GPA and rezonings would be required to comply with the City's Municipal Code Section 13.08 outlines the restrictions and prohibitions for

[15] Water Systems Consulting, Inc. 2021. UPPER SANTA ANA RIVER WATERSHED 2020 INTEGRATED REGIONAL URBAN WATER MANAGEMENT PLAN. Website: https://ci.colton.ca.us/DocumentCenter/View/7811/Part-2-Chapter-2-Colton-20. Accessed June 19, 2025.

[16] Ibid.

[17] 577,020 gallons per * 0.90 = 519,318

[18] City of Colton. 2015. Sewer System Management Plan. Website: https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.ci.colton.ca.us%2FDocumentCenter%2FView%2F2819%2FColton-SSMP-Final-Revised-41615%3FbidId%3D&wdOrigin=BROWSELINK. Accessed January 2, 2024.

discharge into the sewer system in the City of Colton. Section 13.08.300 outlines the permit procedures, and the 400 series outlines the enforcement of standards, procedures, and statutes. Additionally, all new development is required to pay its fair share of the City's planned sewer system improvements including treatment, distribution, reuse, and export facilities.

New development would be subject to the latest adopted edition of the California Plumbing Code and CALGreen Code including the provisions for water efficient fixtures and toilets, which would reduce the amount of effluent entering the wastewater system. Dwelling units constructed consistent with the Program 10/11 Rezone/GPA would be predominantly on vacant or underutilized parcels and would be connected to the municipal sewer system. Additionally, fair share fees would be required for all new development.

The City maintains a Sewer System Management Plan (SSMP) as required under the Statewide General Waste Discharge Requirements (GWDR) for Sanitary Sewer Systems. The SSMP is audited bi-annually and updated every 5 years. These updates allow for the consideration of development and redevelopment such as would occur consistent with the Program 10/11 Rezone/GPA. As such, the potential for increased wastewater generation and its need for transmission has been and would continue to be planned for by the City. Moreover, increasing use of the wastewater collection systems and treatment plants would not result in significant adverse impacts to the environment because existing and future collection systems and treatment plants would comply with federal, State, and local regulations regulating wastewater collection and discharge.

In conclusion, while development consistent with the Program 10/11 Rezone/GPA would result in an increase in the demand for wastewater collection and treatment, the wastewater collection systems and treatment plants have sufficient capacity to support new development within the service area. The City's sewer connection fees would reduce impacts caused by future development and redevelopment in the City by financing the replacement and renewal of existing sanitary sewer facilities and the upgrade and construction of new sanitary sewer facilities. Therefore, impacts related to wastewater collection and treatment would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic scope of the cumulative wastewater analysis is the service area of the City of Colton's water service area, which provides wastewater collection and treatment services for residents and business in the City. The City considered the existing capacity and future demand for capacity to determine needed updates to wastewater and recycled water facilities. In the course of preparing the SSMP, The City estimated wastewater generated from future development in the service area and forecast the needed facility upgrades. The forecast included treatment facility upgrades needed to accommodate growth in the County and maintain compliance with applicable regulatory standards for wastewater treatment and discharge. Cumulative projects located in the

City's water service area would have the potential to result in a cumulative impact if, in combination, they would conflict with or obstruct implementation of the City's SSMP. Cumulative projects the City's service area and would generate volumes of wastewater. All cumulative projects would be required to comply with the applicable City ordinances and General Plan policies, as well as other regulations related to wastewater collection and treatment. Additionally, the Sewer System Master Plan determined that capacity exists to service the City and cumulative projects area demand with respect to wastewater treatment facilities. Therefore, the proposed project, in conjunction with identified cumulative projects in the City would be consistent with the SSMP and would not make a cumulatively considerable contribution to wastewater treatment capacity and would result in a less than significant cumulative impact related to wastewater generation and wastewater treatment facilities.

Level of Cumulative Significance

Less than significant.

Mitigation Measures

No mitigation required.

Attainment of Solid Waste Reduction Goals

Impact UTIL-4:	**Development consistent with the proposed projectwould not 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?**

Impact Analysis

Development and growth in the City would increase the generation of solid waste (both temporary construction and permanent operation waste) which could exceed State or local standards, exceed local infrastructure capacity, or otherwise impair the attainment of solid waste reduction goals.

The El Sobrante Landfill has a site area of 1,322 acres and a permitted landfill area of 426 acres. Its maximum permitted throughput is 16,054 tons daily.[19] El Sobrante Landfill's permitted capacity per its Solid Waste Facility Permit is 209,910,000 cubic yards.[20] Based on CalRecycle's per capita waste disposal rate, development consistent with the Program 10/11 Rezone/GPA could generate a maximum of approximately 39,869.8 pounds per day, equivalent to approximately 14,552,477 pounds per year approximately 7,276.2 tons per year, or 5,197.3 cubic yards per year. Given a remaining capacity of 143,977,170 cubic yards at the El Sobrante Landfill, the solid waste generated by development consistent with the Program 10/11 Rezone/GPA would represent 0.0036 percent per year of the remaining landfill capacity.

In addition, AB 939 requires a 50 percent diversion of all solid waste from disposal in local landfills. In order to comply with State regulations, the City's Municipal Code, Chapter 15.58.030, Site and Building Recycling Plan Requirements, requires projects to submit for review and approval a

[19] California Department of Resources Recycling and Recovery (CalRecycle). 2025. SWIS Facility/Site Activity Details. Website: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402. Accessed January 2, 2024.

[20] Ibid.

completed site and building recycling plan to the City's Building and Safety Division. The City's Municipal Code also requires site plans to include the location and design of all existing and proposed recycling and trash enclosures, the design of site access points for solid waste and recycling collection vehicles, the design of the grading for the site, operational criteria for the proposed use of the property, and capacity requirements for the waste generation of the building.[21] Compliance with the City's Municipal Code would help ensure the proposed project recycles appropriate materials during demolition and construction and provides adequate solid waste facilities and access during project operation. Compliance with the City's Municipal Code would also help ensure that impacts remain less than significant.

Construction waste would be temporary and would be required to be diverted from landfills in accordance with Municipal Code Section 15.58.030. As indicated in the Site and Building Recycling Plan Requirements, a Building Recycling Plan must be submitted for approval for all projects with a construction or demolition project. Diversion efforts could include deconstructing and salvaging all or part of structures to be demolished (as practicable) and directing one hundred percent of inert solids to reuse or recycling facilities approved by the City. In addition, diversion could be accomplished by either taking all mixed construction and demolition debris to mixed construction and demolition debris recycling facilities approved by the City and taking all sorted or crushed construction and demolition debris to approved facilities, or source separating noninert materials such as cardboard and paper, wood, metals, green waste, new gypsum wallboard, tile, porcelain fixtures, and other easily recycled materials, and directing them to recycling facilities approved by the City and taking the remainder to a facility for disposal.

As described above, there is sufficient permitted capacity at the El Sobrante Landfill to accommodate the solid waste generated by development consistent with the Program 10/11 Rezone/GPA. Furthermore, as previously discussed, all future development consistent with Program 10/11 Rezone/GPA would be required to abide by and be consistent with federal, State, and local statutes and regulations related to solid waste, including the California Health and Safety Code, California Code of Regulations, California Public Resources Code, General Plan, and Municipal Code. Therefore, the impact would be less than significant.

Level of Significance

Less than significant impact

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic context for the analysis of cumulative impacts related to solid waste includes the jurisdictions that are served by the El Sobrante Landfill, San Timoteo Landfill, and Mid-Valley Landfill. Cumulative development within this geographic context would contribute to an incremental increase

[21] City of Colton. 2025. Colton Municipal Code Chapter 15.58.030 – Site and Building Recycling Plan Requirements. Website: library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.58RERE_15.58.040CODERERE. Accessed January 2, 2024.

in solid waste delivered to these landfills and potentially other landfills in the region. Future projects within the cumulative geographic context would be required to comply with federal, State, and local laws and policies to address potential impacts related to solid waste, including the diversion of solid waste. For these reasons, cumulative impacts to solid waste would be less than significant.

The Program 10/11 Rezone/GPA's contribution to less than significant cumulative impacts would not be cumulatively considerable. While development and growth consistent with Program 10/11 Rezone/GPA would result in an increased generation of solid waste, the El Sobrante Landfill has sufficient capacity to serve development consistent with Program 10/11 Rezone/GPA (see Impact UTIL-4). In addition, development consistent with Program 10/11 of the Housing Element Update would be required to comply with policies and programs of the General Plan and the regulations of the Municipal Code that aim to divert solid waste from the local landfill. The City would also be required to comply with applicable federal, State, and local statutes and regulations related to solid waste (See UTIL-4). For the reasons described above, impacts associated with Program 10/11 Rezone/GPA related to landfill capacity and solid waste reduction goals consistency in conjunction with other cumulative development would not be significant. The proposed project's incremental contribution to cumulative impacts would not be cumulatively considerable and the cumulative impact would be less than significant.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Solid Waste Regulations

Impact UTIL-5:	**Development consistent with the proposed project would comply with federal, State, and local statutes and regulations related to solid waste.**

Impact Analysis

Development consistent with the Program 10/11 Rezone/GPA would comply with Chapter 15.58.030 of the City's Municipal Code related to solid waste reduction and recycling measures, as well as Chapter 15.58.040 related to C&D recycling requirements. Future projects would be required to submit a completed site and building recycling plan to the City's Building and Safety Division as a condition of approval. Compliance with this regulation would ensure compliance with the California Integrated Waste Management Act by ensuring construction waste is transferred to facilities that can adequately recycle solid waste during both construction and operation. As such, construction and operation of the development consistent with the Program 10/11 Rezone/GPA would not impede the ability of the City to meet waste diversion requirements or cause the City to violate State and local statutes and regulations related to solid waste. Therefore, with compliance with existing State and City law requiring recycling and waste diversion from landfill requirements, construction and operational impacts related to solid waste regulations consistency would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic context for the analysis of cumulative impacts related to solid waste includes the jurisdictions that are served by the El Sobrante Landfill, San Timoteo Landfill, and Mid-Valley Landfill. Cumulative development within the City would contribute to an incremental increase in solid waste delivered to these landfills and other landfills in the region. The analysis is based on growth projections in the General Plan and the general plans of other jurisdictions also serviced by these landfills. Other future projects within the cumulative geographic context would be required to comply with federal, State, and local laws and policies to address potential impacts related to solid waste, including the diversion of solid waste. For these reasons, cumulative impacts related to solid waste would be less than significant.

Development consistent with the Program 10/11 Rezone/GPA would be required to comply with policies and programs of the General Plan and the regulations of the Municipal Code that aim to divert solid waste from the local landfill. The City would also be required to comply with applicable federal, State, and local statutes and regulations related to solid waste. For the reasons described above, impacts associated with the proposed project related to solid waste reduction goals consistency in conjunction with other cumulative development would not be significant. The proposed project's incremental contribution to cumulative impacts would not be cumulatively considerable.

Level of Cumulative Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

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3.19 - Wildfire

3.19.1 - Introduction

This section of the Draft Program Environmental Impact Report (Draft Program EIR) describes the existing wildfire conditions in the project area as well as the relevant regulatory framework. This section also evaluates the possible impacts related to wildfire that could result from implementation of the City of Colton Housing Element Update Program 10/11 Rezone and General Plan Amendment (proposed project). The analysis in this section is based on information provided by the City of Colton General Plan, the City of Colton Municipal Code (Municipal Code), and California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazard Severity Zone Maps. See Section 3.14, Public Services and Recreation, for a discussion of fire protection services. Future discretionary projects consistent with the currently proposed project would be evaluated for project-specific impacts with respect to wildfire at the time they are proposed.

The Notice of Preparation (NOP) for this Draft Program EIR was released on January 17, 2025. No public comments related to wildfire were received during the EIR scoping period related to wildfire.

3.19.2 - Environmental Setting

Wildfires are a significant concern throughout the State. Approximately 85 percent of all fire ignitions in California are the result of human activities, and the rest are a result of lightning.[1] Wildfire risk is determined by a combination of factors including precipitation, winds, temperature, and landscape and vegetation conditions. In addition to the direct impacts of wildfire, smoke can be a significant source of air quality pollution. Emissions from wildfires can lead to excessive levels of particulate matter, carbon monoxide (CO), nitrogen oxides (NO_x), and various volatile organic compounds (VOCs).

Wildfire Hazard Area Designations

While most of California is subject to some degree of fire hazard, there are specific features that make some areas more hazardous. CAL FIRE is required by law to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These designations, referred to as Fire Hazard Severity Zones (FHSZ), mandate how people construct buildings and protect property to reduce risk associated with wildland fires.[2]

The CAL FIRE FHSZ maps denote hazards in State Responsibility Areas (SRAs) and Local Responsibility Areas (LRAs). SRAs are areas where the State has financial responsibility for wildland fire protection and prevention. Incorporated cities and federal ownership are not included. Within the SRA, CAL FIRE is responsible for fire prevention and suppression. LRAs are incorporated cities, urban regions, agriculture lands, and portions of the desert where the local government is responsible for wildfire

[1] California Energy Commission (CEC). 2018. Statewide Summary Report. California's Climate Change Assessment. Publication number: SUM-CCCA4-2018-013. Website: https:// www.energy.ca.gov/sites/default/files/2019-11/Statewide_Reports-SUM-CCCA4-2018-013_Statewide_Summary_Report_ADA.pdf. Accessed November 19, 2024.

[2] California Department of Forestry and Fire Protection (CAL FIRE). 2024. Fire Hazard Severity Zones. Website: https:// osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed November 19, 2024.

protection. This is typically provided by city fire departments, fire protection districts, and counties and by CAL FIRE under contract. Per law, only lands zoned as Very High Fire Hazard Severity Zones (VHFHSZ) are identified within an LRA.[3]

City of Colton

According to CAL FIRE, most of the City area is not within an SRA FHSZ. However, a small portion of the southeastern part of the City is located within an SRA VHFHSZ (Exhibit 3.19-1).[4] In addition, the southeastern portion of the City is designated as an LRA VHFHSZ, while there are LRA High FHSZ's in the western and central parts of the City between the Santa Ana River and I-10. There is also a small area in the southwest portion of the City designated as an LRA Low FHSZ.[5] None of the proposed rezoning sites are located within an SRA or LRA FHSZ.[6] Moreover, within a Wildlife Hazard zone as designated within the General Plan's Safety Element.[7]

Wildfire-conducive Conditions

Grassland or other vegetation in California is easily ignited, particularly in dry seasons. Wildfire is a serious hazard in high dry fuel load areas, particularly near areas of natural vegetation and steep slopes since fires tend to burn more rapidly on steeper terrain. These fires are relatively easily controlled if they can be reached by fire equipment; burned slopes, however, are highly subject to erosion and gullying. While brushlands are naturally adapted to frequent light fires, fire protection in recent decades has resulted in heavy fuel accumulation on the ground. Wildfire is also a serious hazard in areas of high wind, given that fires will travel faster and farther geographically when winds are higher. Furthermore, wildfire is more likely in areas where electric power lines are located above ground where they may encounter vegetation or building materials.

City of Colton

Fire hazards present a considerable issue to the human environment and to vegetation and wildlife habitats throughout the City. Areas of the City that pose high risks are areas near the southeastern border of the City, and as described above, the areas in the southeastern portion of the City are designated VHFHSZs in an SRA and LRA.

Fire Protection and Emergency Medical Services

Southern California

CAL FIRE is responsible for fire protection and stewardship of over 31 million acres of California's privately owned wildlands. CAL FIRE also provides varying levels of emergency services in 36 of California's 58 counties via contracts with local governments. Because of the Department's size and

[3] California Department of Forestry and Fire Protection (CAL FIRE). 2025. Fire Hazard Severity Zones. Website https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008Accessed July 21, 2025.
[4] California Department of Forestry and Fire Protection (CAL FIRE). 2025. Fire Hazard Severity Zones Viewer. Website: https://experience.arcgis.com/experience/6a9cb66bb1824cd98756812af41292a0. Accessed May 27, 2025.
[5] California Department of Forestry and Fire Protection (CAL FIRE). 2025. Local Responsibility Area Fire Hazard Severity Zones as Identified by the State Fire Marshal, Colton. March 24, 2025. Accessed May 27, 2025.
[6] Ibid.
[7] City of Colton. 2018. City of Colton General Plan - Safety Element. December 18.

major incident management experience, it is often asked to assist or take the lead in disasters including the Southern California fire sieges of 2003, 2017, and 2019.[8]

City of Colton

The City of Colton maintains four fire stations that include: three Type-1 paramedic engines, one paramedic truck, one Type-3 engine, one California Governor's Office of Emergency Services (Cal/OES) water tender, one Cal/OES Type-6 engine, one medic squad and one Cal/OES Type-1 engine. Colton Fire Department (CFD) ran 8,161 calls in 2023. CFD participates in mutual aid throughout California and outside California. Members routinely respond to State and federal incident as single resources and as part of incident management teams.[9]

Fire operations division is responsible for training, manpower and personnel, apparatus, fire station maintenance, firefighter's personal protective equipment, and day to day response of emergency calls. In addition to fire suppression the men and women of the CFD provide advanced life support to the community. Three paramedic engines, one medic squad and one paramedic ladder truck staff the four Colton fire stations. Emergency medical services make up the majority of calls each year. Each Firefighter/Paramedic (FF/PM) is responsible for treatment of the citizens and completing the appropriate documentation.[10]

Emergency and Evacuation Routes/Access

City of Colton

The Emergency Operations Plan (EOP) is the document primarily responsible for informing the emergency management strategies for the City. In the event of an evacuation, the main roads into and out of the vicinity of the potential sites for rezoning would be I-215 in the north–south direction and I-10 in the east–west direction. These roads would act as the main evacuation routes into and out of the City.

Post-fire Slope Instability and Drainage Pattern Changes

City of Colton

The storm drainage system is composed of a network of channels, gutters, and pipes that collect runoff from city streets, neighborhoods, farms, construction sites, and parking lots–and empties directly into local waterways. Drainage features would be evaluated on a site-by-site basis as the potential sites for rezoned are developed in the future.

[8] California Department of Forestry and Fire Protection (CAL FIRE). 2024. Fire Protection. Website: https:// www.fire.ca.gov/what-we-do/fire-protection. Accessed November 19, 2024.
[9] City of Colton. 2024. City of Colton Fire Department. Website: https:// www.coltonfire.com/about-colton-fire/. Accessed November 19, 2024.
[10] Ibid.

3.19.3 - Regulatory Framework

Federal

United States Department of Interior

Review and Update of the 1995 Federal Wildland Fire Management Policy

1. **Safety—**Firefighter and public safety is the first priority. All Fire Management Plans and activities must reflect this commitment
2. **Fire Management and Ecosystem Sustainability—**The full range of fire management activities will be used to help achieve ecosystem sustainability, including its interrelated ecological, economic, and social components
3. **Response to Wildland Fire—**Fire, as a critical natural process, will be integrated into land and resource management plans and activities on a landscape scale, and across agency boundaries. Response to wildland fire is based on ecological, social, and legal consequences of the fire. The circumstances under which a fire occurs, and the likely consequences on firefighter and public safety and welfare, natural and cultural resources, and values to be protected dictate the appropriate management response to the fire.
4. **Use of Wildland Fire—**Wildland fire will be used to protect, maintain, and enhance resources and, as nearly as possible, be allowed to function in its natural ecological role. Use of fire will be based on approved Fire Management Plans and will follow specific prescriptions contained in operational plans.
5. **Rehabilitation and Restoration—**Rehabilitation and restoration efforts will be undertaken to protect and sustain ecosystems, public health, and safety, and to help communities protect infrastructure.
6. **Protection Priorities—**The protection of human life is the single, overriding priority. Setting priorities among protecting human communities and community infrastructure, other property and improvements, and natural and cultural resources will be based on the values to be protected, human health and safety, and the costs of protection. Once people have been committed to an incident, these human resources become the highest value to be protected.
7. **Wildland Urban Interface—**The operational roles of federal agencies as partners in the Wildland Urban Interface (WUI) are wildland firefighting, hazardous fuels reduction, cooperative prevention and education, and technical assistance. Structural fire suppression is the responsibility of tribal, State, or local governments. Federal agencies may assist with exterior structural protection activities under formal Fire Protection Agreements that specify the mutual responsibilities of the partners, including funding. (Some federal agencies have full structural protection authority for their facilities on lands they administer and may also enter into formal agreements to assist State and local governments with full structural protection.)
8. **Planning—**Every area with burnable vegetation must have an approved Fire Management Plan. Fire Management Plans are strategic plans that define a program to manage wildland and prescribed fires based on the area's approved land management plan. Fire Management

Plans must provide for firefighter and public safety; include fire management strategies, tactics, and alternatives; address values to be protected and public health issues; and be consistent with resource management objectives, activities of the area, and environmental laws and regulations.

9. **Science—**Fire Management Plans and programs will be based on a foundation of sound science. Research will support ongoing efforts to increase our scientific knowledge of biological, physical, and sociological factors. Information needed to support fire management will be developed through an integrated interagency fire science program. Scientific results must be made available to managers in a timely manner and must be used in the development of land management plans, Fire Management Plans, and implementation plans.
10. **Preparedness—**Agencies will ensure their capability to provide safe, cost-effective fire management programs in support of land and resource management plans through appropriate planning, staffing, training, equipment, and management oversight.
11. **Suppression—**Fires are suppressed at minimum cost, considering firefighter and public safety, benefits, and values to be protected, consistent with resource objectives.
12. **Prevention—**Agencies will work together and with their partners and other affected groups and individuals to prevent unauthorized ignition of wildland fires.
13. **Standardization—**Agencies will use compatible planning processes, funding mechanisms, training and qualification requirements, operational procedures, values-to-be-protected methodologies, and public education programs for all fire management activities.
14. **Interagency Cooperation and Coordination—**Fire management planning, preparedness, prevention, suppression, fire use, restoration and rehabilitation, monitoring, research, and education will be conducted on an interagency basis with the involvement of cooperators and partners.
15. **Communication and Education—**Agencies will enhance knowledge and understanding of wildland fire management policies and practices through internal and external communication and education programs. These programs will be continuously improved through the timely and effective exchange of information among all affected agencies and organizations.
16. **Agency Administrator and Employee Roles—**Agency administrators will ensure that their employees are trained, certified, and made available to participate in the wildland fire program locally, regionally, and nationally as the situation demands. Employees with operational, administrative, or other skills will support the wildland fire program as necessary. Agency administrators are responsible and will be held accountable for making employees available.
17. **Evaluation—**Agencies will develop and implement a systematic method of evaluation to determine effectiveness of projects through implementation of the 2001 Federal Fire Policy. The evaluation will ensure accountability, facilitate resolution of areas of conflict, and identify resource shortages and agency priorities.

State

California Emergency Response Plan

California has developed an emergency response plan to coordinate emergency services provided by federal, State, and local governments and private agencies. Responding to hazardous materials incidents is one part of this plan. The plan is administered by the Cal/OES, which coordinates the responses of other agencies. When San Bernardino County (County) experiences an emergency, an Emergency Operations Center may be opened. In the event an Emergency Operations Center is opened, emergency response team members coordinate efforts and work with local fire and police agencies, emergency medical providers, the California Highway Patrol (CHP), CAL FIRE, California Department of Fish (CDFW) and Wildlife, and California Department of Transportation (Caltrans).

California Department of Forestry and Fire Protection Threat Potential Mapping

CAL FIRE has mapped fire threat potential throughout California. CAL FIRE maps fire threat based on the availability of fuel and the likelihood of an area burning (based on topography, fire history, and climate). The threat levels include no fire threat, moderate, high, and very high fire threat. In addition, the maps designate the City as the LRA of the project site. In 2025, CAL FIRE published a map of areas located in the City's LRA that they recommended to be identified as a VHFHSZ.[11] Additionally, CAL FIRE produced a 2010 Strategic Fire Plan for California, which contains goals, objectives, and policies to prepare for and mitigate the effects of fire on California's natural and built environments. The CAL FIRE Office of the State Fire Marshal provides oversight of enforcement of the California Fire Code as well as overseeing hazardous liquid pipeline safety.

California Building Code

The State of California provided a minimum standard for building design through the 2022 California Building Standards Code (CBC), which is located in Part 2 of Title 24 of the California Code of Regulations. The 2022 CBC is based on the 2021 International Building Code but has been modified for California conditions. It is generally adopted on a jurisdiction by-jurisdiction basis, subject to further modification based on local conditions. Commercial and residential buildings are plan-checked by local City and County building officials for compliance with the CBC. Typical fire safety requirements of the CBC include the installation of sprinklers in all new high-rise buildings and residential buildings; the establishment of fire resistance standards for fire doors, building material; and particular types of construction.

California Public Resources Code

The California Public Resources Code includes fire safety regulations that restrict the use of equipment that may produce a spark, flame, or fire; require the use of spark arrestors[12] on construction equipment that use an internal combustion engine; specify requirements for the safe

[11] California Department of Forestry and Fire Protection (CAL FIRE). 2025. Fire Hazard Severity Zone Viewer. Website: https://experience.arcgis.com/experience/6a9cb66bb1824cd98756812af41292a0. Accessed May 27, 2025.

[12] A spark arrester is any device that prevents the emission of flammable debris from a combustion source (i.e., fireplaces, internal combustion engines, and wood-burning stoves).

use of gasoline-powered tools in fire hazard areas; and specify fire suppression equipment that must be provided on-site for various types of work in fire-prone areas.

These regulations include the following:

- Earthmoving and portable equipment with internal combustion engines would be equipped with a spark arrester to reduce the potential for igniting a wildland fire (Public Resources Code [PRC] § 4442);
- Appropriate fire suppression equipment would be maintained during the highest fire danger period—from April 1 to December 1 (PRC § 4428);
- On days when a burning permit is required, flammable materials would be removed to a distance of 10 feet from any equipment that could produce a spark, fire, or flame, and the construction contractor would maintain the appropriate fire suppression equipment (PRC § 4427); and
- On days when a burning permit is required, portable tools powered by gasoline-fueled internal combustion engines would not be used within 25 feet of any flammable materials (PRC § 4431).

Local

City of Colton Local Hazard Mitigation Plan

In 2018, the City prepared a Local Hazard Mitigation Plan (LHMP) to supersede the 2011 LHMP. The 2018 LHMP outlines various natural and human-caused threats that the City faces and provide steps that the City and community members can take to decrease these threats proactively and preemptively. The LHMP seeks to help reduce injury, property damage, economic harm, and other impacts of natural and human-caused disasters. The 2018 LHMP covers seven hazards:

- Drought
- Flooding (incl. dam failure)
- Geologic hazards (incl. landslide and subsidence)
- Man-made Hazards (incl. infrastructure failure, hazardous materials, terrorism)
- Seismic hazards (incl. earthquake, fault rupture, liquefaction)
- Severe weather (incl. extreme heat, severe wind, severe winter weather)
- Wildfires

As of April 2025, the LHMP is undergoing a routine revision as part of the City's efforts to keep the LHMP up-to-date and to maintain eligibility for funding from the Federal Emergency Management Agency (FEMA).

City of Colton Emergency Operations Plan

The EOP is the document primarily responsible for informing the emergency management strategies for the City of Colton.[13] These strategies are typically organized under four categories: mitigation,

[13] City of Colton. 2018. General Plan 2018 Safety Element. December 18.

preparedness, response, and recovery. The EOP establishes an emergency organization to direct and control operations during a period of emergency by assigning responsibilities to specific personnel.

City of Colton General Plan

The General Plan was last amended in August 2024 and contains the following relevant policies and actions that assist in reducing or avoiding impacts related to wildfire:

GOAL S-3 Safeguard the community from the threat of urban and wildfire hazards.

Policy S-3.1 Maintain up-to-date records and information on conditions in undeveloped and natural areas, especially areas considered part of the wildland-urban interface.

Policy S-3.2 Promote comprehensive structural modification and fuel modification guidelines for new and existing (non-conforming) buildings and structures located within the wildland-urban interface (High and Very High Fire Hazard Severity Zones), in compliance with local and State Wildland-Urban Interface code requirements of the California Building Code, and any future updates.

Policy S-3.3 Restrict new development in wildland-urban interface areas (high and Very High Fire Hazard Severity Zones), unless designed using the most up to date wildfire mitigation techniques and code requirements, in compliance with local and State Wildland-Urban Interface code requirements.

Policy S-3.4 Coordinate wildfire response plans (i.e., CAL FIRE Unit Fire Plan) with Local, State, Federal, and Tribal entities, as appropriate.

Policy S-3.5 Require all new development to comply with fire safety standards identified in Title 15 of the Colton Municipal Code.

Policy S-3.6 Integrate key metrics and recommendations from the Colton and Loma Linda Fire Departments Strategic Plan to ensure adequate service is provided to residents and businesses.

Policy S-3.7 Locate new critical facilities outside of wildfire hazard severity zones, unless no alternate location is available or feasible.

Policy S-3.8 Require all new development and major redevelopment/reconstruction within the Wildland Urban Interface (WUI) (high and very high wildfire hazard severity zones) to prepare a Fire Protection Plan.

Policy S-3.9 Consider the relationship between existing and future development on the current and future demands for Fire and Emergency Services facilities and personnel.

City of Colton Municipal Code

Municipal Code Chapter 15.16 adopts the California Fire Code (Fire Code) in its entirety. The Fire Code provides minimum standards for design, construction, materials, occupancy, location, and

maintenance of all buildings within the City. In addition, the Fire Code regulates how a building is used, how machines and equipment are maintained, how hazardous materials are handled and stored, and how access to and from a site is provided. The Fire Code also establishes standards for roadway dimensions, subdivision layout, and public improvements needed to protect public safety. All new developments are reviewed by City departments for their potential effects on public safety, and conditions of approval for these developments are established to minimize identified effects.

3.19.4 - Methodology

FirstCarbon Solutions (FCS) reviewed the proposed project to analyze whether it would result in changes to the physical environment that could cause or exacerbate adverse effects related to wildfires, and/or whether the potential sites identified by the proposed project for rezoning would be placed in a location susceptible to wildfire or post-wildfire conditions. FCS also analyzed whether the proposed project's addition of new residential units, specifically their number and location compared to existing residential development, would result in any impacts to the physical environment to exacerbate adverse effects related to wildfires. This evaluation also includes a determination of whether changes to the physical environment associated with development consistent with Program 10/11 of the Housing Element Update would impair or interfere with emergency response plans, expose people to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire, expose people/structures to downslope flooding or landslides, or include installation or maintenance of infrastructure that may exacerbate fire risk. The following analysis is based, in part, on information provided by the General Plan, the City's LHMP, and CAL FIRE. The information obtained from these sources and other relevant materials was reviewed to evaluate the potential presence of wildfire risks on the potential sites for rezoning.

The geographic scope of the cumulative impact analysis for wildfire is the City of Colton as well as surrounding cities. This analysis evaluates whether the impacts of Program 10/11 of the Housing Element Update, together with the impacts of cumulative development, would result in a cumulatively significant impact related to wildfire. This analysis then considers whether incremental contribution to cumulative impacts associated with the implementation of Program 10/11 of Program 10/11 of the Housing Element Update would be significant. Both conditions must apply for a project's cumulative effects to rise to a level of significance.

3.19.5 - Thresholds of Significance

Because this analysis evaluates potential sites for rezoning rather than individual site plans, wildfire impacts of the Housing Element Update Program 10/11 Rezone/GPA are evaluated based on the location for each potential site for rezoning. Additionally, each potential site for rezoning will be evaluated on a project-by-project basis for impacts when a site plan has been developed. All future development would be required to meet State- and locally mandated fire prevention standards for new residential housing at each potential site and would be required to comply with General Plan and Housing Element policies, as well as zoning requirements, and any applicable Specific Plan provisions or other guidelines regarding wildfire protection. Additionally, the General Plan and Municipal Code were reviewed to determine applicable policies and design requirements for the proposed project.

The Lead Agency utilizes the criteria in the California Environmental Quality Act (CEQA) Guidelines Appendix G Environmental Checklist and the City of Colton's Local CEQA Guidelines, Appendix J to determine whether impacts to wildfire are significant environmental effects. If located in or near an SRA or lands classified as a VHFHSZ, the project would have a potentially significant effect if it would:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan.

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.

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.

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.

3.19.6 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of the project and provides mitigation measures where appropriate.

Emergency Response/Evacuation Plan Consistency

Impact WILD-1: Development consistent with the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan.

Impact Analysis

As discussed in the Environmental Setting above, the main emergency routes into and out of the vicinity of the potential sites for rezoning under Program 10/11 of the Housing Element Update would be I-215 in the north–south direction and I-10 in the east–west direction. None of the proposed rezoning sites is within a High or VHFHSZ (see Exhibit 3.19-1); however, all proposed rezoning sites are within 1 mile of a High FHSZ inside of an LRA, with the closest being Area 1, 1-a, and 1-B, located approximately 0.27 mile northwest of the nearest High FHSZ.[14] However, development consistent with Program 10/11 of the Housing Element Update would mostly involve redevelopment within existing urbanized areas of the City outside of an SRA. The nearest VHFHSZ in an SRA from any of the proposed rezoning sites is located approximately 1.38 miles to the southwest. Therefore, no development would occur within an SRA. As such, operation of these developments would occur within the existing planning parameters established by any designated evacuation routes, as well as any emergency response plans and/or emergency evacuation plans.

In addition, policies contained within the General Plan establish requirements for preventive measures and practices to minimize wildland fire hazards and maintain adequate evacuation and access routes for vehicles in the event of an emergency. These policies include but are not limited to,

[14] California Department of Forestry and Fire Protection (CAL FIRE). 2025. Local Responsibility Area Fire Hazard Severity Zones as Identified by the State Fire Marshal, Colton. March 24, 2025. Accessed May 27, 2025.

General Plan Policies S-3.2 and 3.3, which promote comprehensive structural modification and fuel modification guidelines and require the usage of the latest wildfire mitigation techniques for new development located within high and very high FHSZs, General Plan Policy S-3.5, which requires all new development to comply with fire safety standards identified in Title 15 of the Municipal Code, General Plan Policy S-5.3, which requires the City to periodically review and update the EOP to address new or emerging issues within the community, and General Plan Policy S-5.4, which requires the City to establish and maintain an early warning communication system for emergencies. Program 10/11 of the Housing Element Update would be consistent with these policies, and as such, development consistent with Program 10/11 of the Housing Element Update would be required to adhere to these General Plan policies.

Furthermore, all development consistent with Program 10/11 of the Housing Element Update, would be required to demonstrate compliance with applicable codes and regulations, including implementation of the City's LHMP and EOP. Moreover, Chapter 15.16 of the Municipal Code adopts the California Fire Code with City-specific amendments, and establishes requirements for emergency access for fire apparatus, and also further establishes fire safety standards within new development in the City. As such, new development projects consistent with Program 10/11 of the Housing Element Update would be assessed for compliance with applicable regulations and policies in both the Municipal Code and the General Plan. The CFD reviews all new development projects to ensure that they meet fire protection and emergency access requirements contained in Municipal Code Chapter 15.16. As such, development consistent with Program 10/11 of the Housing Element Update would be reviewed for compliance with State and local regulations regarding fire protection and prevention, such that they would not substantially impair an adopted emergency response or evacuation plan. Therefore, impacts related to emergency response plans and evacuation routes would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic scope for evaluating cumulative impacts related to impairing or interfering with an emergency response plan or evacuation plan would be the City of Colton. None of the proposed rezoning sites are within a High or VHFHSZ. However, all proposed rezoning sites are within 1 mile of a High FHSZ inside of an LRA, with the closest being Area 1, 1-A, and 1-B, located approximately 0.27 mile northwest of the nearest High FHSZ.[15] Development consistent with Program 10/11 of the Housing Element Update would mostly involve redevelopment of existing uses within existing urbanized areas of the City, outside of an SRA. None of the development would occur within an SRA. As such, operation of these developments would occur within the existing planning parameters established by any designated evacuation routes, as well as any emergency response plans and/or

[15] California Department of Forestry and Fire Protection (CAL FIRE). 2025. Local Responsibility Area Fire Hazard Severity Zones as Identified by the State Fire Marshal, Colton. March 24, 2025. Accessed May 27, 2025.

emergency evacuation plans. As such, impacts related to impairing or interfering with an emergency response or evacuation plan would be less than significant.

Cumulative projects along with future development consistent with Program 10/11 of the Housing Element Update would be required to adhere to policies contained within the General Plan which establish requirements for preventive measures and practices to minimize wildland fire hazards and maintain adequate evacuation and access routes for vehicles in the event of an emergency. These policies include but are not limited to, General Plan Policies S-3.2 and 3.3, which promote comprehensive structural modification and fuel modification guidelines and require the usage of the latest wildfire mitigation techniques for new development located within high and very high FHSZs, General Plan Policy S-3.5, which requires all new development to comply with fire safety standards identified in Title 15 of the Municipal Code, General Plan Policy S-5.3, which requires the City to periodically review and update the EOP to address new or emerging issues within the community, and General Plan Policy S-5.4, which requires the City to establish and maintain an early warning communication system for emergencies. For all future development near FHSZs, the projects would be required to comply with applicable CAL FIRE or other State regulations pertaining to minimizing the risk of wildfire through design or operational programs.

Furthermore, all cumulative projects and development consistent with Program 10/11 of the Housing Element Update would be required to demonstrate compliance with applicable codes and regulations, including implementation of the City's LHMP and EOP. Moreover, Chapter 15.16 of the Municipal Code adopts the California Fire Code with City-specific amendments, and establishes requirements for emergency access for fire apparatus, and also further establishes fire safety standards within new development in the City.

In addition, cumulative projects would be required to abide by the California Fire Code and CBC standards on fire access apparatus roads and fire safety design features, including local regulations on construction activities interfering with the public right-of-way. Since cumulative projects would adhere to State and local regulations, development consistent with Program 10/11 of the Housing Element Update would not make a cumulatively considerable contribution related to interfering with or impairing an emergency response or evacuation plan, and the cumulative impact would be less than significant.

Level of Cumulative Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation required.

Expose Project Occupants to Pollutant Concentrations from Wildfire

Impact WILD-2: **Development consistent with the proposed project would not, 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.**

Impact Analysis

New development in areas identified as being within or near a High or VHFHSZ could expose people or structures to wildfire spread. As discussed above, none of the potential sites for rezoning under Program 10/11 of the Housing Element Update is located within a High or VHFHSZ. All proposed rezoning sites are within 1 mile of a High FHSZ inside of an LRA, with the closest being Area 1, 1-A, and 1-B, located approximately 0.27 mile northwest of the nearest High FHSZ;[16] however, the development consistent with Program 10/11 of the Housing Element Update would mostly occur as redevelopment of existing uses within existing urbanized areas of the City. Furthermore, development consistent with Program 10/11 of the Housing Element Update would be required to comply with applicable General Plan policies relating to wildfire prevention, including but not limited to, General Plan Policies S-3.2, S-3.3, and S-3.5, which require that all new development projects, including those consistent with Program 10/11 of the Housing Element Update, implement the latest local and State wildfire prevention guidelines, fire safety standards, and mitigation techniques as contained in the CBC, as well as General Plan Policy S-5.3, which requires the City to periodically review and update the EOP to address new or emerging issues within the community. Moreover, development consistent with Program 10/11 of the Housing Element Update would be required to comply with the Municipal Code, including but not limited to Chapter 15.06, Colton Building Code, Chapter 15.07, Colton Residential Building Code, and Chapter 15.16, Fire Code. Through these local regulations, wildfire hazard prevention design standards are established. For example, any new development located in or adjacent to fire hazard areas would be required to maintain established hazardous vegetation and fuel management standards, as well as adequate defensible space, as defined in the Municipal Code. The CFD reviews all development plans within its service area, including those consistent with Program 10/11 of the Housing Element Update, to ensure that new development projects meet fire protection and emergency access requirements established in the Municipal Code. As such, development consistent with Program 10/11 of the Housing Element Update would not exacerbate wildfire risks due to slope, prevailing winds, or other factors. Therefore, impacts regarding the exacerbation of wildfire risks would be less than significant.

Development consistent with Program 10/11 of the Housing Element Update would not be located in an FHSZ, but all proposed rezoning sites are within 1 mile of a High FHSZ inside of an LRA as described above. However, the proposed project would be required to comply with General Plan policies as well as local and State regulations and standards enforcing wildfire hazards prevention and protection.

[16] California Department of Forestry and Fire Protection (CAL FIRE). 2025. Local Responsibility Area Fire Hazard Severity Zones as Identified by the State Fire Marshal, Colton. March 24, 2025. Accessed May 27, 2025.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic scope for evaluating cumulative impacts related to exposing project occupants to pollutant concentrations from wildfire is the City of Colton and the surrounding cities of San Bernardino, Grand Terrace, Loma Linda, Rialto, Bloomington, and Highgrove. Similar to the City of Colton, the surrounding cities are largely urbanized, generally outside the SRA and VHFHSZs, include roads and other fuel breaks, emergency water sources, emergency utilities, and maintenance of other infrastructure that would reduce impacts from wildfires. However, portions of the surrounding cities are in SRAs and in VHFHSZ. All cumulative projects, including the installation and/or maintenance of associated infrastructure, would be subject to fire protection development standards and be required to comply with County and City ordinances, General Plan policies, and development plan review by local fire departments for wildfire prevention and protection. Additionally, development projects, including the installation and maintenance of associated infrastructure, would be required to comply with State regulations, including the California Fire Code. For these reasons, cumulative projects would not exacerbate wildfire risk or have any significant cumulative impacts with respect to wildfire hazards. Therefore, cumulative impacts would be less than significant.

Development consistent with Program 10/11 of the Housing Element Update could result in an incremental increase in exposure of people and structures to wildland fires and associated hazards. However, as discussed under Impact WILD-2, the degree of wildland fire hazard, including secondary hazards, would not substantially change with adoption of Program 10/11 of the Housing Element Update. Additionally, new development on the potential sites for rezoning would be required to comply with the fire protection measures identified in the local and State policies and regulations, including those contained in the City's Municipal Code, General Plan, and the California Fire Code. As such, Program 10/11 of the Housing Element Update's incremental contribution to the less than significant cumulative wildfire hazard impacts would not be cumulatively considerable.

Level of Cumulative Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation required.

Infrastructure That Exacerbates Fire Risk

Impact WILD-3: **Development consistent with the proposed project would not 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.**

Impact Analysis

New development in or near the areas identified as High or VHFHSZ could expose people or structures to wildfire spread. The proper installation and maintenance of fire access roadways, the proper siting of hydrants, adequate water supply, and proper access to structures are essential in enabling effective emergency response and firefighting operations.

As discussed above, none of the potential rezoning sites are located within high or very high FHSZs. However, all proposed rezoning sites are within 1 mile of a High FHSZ inside of an LRA, with the closest being Area 1, 1-A, and 1-B, located approximately 0.27 mile northwest of the nearest High FHSZ.[17] All potential sites for development under Program 10/11 of the Housing Element Update are located within the City's incorporated area and are considered to be in urbanized environments. As such, development consistent with Program 10/11 of the Housing Element Update would occur in urban and developed areas that contain existing roadways, fuel breaks, water sources, power lines, and other utilities. In addition, the CFD would review the installation and maintenance of emergency access roadways, access walkways to and around buildings, and hydrant quantity and placement as required by Chapter 5.16 of the Municipal Code, the California Fire Code and the CBC. As discussed under Impacts WILD-1 and WILD-2, compliance with the CBC and General Plan policies and programs, as well as review of all new structures by the CFD, would ensure that fire risks are not exacerbated.

As discussed in Impact UTIL-1, development consistent with Program 10/11 of the Housing Element Update would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Development consistent with Program 10/11 of the Housing Element Update would also retain existing roadway patterns. Furthermore, development projects proposed under Program 10/11 of the Housing Element Update would be reviewed by the City and the CFD for compliance with the fire protection measures identified in the General Plan, the Municipal Code, California Fire Code, and State regulations to ensure that fire risks are not exacerbated. As such, implementation of Program 10/11 of the Housing Element Update would not result in the installation and maintenance of any new infrastructure that would substantially exacerbate fire risk, and impacts would be less than significant.

[17] California Department of Forestry and Fire Protection (CAL FIRE). 2025. Local Responsibility Area Fire Hazard Severity Zones as Identified by the State Fire Marshal, Colton. March 24, 2025. Accessed May 27, 2025.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic scope for evaluating cumulative impacts related to the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment would be the City of Colton and the surrounding cities of San Bernardino, Grand Terrace, Loma Linda, Rialto, Bloomington, and Highgrove. Similar to the City of Colton, the surrounding cities are largely urbanized, generally outside the SRA and VHFHSZs, include roads and other fuel breaks, emergency water sources, emergency utilities, and maintenance of other infrastructure that would reduce impacts from wildfires. However, portions of the surrounding cities are in SRAs and in VHFHSZs. All cumulative projects, including the installation and/or maintenance of associated infrastructure, would be subject to fire protection development standards and be required to comply with County and City ordinances, General Plan policies, and development plan review by local fire departments for wildfire prevention and protection. Additionally, development projects, including the installation and maintenance of associated infrastructure, would be required to comply with State regulations, including the California Fire Code. For these reasons, cumulative projects would not exacerbate wildfire risk or have any significant cumulative impacts with respect to wildfire hazards. Therefore, cumulative impacts would be less than significant.

Development consistent with Program 10/11 of the Housing Element Update could result in an incremental increase in exposure of people and structures to wildland fires and associated hazards. However, as discussed under Impacts WILD-3, the adoption of Program 10/11 of the Housing Element, the degree of wildland fire hazard, including secondary hazards, would not substantially change with adoption of Program 10/11 of the Housing Element Update. Additionally, new development on the potential sites for rezoning would be required to comply with the fire protection measures identified in the local and State policies and regulations, including those contained in the City's Municipal Code General Plan, and the California Fire Code. As such, Program 10/11 of the Housing Element Update's incremental contribution to the less than significant cumulative wildfire hazard impacts would not be cumulatively considerable and the cumulative impact would be less than significant.

Level of Cumulative Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation required.

Flooding and Landslide Hazards Due To Post-fire Slope Instability/Drainage Changes

Impact WILD-4: Development consistent with the proposed project 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.

Impact Analysis

Slope instability from wildfire scarring of the landscape can result in more intensive flooding and landslides. These post-fire slope soils and altered drainage patterns can more easily creep away downslope sides of foundations and can also reduce lateral support. In a post-fire scenario, wildfires can secondarily cause contamination of reservoirs, as well as transmission line and road destruction. Slopes that have been stripped of vegetation are exposed to greater amounts of erosive runoff, which can weaken soils and cause slope failure. Major landslides can occur several years after a wildfire. Most wildfires burn hot and for long durations and can bake soils, especially those high in clay content, thus increasing ground imperviousness and runoff generated by storm events thereby increasing the chance of flooding.

New development in areas identified as VHFHSZ could expose people or structures to wildfire spread. As discussed above, none of the potential rezoning sites is located in a VHFHSZ. All proposed rezoning sites are within 1 mile of a High FHSZ inside of an LRA, with the closest being Area 1, 1-A, and 1-B, located approximately 0.27 mile northwest of the nearest High FHSZ.[18] No proposed rezoning sites are immediately up or downslope of a VHFHSZ.[19] Therefore, the degree of wildland fire hazard, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes, would not substantially change with adoption of Program 10/11 of the Housing Element Update, and current hazards would not significantly increase.

As described in Section 3.6, Geology, Soils, and Seismicity, and Section 3.9, Hydrology and Water Quality, all future development on the potential sites for rezoning would be subject to the rules and regulations of the Municipal Code and the General Plan regarding development on unstable geologic soils and controlling stormwater runoff during and after construction. Specific policies related to the prevention of flooding, landslides, and drainage changes includes Policy S-1.2 which requires the City to identify if existing and new structures are located within Earthquake Fault Hazard Zones and in areas at risk from liquefaction, landslides, and subsidence, and take corrective action to minimize the risk of injury or damage from seismic or geologic events. Policy S-1.5 requires new development to observe 30-foot setbacks from all hillsides and other sloped surfaces that show medium to high landslide susceptibility. Policy S-1.7 restricts development in areas prone to liquefaction or subsidence unless an independent geotechnical investigation determines the site is safe for development. Policy S-2.4 restricts new development in high-flood risk areas, such as 100- and 500-year floodplains and floodways, unless addressed through adequate flood proofing and mitigation. These policies provide additional proactive measures to refine and enhance the resiliency of the City, as well as strengthening the City's review of new applications for development to ensure that

[18] California Department of Forestry and Fire Protection (CAL FIRE). 2025. Local Responsibility Area Fire Hazard Severity Zones as Identified by the State Fire Marshal, Colton. March 24, 2025. Accessed May 27, 2025.
[19] Ibid.

potential exposure to secondary wildland fire hazards are not exacerbated. Thus, impacts would be less than significant.

Level of Significance

Less than significant impact.

Mitigation Measures

No mitigation required.

Cumulative Analysis

The geographic scope for evaluating cumulative impacts related to exposing 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 would be the City of Colton and the surrounding cities of San Bernardino, Grand Terrace, Loma Linda, Rialto, Bloomington, and Highgrove. Similar to the City of Colton, the surrounding cities are largely urbanized, generally outside the SRA and VHFHSZs, include roads and other fuel breaks, emergency water sources, emergency utilities, and maintenance of other infrastructure that would reduce impacts from wildfires. However, portions of the surrounding cities are in SRAs and in VHFHSZ. All cumulative projects, including the installation and/or maintenance of associated infrastructure, would be subject to fire protection development standards and be required to comply with County and City ordinances, General Plan policies, and development plan review by local fire departments for wildfire prevention and protection. Additionally, development projects, including the installation and maintenance of associated infrastructure, would be required to comply with State regulations, including the California Fire Code. For these reasons, cumulative projects would not exacerbate wildfire risk or have any significant cumulative impacts with respect to wildfire hazards. Therefore, cumulative impacts would be less than significant.

As described in Section 3.6, Geology, Soils, and Seismicity, and Section 3.9, Hydrology and Water Quality, all future cumulative development and on the potential sites for rezoning would be subject to the rules and regulations of the Municipal Code and the General Plan regarding development on unstable geologic soils and controlling stormwater runoff during and after construction. These policies provide additional proactive measures to refine and enhance the resiliency of the City, as well as strengthening the City's review of new applications for development to ensure that potential exposure to secondary wildland fire hazards are not exacerbated. Thus, impacts would be less than significant.

Development consistent with Program 10/11 of the Housing Element Update could result in an incremental increase in exposure of people and structures to wildland fires and associated hazards. However, as discussed under Impact WILD-4, the adoption of Program 10/11 of the Housing Element, the degree of wildland fire hazard, including secondary hazards, would not substantially change with adoption of Program 10/11 of the Housing Element Update. Additionally, new development on the potential sites for rezoning would be required to comply with the fire protection measures identified in the local and State policies and regulations, including those contained in the City's Municipal Code General Plan, and the California Fire Code. As such, Program 10/11 of the

Housing Element Update's incremental contribution to the less than significant cumulative wildfire hazard impacts would not be cumulatively considerable and the cumulative impact would be less than significant.

Level of Cumulative Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation required.

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CHAPTER 4: EFFECTS FOUND NOT TO BE SIGNIFICANT

4.1 - Introduction

This chapter is based, in part, on the City of Colton Housing Element Update (Draft Program EIR) Notice of Preparation (NOP), dated January 17, 2025, and contained in Appendix A of this EIR. The NOP was prepared to identify the potentially significant effects of the project and was circulated for public review between January 17, 2025 and February 19, 2025. In the course of the NOP evaluation, certain impacts were found to be less than significant, because construction and operation of the proposed project would not result in such impacts. This chapter provides a brief description of effects found not to be significant or less than significant, based on the NOP, NOP public comments received, or more detailed analysis conducted as part of the EIR preparation process.

No NOP public comments were received related to Aesthetics and Agriculture and Forestry Resources. Note that a number of impacts that are found to be less than significant are addressed in the various EIR topical sections (Sections 3.1 through 3.19) to provide more comprehensive discussion of why impacts are less than significant, in order to better inform decision-makers and the general public.

4.2 - Environmental Effects Found not to be Significant

4.2.1 - Aesthetics

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?

California Department of Transportation (Caltrans) manages and maintains the State Scenic Highway Program with the objective of protecting and preserving adjacent scenic corridors that are visible and outside segments of a designated highways right-of-way and consists of both natural and built scenic resources such as topography, vegetation, and historical structures. The City's planning area does not encompass any Officially Designated or Eligible State Scenic Highways identified by Caltrans. The closest Eligible State Scenic Highway is a segment of State Route (SR) 38 approximately 6.3 miles from the City which begins south of Interstate 10 (I-10) in Redlands, California and spans approximately 49.5 miles in length eastbound into the San Bernardino Mountains. Although the planning area is visible from the San Bernardino Mountains, new developments and redevelopment projects consistent with Program 10/11 Rezone/GPA would be constructed on vacant infill sites or underutilized sites that are already surrounded by highly developed residential, commercial, and industrial land uses and would be incorporated into the already existing built environment. Since no Officially Designated or Eligible State Scenic Highways are located within the planning area, and project sites being rezoned or upzoned under the Program 10/11 Rezone/GPA consist of vacant and underutilized infill sites surrounded by urban development, future development or redevelopment under the Program 10/11 Rezone/GPA would not damage scenic resources within a State Scenic Highway. There would be no impact.

The remainder of the City's aesthetics thresholds are evaluated in a more thorough analysis in Section 3.1–Aesthetics, Light, and Glare.

4.2.2 - Agriculture and Forestry Resources

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 nonagricultural use?

Most of the City is mapped as "Urban and Built-up Land" by the California Department of Conservation Farmland Mapping and Monitoring Program, and there is no Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local importance on the project site or within any of the potential rezoning sites.[1] In addition, development consistent with Program 10/11 of the Housing Element Update would not convert any farmland to nonagricultural use since none of the potential rezoning areas are designated for agricultural uses. Therefore, no impact would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

None of the potential sites for rezoning are zoned for agricultural use and none are under a Williamson Act Contract.[2] No impact would occur.

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

None of the areas for potential rezoning are zoned for forestland, timberland, or timberland zoned for production. Therefore, there would be no impact.

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

None of the potential rezoning sites contain any forest land, timberland, or timberland zoned for production. Development consistent with the Housing Element Update would not result in the loss of forest land or conversion of forest land to non-forest uses. Therefore, there would be no impact.

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

None of the potential sites for rezoning or surrounding areas contains Farmland or forest land. Therefore, development consistent with the Housing Element Update would not result in the conversion of Farmland or forest land from agricultural or timberland uses to nonagricultural or non-forest land uses. No impact would occur.

[1] California Department of Conservation. 2024. California Important Farmland Finder. Website: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed December 18, 2024.

[2] California Department of Conservation. 2024. California Williamson Act Enrollment Finder. Website: https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html. Accessed December 18, 2024.

CHAPTER 5: OTHER CEQA CONSIDERATIONS

California Environmental Quality Act (CEQA) Guidelines Section 15126 requires that all aspects of a project must be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation. As part of this analysis, the Draft Program Environmental Impact Report (Draft Program EIR) must also identify: (1) significant environmental effects of the proposed Program 10/11 of the 2021–2029 General Plan 6th Cycle Housing Element Update, collectively referred to herein as the Housing Element Program 10/11 Rezone and General Plan Amendment (Program 10/11 Rezone/GPA, or proposed project); (2) significant environmental effects which cannot be avoided if the Program 10/11 Rezone/GPA is implemented; (3) significant irreversible environmental changes which would be involved in the Program 10/11 Rezone/GPA should it be implemented; (4) growth-inducing impact of the Program 10/11 Rezone/GPA; (5) mitigation measures proposed to minimize the significant effects; and (6) alternatives to the Program 10/11 Rezone/GPA.

This chapter provides a discussion of other CEQA-mandated topics, including significant unavoidable impacts, growth inducement, and significant irreversible environmental changes, if any, which would be involved in the Program 10/11 Rezone/GPA should it be implemented. Chapter 3, Environmental Impact Analysis, describes the significant environmental effects of the Program 10/11 Rezone/GPA and provides mitigation measures proposed to minimize significant effects to the extent feasible. Chapter 6, Alternatives to the Proposed Project, discusses a reasonable range of potential alternatives to the Program 10/11 Rezone/GPA.

5.1 - Significant Unavoidable Impacts

California Environmental Quality Act (CEQA) Guidelines Section 15126.2(a)(c) requires an Environmental Impact Report (EIR) to identify and focus on the significant environmental effects of the proposed project, including effects that could not be avoided if the proposed project were implemented. This includes those significant impacts that could be mitigated but not reduced to a level of insignificance.

The Program 10/11 Rezone/GPA was analyzed for potentially significant impacts related to each of the environmental issues discussed in Sections 3.1 through 3.19. The results of the analysis indicate that the Program 10/11 Rezone/GPA would result in the following significant and unavoidable impacts:

Project-level

Impact AIR-1 Conflict with the Implementation of Applicable Air Quality Plan:

The long-term operational emissions from the build-out of the proposed project would exceed the South Coast Air Quality Management District's (South Coast AQMD's) daily emissions thresholds for reactive organic gases (ROG), nitrogen oxides (NOX), carbon monoxide (CO), and PM2.5 (particulate matter less than 2.5 microns in diameter) and PM10 (particulate matter less than 10 microns in diameter).

In order to reduce potential impacts, the proposed project would implement Mitigation Measures (MMs) AQ-2a and MM AQ-2b, which would reduce construction-related and operation related criteria air pollutant emissions. However, the proposed project's emissions would increase concentration in a manner that could obstruct the South Coast AQMD's efforts to achieve attainment of ambient air quality standards for any criteria pollutant. Therefore, the zoning amendments under the proposed project would not be consistent with the 2022 Air Quality Management Plan (AQMP).

The proposed project has identified 89.9 acres to accommodate future residential and/or mixed-use development that would require zoning code changes to fulfill the City's RHNA requirements. None of the changes to the existing Housing Element and General Plan that would result in additional growth were considered in the Southern California Association of Governments' (SCAG's) growth assumptions in the 2020–2045 Connect SoCal, so the emissions inventory in the 2022 AQMP would also not have accounted for this additional growth. Therefore, future development under the proposed project would exceed SCAG's projections in the 2020–2045 Connect SoCal upon which the regional emissions inventory for the South Coast Air Basin (Basin) in the AQMP was based. As such, the proposed would not be consistent with the 2022 AQMP under this criterion.

Implementation of MMs MM AQ-2a and MM AQ-2b, which seek to reduce future development projects criteria air pollutant emissions during construction and operation, would not be sufficient to reduce the emissions associated with build-out of the proposed project to below South Coast AQMD's significance thresholds. Therefore, the additional growth facilitated by the proposed project would remain inconsistent with the current 2022 AQMP and the proposed project would result in a significant and unavoidable impact.

Cumulative-level Impact **Conflict with the Implementation of Applicable Air Quality Plan:**

The potential for the proposed project to result in significant criteria air pollutant emissions, and therefore a cumulatively considerable contribution to potential impacts associated with consistency with the AQP, is addressed under Impact AIR-1, Impact AIR-2, and Impact AIR-3. As discussed under Impact AIR-1, the proposed project is inconsistent with the current air quality plan and impacts related to consistency with the air quality plan would be significant and unavoidable. Therefore, the proposed project's incremental contribution would also be cumulatively considerable with regard to consistency with the air quality plan.

Project-level

Impact AIR-2 Cumulatively Considerable Net Increase of Any Criteria Pollutant for Which the Project Region Is Nonattainment Under an Applicable Federal or State Ambient Air Quality Standard:

Implementation of the proposed project would result in increases that exceed South Coast AQMD regional significance thresholds for ROG, NO_X, CO, PM_{10} and $PM_{2.5}$ as compared to existing conditions. MM AQ-2b contains several strategies for reducing emissions from operational sources; however, these measures have not been quantified and it cannot be stated with certainty that emissions would be reduced below significance thresholds with implementation of this mitigation. Because cumulative development within the City would exceed the South Coast AQMD regional significance thresholds, the proposed project could contribute to an increase in health effects in the Basin until the attainment standards are met. Accordingly, impacts related to regional criteria pollutants from project operation would be significant and unavoidable.

Cumulative-level

Impact Cumulatively Considerable Net Increase of Any Criteria Pollutant for Which the Project Region Is Nonattainment Under an Applicable Federal or State Ambient Air Quality Standard:

The South Coast AQMD's regional thresholds consider existing air quality concentrations and attainment or nonattainment designations under the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). The proposed project would contribute criteria pollutants to the area during temporary project construction and operation. When combined with the possible impacts of several individual projects in the area possibly under construction simultaneously, the generation of fugitive dust and pollutant emissions during construction could result in substantial short-term increases in air pollutants. However, each project would be required to comply with the South Coast AQMD's standard construction emissions control measures and mitigation measures AIR-2a and AIR-2b.

However, as the proposed project would have significant and unavoidable impacts related to the considerable net increase of any criteria pollutant for which the region is in non-attainment under an applicable federal or State ambient air quality standard, even after implementation of MMs AIR-2a and AIR-2b, it would also contribute to a cumulative impact. Therefore, cumulative impacts would be significant and unavoidable.

Project-level
Impact AIR-3 Expose Sensitive Receptors to Substantial Pollutant Concentration:

Construction and Operation

The proposed project includes the rezone of up to 89.66 acres that would facilitate an increase of new development compared to the existing conditions. Because potential development and redevelopment could occur close to existing sensitive receptors, future development projects have the potential to expose sensitive receptors to substantial pollutant concentrations during construction.

MMs AQ-2a and AQ-2b would reduce the regional construction emissions associated with build-out of the proposed project and reduce operational criteria air emissions. However, because existing sensitive receptors may be close to project-related construction activities, construction generated by individual development projects have the potential to exceed South Coast AQMD's Localized Significance Thresholds (LSTs) and a significant and unavoidable impact would occur.

Health Risk Assessment

Any development projects that propose uses subject to South Coast AQMD permitting for air toxics (e.g., industrial facilities, dry cleaners, and gasoline-dispensing facilities) would ensure that health risks would be minimized. Additionally, MM AQ-3 would ensure mobile sources of toxic air contaminants (TACs) not covered under South Coast AQMD permits are considered during subsequent project-level environmental review by the City. The implementation of the proposed project would result in land uses that could generate TACs from both permitted and non-permitted (e.g., trucks) sources that could contribute to elevated levels in the Basin. All construction would be required to comply with South Coast AQMD rules regulating construction activities, and implementation of MM AQ-1 would serve to substantially reduce diesel particulate matter (DPM) emissions from construction activities. While individual projects that are subject to the CEQA process or to South Coast AQMD permitting requirements would be required to comply with South Coast AQMD rules and regulations, the proposed project may introduce uses that could increase TAC emissions that would contribute to the higher levels of risk in the Basin. Therefore, the proposed project's contribution to health risk is significant and unavoidable.

Cumulative-level
Impact Expose Sensitive Receptors to Substantial Pollutant Concentration:

Future development consistent with the proposed project would increase activities that may expose sensitive receptors to substantial pollutant concentrations. MM AQ-3 would ensure mobile and construction sources of TACs not covered under South Coast AQMD permits are considered during subsequent project-level environmental review by the City. Implementation of the proposed project would

result in land uses that could generate TACs from both permitted and non-permitted (e.g., trucks) sources that could contribute to elevated levels in the Basin. All construction would be required to comply with South Coast AQMD rules regulating construction activities, and implementation of MM AQ-1 would serve to substantially reduce DPM emission from construction activities. While individual projects that are subject to the CEQA process or to South Coast AQMD permitting requirements would be required to comply with South Coast AQMD rules and regulations, the proposed project may introduce uses that could increase TAC emissions that would contribute to the higher levels of risk in the Basin. Therefore, the proposed project's cumulative contribution to health risk is significant and unavoidable.

Project-level

Impact CUL-1 Cause a substantial adverse change in the significance of a historical resource as pursuant to Section 15064.5:

Individual development projects consistent with the Property 10/11 Rezone/GPA which propose to alter a building or structure greater than 45 years of age at the time an application is deemed complete would be required to undergo project-specific environmental review in compliance with CEQA Guidelines Section 15064.5 in order for the City to determine whether the building or structure may be a historic resource and take appropriate action such as requiring additional site-specific or project-specific measures to reduce any potential impacts. However, in the event that an individual development project proposed to demolish a property determined to be a historic resource, this would result in a significant and unavoidable impact that could not be mitigated. Therefore, the City conservatively concludes that future development consistent with the Program 10/11 Rezone/GPA could have the potential to eliminate important examples of major periods of California history or prehistory or cause a substantial adverse change in the significance of a designated historical resource or otherwise result in significant adverse effects to historical resources. As such, even with implementation of MM CUL-1 and MM CUL-3, impacts would not be reduced to less than significant levels and impacts would be significant and unavoidable.

Cumulative-level

Impact Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5:

As the City receives development applications for subsequent development consistent with the Program 10/11 Rezone/GPA, those applications would be reviewed by the City for compliance with the policies of the General Plan, the City's Historic Preservation Ordinance, and other relevant federal, State, and local regulations that protect historical resources, including Section 15064.5 of the CEQA Guidelines and Sections 5024.1 and 5097 of the Public Resources Code. However, in

the event that an individual development project proposed to demolish a property determined to be a historic resource, this would result in a significant and unavoidable impact that could not be mitigated. For these reasons, the City has conservatively concluded that the proposed project's incremental contribution to the less than significant cumulative impacts would be considered cumulatively considerable.

Project-level
Impact PUB-4 **Park Services:**

The City does not currently meet its parkland standard of 5 acres per 1,000 residents. The proposed project could result in an increased population of up to 3,260, corresponding to an increase in usage for City Park facilities, which could result in deterioration of existing parks or require the construction of new parks that would result in physical environmental impacts.

There are multiple planned upcoming park improvements and developments to help alleviate the shortage of parks in the City associated with Park Development (Facilities) Fees in fund Number 248 Park Development. However, to date, the City has an ongoing shortage of parkland, and while the payment of development impact fees would address project specific impacts, it would not mitigate the overall shortage. Furthermore, the construction of new park facilities is not required by the payment of these fees; therefore, there is no assurance that the fees will be used to build new park facilities or to maintain or improve the existing parkland ratio. The proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities or the need for new or physically altered park facilities, the construction of which could cause significant environmental impacts.

Future development projects that occur on the sites proposed for rezoning would be required to provide open space or recreational facilities or pay in lieu fees. However, because of the limited size of the parcels, the provision of open space and recreational facilities on these parcels would not be sufficient to alleviate the City's ongoing shortage of parkland. As such, no feasible mitigation is available, and the proposed project's impact on park facilities would be significant and unavoidable.

Cumulative-level
Impact **Park Services:**

The City has been operating with a parkland ratio deficiency for several years, and further population growth could increase the deficit. Facilities fees would be collected from development projects in order to collect sufficient funds to construct adequate park facilities and to refurbish and expand existing facilities to maintain existing levels of service. However, given that the City has been operating at a

parkland deficit for several years, increased population within the City could exacerbate the existing parks deficit.

Potential future impacts to Colton parks could be reduced through the contribution of the capital facilities fee to ensure facilities are adequately maintained and sufficient to accommodate growth associated with cumulative development. However, despite the payment of development impact fees, the proposed project could increase the parks deficit, accelerate deterioration of existing parks and recreational facilities, and make a considerable contribution to cumulative impacts on parks. Therefore, the proposed project's cumulative impacts associated with development would be significant and unavoidable.

5.2 - Growth-inducing Impacts

CEQA requires a discussion of the ways in which a project could foster economic or population growth, or the construction of additional housing, in the surrounding environment. Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. There are two types of growth-inducing impacts that a project may have: direct and indirect. To assess the potential for growth-inducing impacts, the project's characteristics that may encourage and facilitate activities that individually or cumulatively may affect the environment must be evaluated (CEQA Guidelines § 15126.2(e)). CEQA Guidelines, as interpreted by the City, state that a significant growth-inducing impact may result if the project would:

- Induce substantial population growth in an area (for example, by proposing new homes and commercial or industrial businesses beyond the land use density/intensity envisioned in the general plan);
- Substantially alter the planned location, distribution, density, or growth rate of the population of an area; or
- Include extensions of roads or other infrastructure not assumed in the general plan or adopted capital improvements project list, when such infrastructure exceeds the needs of the project and could accommodate future developments.

Direct growth-inducing impacts occur when the development of a project imposes new burdens on a community by directly inducing unplanned population growth or by leading to the construction of additional developments in the same area. Also included in this category are projects that remove physical obstacles to population growth (such as a new road into an undeveloped area or a wastewater treatment plant with excess capacity that could allow additional development in the service area). Construction of these types of infrastructure projects cannot be considered isolated from the development they facilitate and serve. Projects that physically remove obstacles to growth, or projects that indirectly induce growth, may provide a catalyst for future unrelated development in an area such as a new residential community that requires additional commercial uses to support residents.

The City currently has 16,632 housing units. The Program 10/11 Rezone/GPA does not propose or entitle any specific development that would directly increase growth. Additionally, the proposed project cannot predict when any particular development would occur; however, the proposed project anticipates a maximum of approximately 3,255 net new housing units, for a cumulative total of 19,887.[1] Although the City is required to plan for housing development, the Program 10/11 Rezone/GPA does not directly approve or result in any specific construction, or require the construction, of any housing. Instead, the identification of potential sites for housing is intended to plan for and encourage cohesive housing development; development by property owners and developers is predominantly dependent on market forces. In some locations, it would allow increased development intensity and/or a more inclusive mix of land uses compared to existing conditions. Therefore, the Program 10/11 Rezone/GPA removes some regulatory obstacles to growth to accommodate anticipated growth.

At buildout of the proposed project, the population of the City is projected to be approximately 57,017—3,260 of which could be attributed to the rezonings facilitated by the proposed project at full buildout. Any indirect population growth associated with the Program 10/11 Rezone/GPA (i.e., jobs associated with the development of commercial space on Site 18 [Valley Plaza]) is already assumed and would be consistent with the growth projected in the Program 10/11 Rezone/GPA, as discussed in Section 3.13, Population and Housing.

The City is already served by existing services (fire, police and recreation) and infrastructure (roads, freeways, railroads, transit, sewer, storm drainage, telecommunication, electricity, and natural gas). As such, implementation of the Program 10/11 Rezone/GPA would not require substantial extensions of telecommunication, electrical, natural gas, sewer, or storm drainage utility infrastructure beyond that which currently exists within the planning area; future projects would provide local connections, as needed, to existing infrastructure. The development of future land uses facilitated by the Program 10/11 Rezone/GPA could require new infrastructure to establish adequate water supply; however, this infrastructure would support planned growth consistent with the Program 10/11 Rezone/GPA and regional growth projections. The Program 10/11 Rezone/GPA would not extend urban infrastructure outside of the city limits and thus would not induce growth in other areas outside the City's Sphere of Influence (SOI). As such, the Program 10/11 Rezone/GPA would not result in indirect population growth through providing an extension of infrastructure or services, or through the removal of a barrier to growth.

The reasonably foreseeable environmental impacts resulting from the growth envisioned by the Program 10/11 Rezone/GPA are described in Chapter 3, Environmental Impact Analysis. As discussed in detail throughout Chapter 3, most of the potential environmental impacts would be avoided or lessened with adherence to federal, State, and local policies and implementation of proposed Program 10/11 Rezone/GPA policies, including policies related to growth management, and by implementation of program mitigation measures that would reduce future project-specific impacts.

[1] Based on a residential capacity factor of 0.6, the realistic housing yield facilitated by the Program 10/11 Rezone/GPA would be 1,953.

Additionally, the Program 10/11 Rezone/GPA would not induce growth but would accommodate future planned growth within the City. As such, no unplanned growth would occur. Those impacts that cannot be reduced to a less than significant level are described in Section 5.1, Significant Unavoidable Impacts.

5.3 - Significant Irreversible Environmental Changes

As mandated by State CEQA Guidelines Section 15126.2(d), the Draft Program EIR must address significant irreversible environmental changes which would be caused by the proposed project should it be implemented. Specifically, such an irreversible environmental change would occur if:

- The Program 10/11 Rezone/GPA would involve a large commitment of nonrenewable resources;
- Primary and secondary impacts would generally commit future generations to similar uses;
- The Program 10/11 Rezone/GPA involves uses in which irreversible damage could result from any potential environmental accidents associated with the Program 10/11 Rezone/GPA; or
- The proposed consumption of resources is not justified (e.g., the Program 10/11 Rezone/GPA results in wasteful use of energy).

Development consistent with the Program 10/11 Rezone/GPA could result in approximately 3,255 new housing units. Because the City is largely fully built out, new development would primarily occur on parcels that already contain some existing homes or businesses and/or on vacant infill sites (Chapter 2, Project Description, Tables 2-4 and 2-5 and Exhibits 2-4 to 2-9).

Construction of the development consistent with the proposed project would include the consumption of resources that are not replenishable or which may renew so slowly to be considered nonrenewable. These resources would include the following: certain types of lumber and other forest products; aggregate materials used in concrete and asphalt such as sand, gravel, and stone; metals such as steel, copper, and lead; petrochemical construction materials such as plastics; and water. Fossil fuels such as gasoline and oil would also be consumed in the use of construction vehicles and equipment. Consumption of building materials as described and energy is common to most other development in the region, and commitments of resources are not unique or unusual to the development consistent with the Program 10/11 Rezone/GPA. Development would not be expected to involve an unusual commitment of nonrenewable resources, nor would it be expected to consume any resources in a wasteful manner. Energy demands associated with construction of the future development projects are discussed in greater detail in Section 3.5, Energy, which concluded that construction-related impacts related to electricity and fuel consumption would be less than significant.

At operation, site specific development facilitated by the Program 10/11 Rezone/GPA would include the consumption of energy as part of building operations and transportation activities (vehicle trips associated with implementation of the Program 10/11 Rezone/GPA). Fossil fuels would represent the primary energy source during operation of the future development projects, and the existing, finite

supplies of these nonrenewable resources would be incrementally reduced as technology becomes more energy efficient.

As discussed in Section 3.5, Energy, all new development in the City would be required to meet State energy-efficiency regulations, which include Title 24 Part 6 building energy efficiency standards that require new residential uses to meet a net zero energy use standard[2] through installation of rooftop solar photovoltaics (PV) systems, enhanced insulation, and energy-efficient appliances. The Title 24 Part 6 requirements also require nonresidential buildings to be designed for increased energy efficiency standards. Other State energy efficiency regulations include Senate Bill (SB) 100 that requires 100 percent of retail sales of electricity to be generated from zero-carbon emission sources by 2045 and Executive Order N-79-20 that requires 100 percent of new passenger vehicles sold in California to be zero-emissions by 2035.

In addition, compliance with the General Plan and Climate Action Plan 2.0 (CAP 2.0) policies and actions, adherence to the development standards in the Colton Municipal Code and Zoning Ordinance, and compliance with federal, State, and local regulations, would ensure that implementation of the Program 10/11 Rezone/GPA would not result in wasteful, inefficient, or unnecessary consumption of energy because these policies and actions would minimize demands for energy resources and ensure their efficient use. Furthermore, the Program 10/11 Rezone/GPA would minimize petroleum fuel use for transportation by locating new housing and jobs near Bay Area Rapid Transit and other public transit facilities.

As discussed in Section 3.5, Energy, and Section 3.17, Transportation, implementation of the Housing Element Update would result in an overall decrease in per capita transportation energy consumption with respect to transportation energy resources. As such, energy consumption related to per capita transportation would decrease from that experienced by the region's current per capita transportation energy consumption patterns. Thus, although future specific development under Program 10/11 of the Housing Element Update would result in an irretrievable commitment of nonrenewable resources, the resources would not be consumed inefficiently, unnecessarily, or wastefully.

Implementation of the Housing Element Update could result in an irreversible commitment of land uses from existing land uses to land uses proposed under the Program 10/11 Rezone/GPA (Chapter 2, Project Description, Table 2-4 and Table 2-5). Therefore, future generations would be committed to similar land uses and the irreversible long-term environmental changes discussed below.

Future site-specific development under the Program 10/11 Rezone/GPA would irreversibly increase the commitment of energy resources, potable water supply, wastewater treatment, solid waste disposal, and public services, such as providing police and fire services, to support development consistent with the Program 10/11 Rezone/GPA through its lifetime. Future housing development-

[2] Gensler. California's New Gold Standard for Net Zero Developments. Website: https://www.gensler.com/blog/california-zero-net-energy-opportunities-for-developers. Accessed July 24, 2025.

related increases in water demand would be evaluated on a project-by-project basis, as applicable. In addition, existing wastewater, sewer, and solid waste facilities and infrastructure would be adequate to serve development consistent with the Program 10/11 Rezone/GPA. Compliance with the General Plan and CAP 2.0 policies and actions, as well as adherence to the development standards in the Colton Municipal Code and Zoning Ordinance and compliance with federal, State, and local regulations and mitigation measures would minimize the significant effects of the environmental changes associated with the Program 10/11 Rezone/GPA to the maximum degree feasible.

Future site-specific development facilitated by the Program 10/11 Rezone/GPA may have the potential to cause significant environmental accidents through hazardous material releases into the environment by new residential uses. However, compliance with State law and implementation of a Storm Water Pollution Prevention Plan (SWPPP) during construction activities would ensure that future development would not create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving release of hazardous materials (see Section 3.8, Hazards and Hazardous Materials).

While future site-specific development facilitated by the Program 10/11 Rezone/GPA would increase resource consumption during construction and operation, it would also result in some benefits related to long-term resource consumption in the region. The Program 10/11 Rezone/GPA establishes a long-range planning framework to identify adequate sites for future housing developments to meet the housing needs in the region. Additionally, development consistent with the Housing Element Update would accommodate anticipated growth within existing developed areas. Prioritizing infill development protects natural lands and open space and reduces fossil fuel consumption attributable to longer commuting distances and lack of transit options. For these reasons, the irretrievable commitment of resources attributable to the Program 10/11 Rezone/GPA would not be considered significant.

5.4 - Substantial Effects on Human Beings

Public Resources Code Section 21083 requires lead agencies to make a finding of a "significant effect on the environment" if the environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.

Under this standard, a change to the physical environment that might otherwise be minor must be treated as significant if human beings would be significantly affected. This factor relates to adverse changes to the environment of people generally and not to effects on particular individuals. While changes to the environment that could indirectly affect human beings would be represented by all of the designated CEQA issue areas, those that could directly affect human beings include air quality, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, recreation, transportation/traffic, utilities, and climate change, which are addressed throughout this Draft Program EIR.

Development consistent with the Program 10/11 Rezone/GPA would result in significant and unavoidable impacts that would affect human beings, including exposure of sensitive receptors to

substantial pollutants concentrations, conflicts with the implementation of an applicable air quality plan, increase in criteria pollutants, greenhouse gas emissions, park facilities, and transportation. Each type of impact with the potential to cause substantial adverse effects on human beings has been evaluated and discussed in detail in this Draft Program EIR, and mitigation measures have been implemented in order to lessen the impacts of these significant effects.

The Housing Element Update is intended to provide policy guidance for future decision-making and does not approve or entitle any specific development. Development consistent with the Program 10/11 Rezone/GPA would comply with the programs and policies enumerated in the General Plan, including policies and programs proposed as part of the Program 10/11 Rezone/GPA. The policies discussed throughout this Draft Program EIR are designed to promote and benefit the human environment through cohesive design.

For example, Goal LU-4 of the General Plan's Land Use Element aims to incorporate green building and other sustainable building practices into new development projects. Policy LU-4.1 requires that new development projects reflect the principles of Traditional Neighborhood Development: walkable street patterns, pedestrian amenities, access to transit, a mix of complementary uses, comfortable and accessible open spaces, a range of housing types and densities, and quality design. Additionally, Policy LU-4.3 requires sustainable building practices that go beyond the requirements of Title 24 of the California Administrative Code and encourage energy-efficient design elements. Furthermore, the proposed project does not involve any activities that would expose residents or workers to acute health risks, nor does it introduce land uses incompatible with surrounding communities.

CHAPTER 6: ALTERNATIVES TO THE PROPOSED PROJECT

6.1 - Introduction

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15126.6, this Draft Program Environmental Impact Report (Draft Program EIR) contains a comparative impact assessment of a reasonable range of alternatives to the Housing Element Update Program 10/11 Rezone and General Plan Amendment (Program 10/11 Rezone/GPA, or proposed project). The primary purpose of this section is to provide decision-makers and the general public with a reasonable number of feasible project alternatives that could attain most of the basic project objectives while avoiding or reducing any of the proposed project's significant adverse environmental effects. Important considerations for these alternatives analyses are noted below (as stated in CEQA Guidelines § 15126.6).

- An EIR need not consider every conceivable alternative to a project;
- An EIR should identify alternatives that were considered by the lead agency, but rejected as infeasible during the scoping process;
- Reasons for rejecting an alternative include:
  - Failure to meet most of the basic project objectives;
  - Infeasibility; or
  - Inability to avoid significant environmental effects.

6.1.1 - Significant Unavoidable Impacts

The proposed project would result in the following significant unavoidable impacts:

Project-level Impact AIR-1–Conflict with the Implementation of Applicable Air Quality Plan:

The long-term operational emissions from the buildout of the proposed project would exceed The South Coast Air Quality Management District's (South Coast AQMD's) daily emissions thresholds for reactive organic gases (ROG), nitrogen oxides (NO_X), carbon dioxide (CO), particulate matter less than 2.5 microns in diameter ($PM_{2.5}$), and particulate matter less than 10 microns in diameter (PM_{10}).

In order to reduce potential impacts, the proposed project would implement Mitigation Measures (MMs) AQ-2a and MM AQ-2b, which would reduce construction-related and operation related criteria air pollutant emissions. However, the proposed project's emissions would increase concentration in a manner that could obstruct South Coast AQMD's efforts to achieve attainment of ambient air quality standards for any criteria pollutant. Therefore, the zoning amendments under the proposed project would not be consistent with the 2022 Air Quality Management Plan (AQMP).

The proposed project has identified 89.9 acres to accommodate future residential and/or mixed-use development that would require zoning code changes to fulfill the City's Regional Housing Needs Assessment (RHNA) requirements. None of the changes to the existing Housing Element and General

Plan that would result in additional growth were considered in the Southern California Association of Governments' (SCAG's) growth assumptions in the 2020–2045 Connect SoCal, so the emissions inventory in the 2022 AQMP would also not have accounted for this additional growth. Therefore, future development under the proposed project would exceed SCAG's projections in the 2020–2045 Connect SoCal upon which the regional emissions inventory for the South Coast Air Basin in the AQMP was based. As such, the proposed would not be consistent with the 2022 AQMP under this criterion.

Implementation of MMs AQ-2a and MM AQ-2b, which seek to reduce future development projects criteria air pollutant emissions during construction and operation, would not be sufficient to reduce the emissions associated with buildout of the proposed project to below the South Coast AQMD's significance thresholds. Therefore, the additional growth facilitated by the proposed project would remain inconsistent with the current 2022 AQMP, and the proposed project would result in a significant and unavoidable impact.

Cumulative-level Impact–Conflict with the Implementation of Applicable Air Quality Plan:

The potential for the proposed project to result in significant criteria air pollutant emissions, and therefore a cumulatively considerable contribution to potential impacts associated with consistency with the AQMP, is addressed under Impact AIR-1, Impact AIR-2, and Impact AIR-3. As discussed under Impact AIR-1, the proposed project is inconsistent with the current air quality plan and impacts related to consistency with the air quality plan would be significant and unavoidable. Therefore, the proposed project's incremental contribution would also be cumulatively considerable with regard to consistency with the air quality plan.

Project-level Impact AIR-2–Cumulatively Considerable Net Increase of Any Criteria Pollutant for Which the Project Region Is Nonattainment Under an Applicable Federal or State Ambient Air Quality Standard:

Implementation of the proposed project would result in increases that exceed South Coast AQMD regional significance thresholds for ROG, NO_X, CO, PM_{10} and $PM_{2.5}$ as compared to existing conditions. MM AQ-2b contains several strategies for reducing emissions from operational sources; however, these measures have not been quantified, and it cannot be stated with certainty that emissions would be reduced below significance thresholds with implementation of this mitigation. Because cumulative development within the City would exceed the South Coast AQMD regional significance thresholds, the proposed project could contribute to an increase in health effects in the Basin until the attainment standards are met. Accordingly, impacts related to regional criteria pollutants from project operation would be significant and unavoidable.

Cumulative-level Impact–Cumulatively Considerable Net Increase of Any Criteria Pollutant for Which the Project Region Is Nonattainment Under an Applicable Federal or State Ambient Air Quality Standard:

South Coast AQMD's regional thresholds consider existing air quality concentrations and attainment or nonattainment designations under the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). The proposed project would contribute criteria pollutants to the area during temporary project construction and operation. When combined with

the possible impacts of several individual projects in the area possibly under construction simultaneously, the generation of fugitive dust and pollutant emissions during construction could result in substantial short-term increases in air pollutants. However, each project would be required to comply with the South Coast AQMD's standard construction emissions control measures and MMs AIR-2a and MM AIR-2b.

However, as the proposed project would have significant and unavoidable impacts related to the considerable net increase of any criteria pollutant for which the region is in nonattainment under an applicable federal or State ambient air quality standard, even after implementation of MM AIR-2a and MM AIR-2b, it would also contribute to a cumulative impact. Therefore, cumulative impacts would be significant and unavoidable.

Project-level Impact AIR-3–Expose Sensitive Receptors to Substantial Pollutant Concentration:

Construction and Operation

The proposed project includes the rezone of up to 89.66 acres that would facilitate an increase of new development compared to the existing conditions. Because potential development and redevelopment could occur close to existing sensitive receptors, future development projects have the potential to expose sensitive receptors to substantial pollutant concentrations during construction.

MMs AQ-2a and AQ-2b would reduce the regional construction emissions associated with buildout of the proposed project and reduce operational criteria air emissions. However, because existing sensitive receptors may be close to project-related construction activities, construction generated by individual development projects have the potential to exceed South Coast AQMD's Localized Significance Thresholds (LSTs) and a significant and unavoidable impact would occur.

Health Risk Assessment

Any development projects that propose uses subject to South Coast AQMD permitting for air toxics (e.g., industrial facilities, dry cleaners, and gasoline-dispensing facilities) would ensure that health risks are minimized. Additionally, MM AQ-3 would ensure mobile sources of TACs not covered under South Coast AQMD permits are considered during subsequent project-level environmental review by the City. The implementation of the proposed project would result in land uses that could generate TACs from both permitted and non-permitted (e.g., trucks) sources that could contribute to elevated levels in the Basin. All construction would be required to comply with South Coast AQMD rules regulating construction activities, and implementation of MM AQ-1 would serve to substantially reduce diesel particulate matter (DPM) emission from construction activities. While individual projects that are subject to the CEQA process or to South Coast AQMD permitting requirements would be required to comply with South Coast AQMD rules and regulations, the proposed project may introduce uses that could increase toxic air contaminant (TAC) emissions that would contribute to the higher levels of risk in the Basin. Therefore, the proposed project's contribution to health risk is significant and unavoidable.

Cumulative-level Impact–Expose Sensitive Receptors to Substantial Pollutant Concentration:

Future development consistent with the proposed project would increase activities that may expose sensitive receptors to substantial pollutant concentrations. MM AQ-3 would ensure mobile and construction sources of TACs not covered under South Coast AQMD permits are considered during subsequent project-level environmental review by the City. Implementation of the proposed project would result in land uses that could generate TACs from both permitted and non-permitted (e.g., trucks) sources that could contribute to elevated levels in the Basin. All construction would be required to comply with South Coast AQMD rules regulating construction activities, and implementation of MM AQ-1 would serve to substantially reduce DPM emission from construction activities. While individual projects that are subject to the CEQA process or to South Coast AQMD permitting requirements would be required to comply with South Coast AQMD rules and regulations, the proposed project may introduce uses that could increase TAC emissions that would contribute to the higher levels of risk in the Basin. Therefore, the proposed project's cumulative contribution to health risk is significant and unavoidable.

Project-level Impact CUL-1–Cause a substantial adverse change in the significance of a historical resource as pursuant to Section 15064.5:

Individual development projects consistent with the Program 10/11 Rezone/GPA which propose to alter a building or structure greater than 45 years of age at the time an application is deemed complete would be required to undergo project-specific environmental review in compliance with CEQA Guidelines Section 15064.5 in order for the City to determine whether the building or structure may be a historic resource and take appropriate action such as requiring additional site-specific or project-specific measures to reduce any potential impacts. However, in the event that an individual development project proposed to demolish a property determined to be a historic resource, this would result in a significant and unavoidable impact that could not be mitigated. Therefore, the City conservatively concludes that future development consistent with the Program 10/11 Rezone/GPA could have the potential to eliminate important examples of major periods of California history or prehistory or cause a substantial adverse change in the significance of a designated historical resource or otherwise result in significant adverse effects to historical resources. As such, even with implementation of MM CUL-1 and MM CUL-3, impacts would not be reduced to less than significant levels and impacts would be significant and unavoidable.

Cumulative-level Impact–Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5:

As the City receives development applications for subsequent development consistent with the Program 10/11 Rezone/GPA, those applications would be reviewed by the City for compliance with the policies of the General Plan, the City's Historic Preservation Ordinance, and other relevant federal, State, and local regulations that protect historical resources, including Section 15064.5 of the CEQA Guidelines and Sections 5024.1 and 5097 of the Public Resources Code. However, in the event that an individual development project proposes to demolish a property determined to be a historic resource, this would result in a significant and unavoidable impact that could not be mitigated. For these reasons, the City has conservatively concluded that the Program 10/11

Rezone/GPA incremental contribution to the less than significant cumulative impacts would be considered cumulatively considerable.

Project-level Impact PUB-4–Park Services:

The City does not currently meet its parkland standard of 5 acres per 1,000 residents. The proposed project could result in an increased population of up to 3,260, corresponding to an increase in usage for City Park facilities, which could result in deterioration of existing parks or require the construction of new parks that would result in physical environmental impacts.

There are multiple planned upcoming park improvements and developments to help alleviate the shortage of parks in the City associated with Park Development (Facilities) Fees in fund Number 248 Park Development. However, to date, the City has an ongoing shortage of parkland, and while the payment of development impact fees would address project-specific impacts, it would not mitigate the overall shortage. Furthermore, the construction of new park facilities is not required by the payment of these fees; therefore, there is no assurance that the fees will be used to build new park facilities or to maintain or improve the existing parkland ratio. In order to maintain or improve the parkland ratio, the proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, or the need for new or physically altered park facilities, the construction of which could cause significant environmental impacts.

Future development projects that occur on the sites proposed for rezoning would be required to provide open space or recreational facilities or pay in lieu fees. However, because of the limited size of the parcels, the provision of open space and recreational facilities on these parcels would not be sufficient to alleviate the City's ongoing shortage of parkland. As such, no feasible mitigation is available and the proposed project's impact on park facilities would be significant and unavoidable.

Cumulative-level Impact–Park Services:

The City has been operating with a parkland ratio deficiency for several years, and further population growth could increase the deficit. Facilities fees would be collected from development projects in order to collect sufficient funds to construct adequate park facilities and to refurbish and expand existing facilities to maintain existing levels of service. However, given that the City has been operating at a parkland deficit for several years, increased population within the City could exacerbate the existing parks deficit.

Potential future impacts to Colton parks could be reduced through the contribution of the capital facilities fee to ensure facilities are adequately maintained and sufficient to accommodate growth associated with cumulative development. However, despite the payment of development impact fees, the Program 10/11 Rezone/GPA could increase the parks deficit, accelerate deterioration of existing parks and recreational facilities, and make a considerable contribution to cumulative impacts on parks. Therefore, the proposed project's cumulative impacts associated with development would be significant and unavoidable.

6.1.2 - Alternatives to the Proposed Project

The five alternatives to the proposed project analyzed in this section are as follows:

- **Alternative 1–No Project Alternative:** Under the No Project Alternative, the proposed project would not occur, and no updates to the General Plan Land Use Map, Zoning Map, Land Use Element, or Zoning Ordinance would be proposed.
- **Alternative 2–Reduced Density Alternative:** Under the Reduced Density Alternative, the same parcels identified for rezoning would be rezoned but at reduced densities as compared to the proposed project. This alternative would reduce the overall housing units that could be accommodated by approximately 497 units while still allowing the City to meet its RHNA. Updates to the General Plan Land Use Map, Zoning Map, Land Use Element, and Zoning Ordinance would still be required for the reduced density alternative, the same as for the proposed project.
- **Alternative 3–Inclusionary Park Space Alternative:** Under the Inclusionary Park Space Alternative, all development sites greater than 1 acre in size would be required to include space such as a tot lot, playground, courtyard, or plaza. Recreational space shall be included at a minimum of 10 percent of gross square footage of the individual project. This alternative would require updates to the General Plan Land Use Map, Zoning Map, Land Use Element, and Zoning Ordinance, similar to the proposed project.
- **Alternative 4–Increased Park Space Alternative:** This alternative would rezone some of the vacant parcels identified for rezone under the proposed project to allow for parks or other recreational space instead of housing. This alternative would include sufficient housing unit potential calculated at a reasonable potential yield to meet the City's RHNA but would result in a reduction in the total number of dwelling units on the identified parcels. This alternative would require updates to the General Plan Land Use Map, Zoning Map, Land Use Element, and Zoning Ordinance similar to the proposed project.
- **Alternative 5–Increased Density Alternative:** The proposed project has calculated buildout of 1,953 dwelling units utilizing a reasonable yield ratio of 60 percent residential per site, as described in Chapter 2, Project Description. This alternative would allow the City to permit development on the identified parcels to be rezoned at a reasonable yield ratio of 70 percent residential per site (2,079 dwelling units compared to 1,953 units for the proposed project) and would increase the surplus of dwelling units needed to meet the City's RHNA. This alternative would require updates to the General Plan Land Use Map, Zoning Map, Land Use Element, and Zoning Ordinance, similar to the proposed project.

These five alternatives to the proposed project are analyzed below. The analyses compare the proposed project and each individual project alternative. In several cases, the description of the impact may be the same under each alternative when compared with the CEQA Thresholds of Significance (i.e., both the proposed project and the alternative would result in a less than significant impact). The actual degree of impact may be slightly different between the proposed project and each alternative, and this relative difference is the basis for a conclusion of greater or lesser impacts.

6.2 - Project Objectives

The underlying purpose of the Program 10/11 Rezone/GPA is to accommodate the RHNA and increase the inventory of land available for the development of housing compliant with State law

and consistent with the General Plan. As stated in Chapter 2, Project Description, the objectives of the proposed project are to:

- Rezone parcels with sufficient area and development standards to accommodate the City's RHNA throughout the planning period.
- Promote infill development and encourage efficient development patterns.
- Meet housing needs by encouraging a variety of housing development affordable at all income levels, including construction of accessory dwelling units (ADUs).
- Reduce, remove, and/or mitigate potential constraints to housing development and incorporate best practices related to land use.

6.3 - Alternative 1—No Project Alternative

Under Alternative 1, the proposed project would not occur, and no updates to the General Plan Land Use Map, Zoning Map, Land Use Element, or Zoning Ordinance would be proposed.

6.3.1 - Impact Analysis

Aesthetics, Light, and Glare

Under Alternative 1, the proposed project would not result in any updates to the General Plan or Zoning Code, and any change in future potential developments on the associated parcels would not occur other than as reflected by current zoning. Under current zoning, the maximum allowable building height is 40 feet under the C-2 and I-P zones, which is 5 feet shorter than the allowable height of 45 feet under the proposed project. Under Alternative 1, development would still occur consistent with the existing Housing Element and zoning designations. As such, light and glare impacts would be similar to those of the proposed project. However, because this alternative may lack the updated design standards, lighting controls, and mitigation measures included in the proposed project, it could result in less coordinated lighting design, increased potential for glare, and greater variability in aesthetic outcomes. Therefore, Alternative 1 would not necessarily reduce light and glare impacts and could, in some cases, result in less cohesion or less predictable impacts.

Under the proposed project, impacts related to aesthetics would be less than significant (see Section 3.1–Aesthetics, Light, and Glare, of the Draft EIR). In contrast, under Alternative 1 (No Project Alternative), the project site would not be subject to the cohesive design guidelines or development standards in the proposed project. As a result, any future development would likely be less efficient, less coordinated, and potentially less visually integrated with surrounding uses. However, because Alternative 1 would not alter the existing permitted uses or zoning designations for these parcels, the baseline physical conditions would remain unchanged. Because of the foregoing, Alternative 1 would result in similar but slightly greater aesthetic and lighting impacts.

Air Quality

Under Alternative 1, the proposed project would not result in any updates to the General Plan or Zoning Code, and any change in future potential developments on the associated properties would

not occur except those consistent with current zoning. No land use changes would take place and no project-related traffic or stationary source emissions would be generated by development associated with the proposed project.

Under the proposed project, the impacts related to air quality were found to be significant and unavoidable with mitigation incorporated (see Section 3.2, Air Quality, of the Draft EIR). Under the proposed project, the associated properties would be rezoned for residential and mixed uses and would accommodate increased density of development as compared to current conditions, increasing vehicle trips and associated emissions. Because this alternative lacks the coordinated rezoning strategy and potential for streamlined, higher-density infill development near transit and services, it could result in more dispersed, vehicle-dependent development patterns, potentially leading to greater Vehicle Miles Traveled (VMT) and associated emissions. Additionally, without the benefit of updated policies and mitigation measures included in the proposed project, this alternative may result in less efficient air quality outcomes. Therefore, because development would still occur under this alternative, the No Project Alternative could result in equal or greater air quality impacts compared to the proposed project.

Biological Resources

Under Alternative 1, the proposed project would not result in any updates to the General Plan or Zoning Code, and any change in future potential developments on the associated properties would not occur except as consistent with current zoning. Future development on the parcels could include commercial or industrial park uses as currently zoned. This future development would be subject to similar construction conditions as the proposed project, which could disturb nesting birds, special-status species, or other biological resources.

Under the proposed project, project impacts related to biological resources would be less than significant with mitigation incorporated (see Section 3.3, Biological Resources, of the Draft EIR). Because Alternative 1 could still result in development on the identified parcels, which would include similar construction activities as development pursuant to the proposed project, impacts to biological resources for Alternative 1 would be similar to the impacts of the proposed project and would be less than significant. It is assumed that future development would be required to implement similar mitigation measures in compliance with State and federal regulations to avoid impacts on biological resources as the proposed project.

Cultural Resources

Under Alternative 1, the proposed project would not result in any updates to the General Plan or Zoning Code, and any change in future potential developments on the associated properties would not occur except as consistent with current zoning. Future development on the parcels could include commercial or industrial park uses as currently zoned. As such, the potential for ground-disturbing activities that could impact cultural resources, including archaeological sites, historic structures, and Tribal Cultural Resources (TCRs), would remain similar to the proposed project. This future development would be subject to similar construction conditions as the proposed project and existing historical and archaeological resources could still be affected, as well as undiscovered human remains. undiscovered human remains.

Under the proposed project, project impacts related to cultural resources would be significant and unavoidable even with mitigation incorporated (see Section 3.4, Cultural Resources, of the Draft EIR). Because development would still occur under Alternative 1, the potential for direct impacts to cultural resources associated with Alternative 1 would be similar as compared to the proposed project.

Energy

Under Alternative 1, the proposed project would not result in any updates to the General Plan or Zoning Code, and any change in future potential developments on the associated properties would not occur except as consistent with current zoning. Future development on the parcels could include commercial or industrial park uses as currently zoned, which would result in impacts to energy resources and energy consumption.

Under the proposed project, all of the proposed project's impacts related to energy would be less than significant (see Section 3.5, Energy, of the Draft EIR). However, because no change in future potential developments on the associated properties would occur under Alternative 1 except as consistent with current zoning, impacts related to energy would similar than those under the proposed project.

Geology, Soils, and Seismicity

Under Alternative 1, the proposed project would not result in any updates to the General Plan or Zoning Code, and any change in future potential developments on the associated properties would not occur except as consistent with current zoning. Future development on the parcels could include commercial or industrial park uses as currently zoned. This future development would be subject to similar construction conditions as the proposed project, and impacts related to earthquakes, soil erosion or topsoil loss, unstable geologic locations, expansive soil, septic tanks or alternative wastewater disposal systems could still occur under this alternative.

Under the proposed project, all of the proposed project's impacts related to geology and soils would be less than significant or less than significant with mitigation incorporated (see Section 3.6, Geology and Soils, of the Draft EIR). However, since no change in future potential developments on the associated properties would occur under Alternative 1 except as consistent with current zoning, there would be similar impacts as the proposed project.

Greenhouse Gas Emissions

Under Alternative 1, the proposed project would not result in any updates to the General Plan or Zoning Code, and no change in future potential developments on the associated properties would occur except as consistent with current zoning. Development consistent with existing land use and zoning regulations would still occur. Future development on the parcels could include commercial or industrial park uses as currently zoned. Without the coordinated rezoning strategy and emphasis on higher-density, infill, and mixed-use development near transit and services, this alternative could result in more dispersed, lower-density development patterns. Such patterns are typically associated with increased VMT and reduced opportunities for energy-efficient building design and infrastructure. As a result, this alternative may lead to higher per-unit greenhouse gas (GHG)

emissions compared to the proposed project, which is designed to support compact, efficient development. This future development would be subject to similar construction conditions as the proposed project and could contribute to global climate change through direct emissions of GHGs from on-site area sources or through vehicle trips generated.

Under the proposed project, the impacts related to GHG emissions were found to be less than significant with mitigation incorporated (see Section 3.7, Greenhouse Gas Emissions, of the Draft EIR). Because no change in future potential developments on the associated properties would occur except as consistent with current zoning, Alternative 1 would not result in a change to the permitted or potential uses on the parcels associated with the proposed project. Alternative 1 would have similar but slightly greater GHG impacts as compared to the proposed project.

Hazards and Hazardous Materials

Under Alternative 1, the proposed project would not result in any updates to the General Plan or Zoning Code, and no change in future potential developments on the associated properties would occur except as consistent with current zoning. Future development on the parcels could include commercial or industrial park uses as currently zoned, which could contribute to hazardous materials impacts.

Under the proposed project, all of the impacts related to hazards and hazardous materials would be less than significant or were found to have no impact (see Section 3.8, Hazards and Hazardous Materials, of the Draft EIR). However, because development would still occur on the same sites under Alternative 1 and no change in future potential developments on the associated properties would occur except as consistent with current zoning, Alternative 1 would have similar hazards and hazardous materials impacts compared to the proposed project.

Hydrology and Water Quality

Under Alternative 1, the proposed project would not result in any updates to the General Plan or Zoning Code, and no change in future potential developments on the associated properties would occur except as consistent with current zoning. Future development on the parcels could include commercial or industrial park uses as currently zoned. These uses could result in impacts related to hydrology, stormwater runoff and drainage, water quality, groundwater recharge and depletion, or flooding.

Under the proposed project, impacts related to hydrology and water quality would be less than significant (see Section 3.9, Hydrology and Water Quality, of the Draft EIR). Because no change in future potential developments on the associated properties would occur except as consistent with current zoning, Alternative 1 would have similar impacts related to hydrology and water quality.

Land Use

Under Alternative 1, the proposed project would not result in any updates to the General Plan or Zoning Code, and no change in future potential developments on the associated properties would occur except as consistent with current zoning. Future development on the parcels could include commercial or industrial park uses as currently zoned. As such no conflicts with any land use plan or

policy or conflict with any habitat or community conservation plan, or division of an established community would occur.

Under the proposed project, there would be no impacts or less than significant impacts related to land use (see Section 3.10, Land Use and Planning, of the Draft EIR). However, as no change in future potential developments on the associated properties would occur except as consistent with current zoning under Alternative 1, impacts would be reduced as compared to the proposed project.

Mineral Resources

Under Alternative 1, future development on the parcels could include commercial or industrial park uses as currently zoned, and these uses could result in mineral resource impacts. Under the proposed project, impacts related to mineral resources would be less than significant (see Section 3.11, Mineral Resources, of the Draft EIR), and impacts under Alternative 1 would be similar.

Noise

Under Alternative 1, no change in future potential developments on the associated properties would occur except as consistent with current zoning. Future development on the parcels could include commercial or industrial park uses as currently zoned, which could result in construction and operational noise impacts.

Under the proposed project, impacts related to noise would be less than significant or less than significant with mitigation incorporated (see Section 3.12, Noise, of the Draft EIR). The proposed project would be required to implement mitigation measures to reduce potential construction noise impacts resulting from new developments. Because Alternative 1 would not result in any change to future potential land uses on the associated properties, short-term and long-term noise impacts would be similar as compared to that of the proposed project.

Population and Housing

Under Alternative 1, no change in future potential developments on the associated properties would occur except as consistent with current zoning. Future development on the parcels could include commercial or industrial park uses as currently zoned, which could result in impacts related to employment.

Under the proposed project, impacts related to population and housing would be less than significant (see Section 3.13, Population and Housing, of the Draft EIR). Because development would still occur consistent with existing regulations, impacts related to population and housing under Alternative 1 would be less than significant, similar to the proposed project.

Public Services

Under Alternative 1, no change in future potential developments on the associated properties would occur except as consistent with current zoning. Future development on the parcels could include commercial or industrial park uses as currently zoned, which could result in an increase in demand for public services. Although the associated parcels would not be rezoned to accommodate new housing under this alternative, population growth would still occur elsewhere in the City consistent

with General Plan projections. As such the impact on public services associated with population growth would be similar to the proposed project.

Under the proposed project, impacts to public services would be significant and unavoidable (see Section 3.14, Public Services, of the Draft EIR); as such, because Alternative 1 would not result in any change to future potential land uses on the associated properties, impacts to public services would be similar to the proposed project.

Recreation

Under Alternative 1, no change in future potential developments on the associated properties would occur except as consistent with current zoning. Future development on the parcels could include commercial or industrial park uses as currently zoned, and as such, this alternative would not result in an increase of residential dwelling units that would support new residents. However, recreational facilities may still be utilized by future employees associated with planned for development under Alternative 1.

Under the proposed project, impacts related to recreation would be less than significant (see Section 3.15, Recreation, of the Draft EIR); however, because Alternative 1 would not result in any change to future potential land uses on the associated properties, and population growth would remain as forecasted under the General Plan, the same as the proposed project, impacts to recreation would be similar compared to that of the proposed project.

Transportation

Under Alternative 1, no change in future potential developments on the associated properties would occur except as consistent with current zoning. Future development on the parcels could include commercial or industrial park uses as currently zoned, which could have impacts on traffic operations, transit, or pedestrian facilities.

Under the proposed project, impacts related to transportation would be less than significant with mitigation incorporated (see Section 3.16, Transportation and Traffic, of the Draft EIR). Compared to the proposed project, impacts would be increased under Alternative 1 because it would not facilitate new infill high-density residential development, which would produce a lower traffic volume as compared to the commercial or industrial park uses as currently zoned. As such, under Alternative 1, impacts to transportation would be greater compared to that of the proposed project.

Tribal Cultural Resources

Under Alternative 1, no change in future potential developments on the associated properties would occur except as consistent with current zoning. Future development on the parcels could include commercial or industrial park uses as currently zoned, which could cause impacts to existing and or undiscovered TCRs.

Under the proposed project, project impacts related to TCRs would be less than significant with mitigation incorporated (see Section 3.17, Tribal Cultural Resources, of the Draft EIR). However, because it is anticipated that development would occur on the same sites and the level of

development would be the same under Alternative 1, the potential for direct impacts to TCRs associated with the Alternative 1 would be similar compared to the proposed project.

Utilities and Service Systems

Under Alternative 1, no change in future potential developments on the associated properties would occur except as consistent with current zoning. Future development on the parcels could include commercial or industrial park uses as currently zoned, and as such, this alternative would not result in an increase of residential dwelling units that would support new residents. Therefore, demand for utilities and service systems would be slightly reduced under this alternative.

Under the proposed project, impacts related to utilities and service systems would be less than significant (see Section 3.18, Utilities and Service Systems, of the Draft EIR); however, because Alternative 1 requires no utilities or services systems beyond what the current allowed uses would require, impacts to utilities and service systems would be similar, but slightly fewer, compared to that of the proposed project.

Wildfire

Under Alternative 1, no change in future potential developments on the associated properties would occur except as consistent with current zoning. Future development on the parcels could include commercial or industrial park uses as currently zoned, which could result in impacts associated with wildfires.

Under the proposed project, impacts related to wildfire would be less than significant (see Section 3.19, Wildfire, of the Draft EIR). However, because Alternative 1 does not include any changes to potential future development, impacts related to wildfires would be similar compared to that of the proposed project.

6.3.2 - Conclusion

Under Alternative 1, the proposed project would not result in any updates to the General Plan or Zoning Code. Any change in future potential developments on the associated properties would not occur, and future development on the parcels could include commercial or industrial park uses as currently zoned. As such, Alternative 1 would reduce impacts associated with aesthetics, air quality, energy, GHG emissions, land use, population and housing, public services, transportation, and utilities when compared to the proposed project. All other impacts would remain unchanged.

However, Alternative 1 would not accomplish many of the project objectives discussed in Section 6.2, above. Alternative 1 would not include zone changes and thus would not accommodate City's RHNA throughout the planning period. Additionally, this alternative would not promote infill residential development which encourages a variety of housing types affordable at all income levels, nor would it remove constraints to housing development. Accordingly, this alternative would satisfy none of the project objectives, and thus this alternative is undesirable under CEQA.

6.4 - Alternative 2—Reduced Density Alternative

Under Alternative 2, the parcels identified for rezoning would be rezoned to allow for reduced densities as compared to the proposed project. This alternative would reduce the potential number of dwelling units on certain parcels compared to the proposed project but would still exceed the number of dwelling units required to meet the City's RHNA. The proposed project, in combination with other programs and projects in the City, would result in a RHNA surplus of 1500 units. This alternative would result in a RHNA surplus of approximately 497 units.

6.4.1 - Impact Analysis

Aesthetics, Light, and Glare

This alternative could result in fewer aesthetic impacts as the possible intensity of residential development would be reduced. Alternative 2 would reduce the allowable residential densities compared to the proposed project, which could result in development with lower building heights and massing. This may reduce the overall visual prominence of new development and potentially lessen the already less than significant impacts related to aesthetic character, light, and glare. However, because development would still occur on the same sites and at urban densities, light and glare impacts would remain substantially similar in nature, particularly from nighttime lighting and reflective surfaces. As such, impacts related to scenic vistas, scenic quality, and light and glare would remain less than significant under this alternative. Under the proposed project, impacts related to aesthetics would be less than significant (see Section 3.1, Aesthetics, Light, and Glare, of the Draft EIR); however, as Alternative 2 would reduce the permitted density on the parcels associated with the proposed project, it would have a similar but slightly fewer aesthetic impacts as compared to the proposed project.

Air Quality

By allowing fewer units on rezoned parcels, Alternative 2 would likely result in slightly reduced construction-related emissions due to a lower overall development intensity. Operational emissions, including those from vehicle trips and energy use, would also be marginally lower due to a lower population on the identified sites associated with this alternative compared to the proposed project. This alternative would still be required to implement MM AIR-2a and MM AIR-2b as the concurrent construction of a multitude of individual development projects associated with the rezoned parcels in the City could generate combined criteria pollutant emissions on a daily basis that could exceed South Coast AQMD's project-level thresholds. Additionally, even though the maximum density of future developments would be reduced, the growth induced by this alternative was not foreseen in 2020–2045 Connect SoCal; therefore, future development under the proposed project would exceed SCAG's projections in 2020–2045 Connect SoCal upon which the regional emissions inventory for the Basin in the AQMP was based. As such, Alternative 2 would remain inconsistent with the 2022 AQMP as the growth induced by this alternative was not anticipated in the 2020–2045 Connect SoCal regional plan. This alternative would also be required to implement MM AIR-3 as it would still have the potential to expose sensitive receptors to substantial pollutant concentrations. However, similar to the proposed project, Alternative 2 would have a less than significant impact related to other emissions (such as those leading to odors adversely affecting a substantial number of people).

Therefore, while Alternative 2 may incrementally reduce air quality impacts compared to the proposed project, it would not avoid or substantially lessen any significant and unavoidable impacts related to regional emissions or plan consistency.

Under the proposed project, the impacts related to air quality were found to be significant and unavoidable with mitigation incorporated (see Section 3.2, Air Quality, of the Draft EIR). Because Alternative 2 would keep all project elements the same but would reduce the permitted density on the parcels associated with the proposed project, Alternative 2 would have a similar but slightly reduced air quality impact as compared to the proposed project.

Biological Resources

Under Alternative 2, the same parcels identified for rezoning would be developed at reduced residential densities, resulting in a lower overall development intensity compared to the proposed project. However, because the physical location and extent of site disturbance would remain unchanged, impacts on special-status species, riparian habitats, wetlands, and migratory species would be similar to that of the proposed project and would be potentially significant. As such, MM BIO-1 and MM BIO-2 would still be required under this alternative to reduce impacts to less than significant levels. Similar to the proposed project, Alternative 2 would have a less than significant impact related to local policies or ordinances protecting biological resources and conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan.

Under the proposed project, project impacts related to biological resources would be less than significant with mitigation incorporated (see Section 3.3, Biological Resources, of the Draft EIR). However, because Alternative 2 would result in a similar level of construction, it would have similar biological resources impacts as compared to the proposed project.

Cultural Resources

Because of the fact that the location of the proposed project would remain unchanged under Alternative 2 and construction/soil-disturbing activities would remain the same as for the proposed project, impacts related to historic and archaeological resources and human remains would remain similar as compared to the proposed project. As such, Alternative 2 would still require the implementation of MM CUL-1, MM CUL-2, and MM CUL-3 and would still result in a significant and unavoidable impact to historical resources.

Under the proposed project, project impacts related to cultural resources would be significant and unavoidable or less than significant with mitigation incorporated (see Section 3.4, Cultural Resources, of the Draft EIR). However, because the intensity of possible future developments would be reduced under Alternative 2, impacts to cultural resources associated with the Alternative 2 would be similar as compared to the proposed project.

Energy

Alternative 2 would reduce the maximum allowable residential density across the same parcels identified for rezoning under the proposed project, resulting in fewer dwelling units and a lower

overall development intensity on the project site. This reduction would lead to marginally lower energy consumption during both construction and operation phases, including electricity, natural gas, and fuel use. However, all development under Alternative 2 would still be required to comply with the energy efficiency standards outlined in Title 24 of the California Building Standards Code, the California Green Building Standards Code (CALGreen), and the City of Colton's Climate Action Plan (CAP), which promote efficient energy use and encourage renewable energy integration. As with the proposed project, this alternative would not result in wasteful, inefficient, or unnecessary energy use, and impacts would remain less than significant. While Alternative 2 may incrementally reduce energy demand compared to the proposed project, it would not avoid or substantially lessen any significant impacts related to energy use.

Geology, Soils, and Seismicity

Under Alternative 2, the same parcels identified for rezoning would be developed at reduced residential densities, resulting in a lower overall development intensity compared to the proposed project. However, the location and extent of ground disturbance would remain unchanged, and the types of geologic and soil-related hazards, such as seismic activity, expansive soils, erosion, and paleontological sensitivity, would be similar. Alternative 2 would still be required to implement MM GEO-1 to reduce impacts to paleontological resources to less than significant levels as the location of the project site would not change. Under the proposed project, project impacts related to geology, soils, and seismicity would be less than significant with mitigation incorporated (see Section 3.6, Geology and Soils, of the Draft EIR), and impacts under Alternative 2 would be similar.

Greenhouse Gas Emissions

Under this alternative, construction and operational GHG emissions would be slightly reduced as a result of the reduced intensity of possible future development. However, similar to the proposed project, GHG mitigation measures are required because this alternative would result in increased emissions of greenhouse gases such as carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O), which contribute to global climate change. Emissions associated with Alternative 2, even if incrementally less than the proposed project and modest at a local scale, would contribute cumulatively to global climate change and exceed thresholds established by regulatory agencies such as the South Coast AQMD. Accordingly, similar to the proposed project, this alternative would require the implementation of MM GHG-1a, MM GHG-1b, MM GHG-1c, and MM GHG-1d to reduce impacts on GHG.

Under the proposed project, the impacts related to GHG emissions were found to be less than significant with mitigation incorporated (see Section 3.7, Greenhouse Gas Emissions, of the Draft EIR). Because Alternative 2 would result in a reduced intensity of future development, Alternative 2 would have similar but slightly fewer GHG impacts as compared to the proposed project.

Hazards and Hazardous Materials

Under this alternative, the same parcels identified for rezoning would be developed at reduced residential densities, resulting in a lower overall development intensity compared to the proposed project. This reduction would slightly decrease the potential for construction-related and operational hazardous materials use, handling, and transport. However, because the rezoning would still

accommodate residential and mixed-use development, the types of hazardous materials involved, such as fuels, solvents, and cleaning agents, would remain similar to those under the proposed project. Although rezoning does not inherently result in a change in operational use, the existing commercial and industrial zoning currently allows for more intensive hazardous materials use and transitioning to residential uses would generally reduce long-term exposure risks. As with the proposed project, development under Alternative 2 would be subject to applicable federal, State, and local regulations governing hazardous materials management, including the California Health and Safety Code and oversight by the San Bernardino County Fire Department. Therefore, impacts related to hazards and hazardous materials would remain less than significant. However, the intensity of future development would be reduced, resulting in slightly fewer construction and operational hazardous materials impacts as compared to the proposed project. Under the proposed project, impacts related to hazards and hazardous materials would be less than significant (see Section 3.8, Hazards and Hazardous Materials, of the Draft EIR). Under Alternative 2, impacts related to hazards and hazardous materials would be similar but slightly reduced as compared to the proposed project.

Hydrology and Water Quality

Under Alternative 2, it is expected that the intensity of possible future development under this alternative would be reduced as compared to the proposed project. However, building footprints would likely be substantially similar, resulting in similar amounts of impervious surfaces. This would result in similar impacts related to surface and groundwater quality, groundwater supply/recharge, drainage leading to erosion/siltation, flooding, additional sources of polluted runoff, or impedance of flood flows, risk of pollutant release due to inundation, and water quality control or sustainable groundwater management plans consistency.

Under the proposed project, impacts related to hydrology and water quality would be less than significant (see Section 3.9, Hydrology and Water Quality, of the Draft EIR). Alternative 2 would have similar impacts as compared to the proposed project.

Land Use

Under Alternative 2, the parcels identified for rezoning would remain the same as those under the proposed project; however, this alternative would permit reduced residential densities. As a result, the overall development intensity would be lower but the physical footprint and location of development would remain unchanged. This alternative would not result in the physical division of an established community and would maintain consistency with the City of Colton's General Plan and Housing Element Update. Because the rezoning under Alternative 2 would still accommodate sufficient housing units to meet the City's RHNA allocation, it would remain consistent with applicable planning policies. This alternative would not result in additional impacts related to land use and planning compared to the proposed project. Under the proposed project, impacts related to land use and planning would be less than significant (see Section 3.10, Land Use and Planning, of the Draft EIR), and impacts under Alternative 2 would be similar to the impacts of the proposed project and also less than significant.

Mineral Resources

Similar to the proposed project, rezonings under this alternative would not result in a loss of known mineral resources or mineral resource recovery sites. Ground disturbance would remain substantially the same as for the proposed project. Under the proposed project, impacts related to mineral resources would be less than significant (see Section 3.11, Mineral Resources, of the Draft EIR), and impacts under Alternative 2 would be similar.

Noise

Alternative 2 would reduce the permitted residential density across the same parcels identified for rezoning under the proposed project, resulting in fewer dwelling units and a lower overall development intensity within the project site. As a result, this alternative would likely generate slightly less construction-related and operational noise. However, the physical development footprint and types of noise sources would remain similar, and all development would still be subject to the same regulatory thresholds and mitigation measures. Alternative 2 would require a similar but possibly slightly reduced level of construction compared to the proposed project but would still be required to implement MM NOI-1, MM NOI-2, and MM NOI-3 to reduce construction-related noise impacts to less than significant.

Under the proposed project, impacts related to noise would be less than significant or less than significant with mitigation incorporated (see Section 3.12, Noise, of the Draft EIR). Because Alternative 2 would result in reduced intensity of residential development, short-term and long-term noise impacts would be similar but slightly reduced compared to that of the proposed project.

Population and Housing

Alternative 2 would result in fewer new residents on the proposed sites as the density of future residential developments would be reduced compared to the proposed project. However, overall population growth in the City would remain consistent with growth forecasted in the General Plan. This reduction in density under Alternative 2 would lead to a lower number of housing units constructed on each site, which in turn would decrease the overall residential population that could be accommodated by the Housing Element Update. However, because the City of Colton's General Plan already anticipates long-term population growth based on regional trends and land use capacity, the overall population growth within the City would remain consistent with those forecasts. The reduced RHNA surplus under this alternative, approximately 497 units compared to the proposed project's 1,500-unit surplus, would still allow the City to meet its State-mandated housing obligations but with less flexibility to accommodate future demand or shifts in housing market conditions. As such, impacts related to the introduction of substantial population growth would be similar but slightly reduced as compared to the proposed project. Under the proposed project, impacts related to population and housing would be less than significant (see Section 3.13, Population and Housing, of the Draft EIR). Although Alternative 2 would result in fewer residents on the identified parcels, overall population growth as forecasted in the General Plan would still occur on other sites. Additionally, similar to the proposed project, this alternative would have a less than significant impact related to displacement of people or housing. Therefore, impacts would be similar to the proposed project.

Public Services

Alternative 2 would generate slightly reduced demand for public services in the project area as compared to the proposed project due to the reduced intensity of possible future development. This alternative may slightly ease pressure on infrastructure and public services in the project area. Impacts to park services were found to be significant and unavoidable under the proposed project due to the introduction of new residential uses in the City. The City currently provides 0.92 acres of parkland per 1,000 residents, which is fewer than its goal to provide 5 acres for each 1,000 residents. Although Alternative 2 would result in fewer possible new residents in the City, the City's target parkland-to-resident ratio would remain unmet.

Under the proposed project, impacts to public services would be significant and unavoidable (see Section 3.14, Public Services, of the Draft EIR); as such, because Alternative 2 would result in reduced intensity of residential development, impacts to public services would be similar but slightly reduced as compared to that of the proposed project, while remaining significant and unavoidable.

Recreation

Because of the reduced intensity of future residential development possible under this alternative, the total number of new residents resulting from the proposed project would be slightly reduced on the project site, and thus, so would the demand on recreational facilities. Under the proposed project, impacts related to recreation facilities are less than significant (see Section 3.15, Recreation, of the Draft EIR). As such, Alternative 2 would have similar, but slightly fewer, impacts to recreation compared to the proposed project.

Transportation

Because of the reduced intensity of expected future residential development under this alternative, it is assumed that impacts to VMT and consistency with program plans, ordinances, or policies of the circulation system would be slightly reduced. However, implementation of MM TRANS-1, MM TRANS-2, MM TRANS-3a, and MM TRANS-3b would still be required under this alternative.

Under the proposed project, impacts related to transportation were found to be less than significant with mitigation incorporated (see Section 3.16, Transportation and Traffic, of the Draft EIR). Because of the fact that the proposed project consists of high density infill development in close proximity to transit corridors, under this alternative, even though density of development would be reduced, impacts to VMT would only be slightly reduced. Impacts to emergency access, safety hazards, and program and policy consistency would be largely similar. As such impacts related to transportation would be similar but slightly reduced as compared to the proposed project.

Tribal Cultural Resources

Because of the fact that the location of the proposed project would remain unchanged under Alternative 2, impacts related to TCRs would remain similar as compared to the proposed project. As such, Alternative 2 would still require the implementation of MM CUL-2 and MM CUL-3 to reduce impacts to TCRs to less than significant levels.

Under the proposed project, project impacts related to TCRs would be less than significant with mitigation incorporated (see Section 3.17, Tribal Cultural Resources, of the Draft EIR). However, because the intensity of possible future developments would be reduced under Alternative 2, impacts to cultural resources associated with the Alternative 2 would be similar to the proposed project.

Utilities and Service Systems

This alternative would result in reduced intensity of residential development while still meeting the City's RHNA. Due to the reduced intensity of expected future development, demand for utilities and service systems generated by the proposed project would be slightly reduced under this alternative.

Under the proposed project, impacts related to utilities and service systems would be less than significant (see Section 3.18, Utilities and Service Systems, of the Draft EIR); however, because Alternative 2 would result in reduced demand for utilities, impacts to utilities and service systems would be similar but slightly fewer compared to those impacts of the proposed project.

Wildfire

Under this alternative, the parcels identified for rezone would remain the same, but the intensity of expected future development would be reduced. Under the proposed project, impacts related to wildfire would be less than significant (see Section 3.19, Wildfire, of the Draft EIR), and, because development would still occur on the same sites, impacts would be similar under Alternative 2.

6.4.2 - Conclusion

Under Alternative 2, all project components would remain the same; however, the parcels identified for rezoning would permit reduced densities for residential development as compared to the proposed project. As such, this alternative would result in reduced intensity of residential development while still meeting the City's RHNA. Under this alternative, the parcels identified for rezone would remain the same. The purpose of Alternative 2 is to address impacts resulting from increased growth within the City resulting from the proposed project, such as impacts related to air quality, GHG emissions, and transportation. However, under this alternative, impacts would remain significant in these areas. Additionally, all impacts under this alternative would be similar, with some slightly reduced, as compared to the proposed project.

Alternative 2 would meet most of the project objectives but would not meet the project objectives as efficiently or to the same extent as the proposed project. Additionally, this alternative would not reduce any of the significant unavoidable impacts resulting from the proposed project to less than significant levels, and thus this alternative is undesirable under CEQA.

6.5 - Alternative 3—Inclusionary Park Space Alternative

Under the Inclusionary Park Space Alternative, all development sites greater than 1 acre in size would be required to include common open or recreational space, such as a tot lot, playground, courtyard, or plaza. Under this alternative 17 parcels would be effected. Recreational space would be included at a minimum of 10 percent of gross square footage of the individual project. This

alternative would require updates to the General Plan Land Use Map, Zoning Map, Land Use Element, and Zoning Ordinance, similar to the proposed project, but would require additional modifications to the Zoning Ordinance and Design Regulations to require the percentage of recreational/open space under this alternative.

6.5.1 - Impact Analysis

Aesthetics, Light, and Glare

Intensity of residential development would be slightly reduced under Alternative 3 given the introduction of required recreational or open space, but this would be offset by decreasing the amount of commercial space/mixed-use on certain parcels to allow more residential development to maintain a similar overall housing capacity and inventory. As such, overall impacts on scenic vistas, scenic quality, and light and glare would be comparable to the proposed project, with no substantial change in significance.

Under the proposed project, impacts related to aesthetics would be less than significant (see Section 3.1, Aesthetics, Light, and Glare, of the Draft EIR). Residential uses could still be developed at the same potential yield as under the proposed project even with the inclusion of recreational space if some other parcels decreased the amount of commercial/mixed-use to compensate. However, the inclusion of dedicated park, recreational, or open space areas under Alternative 3 could enhance the overall community visual character by introducing publicly accessible green spaces within new residential developments. These spaces can serve as visual relief from urban development, improve neighborhood cohesion, and contribute to a more attractive and livable environment. From an aesthetic standpoint, landscaped open areas, tree-lined pathways, and recreational amenities can soften the visual impact of built structures, reduce the perception of density, and improve the scenic quality of the project sites. Light and glare impacts under this alternative would remain similar to the proposed project, as residential and mixed-use development would still occur on the same sites and involve similar building types and lighting needs. As a result, the integration of recreational space would result in similar less than significant impacts related to aesthetic impact as compared to the proposed project.

Air Quality

Under this alternative, intensity of residential development could be but would not necessarily be slightly reduced given the introduction of required park space. Future commercial square footage could be reduced on the future projects to compensate for a localized increase in density on a particular parcel. It would be anticipated that overall development, while potentially comprised of a slightly different amount of residential/commercial mix, would be substantially similar in intensity to the proposed project. Therefore, overall impacts related to conflicts with air quality plans or policies, criteria pollutants, exposure of sensitive receptors to pollutant concentrations, and release of other emissions and odors, would remain largely the same. Alternative 3 would still be required to implement MM AIR-2a, MM AIR-2b, and MM AIR-3 in order to reduce air quality impacts.

Under the proposed project, the impacts related to air quality were found to be significant and unavoidable with mitigation incorporated (see Section 3.2, Air Quality, of the Draft EIR). Alternative 3 would have a similar air quality impact as compared to the proposed project.

Biological Resources

Under Alternative 3, overall site disturbance would likely remain unchanged and impacts related to special-status species, riparian habitats and sensitive communities, wetlands, the movement of migratory species, conflicts with ordinances protecting biological resources, and conflicts with habitat conservation plans would largely remain the same as for the proposed project. Alternative 3 would still be required to implement MM BIO-1 and MM BIO-2, in order to reduce biological resource impacts.

Under the proposed project, project impacts related to biological resources would be less than significant with mitigation incorporated (see Section 3.3, Biological Resources, of the Draft EIR). However, because Alternative 3 would not reduce the disturbed footprint of future development projects, it would have similar biological resources impacts as compared to the proposed project.

Cultural Resources

Under Alternative 3, overall site disturbance would likely remain the same as for the proposed project. Therefore, impacts related to historical resources, archaeological resources, and human remains would remain the same. As such, this alternative would still require the implementation of MM CUL-1, MM CUL-2, and MM CUL-3 and would still result in a significant and unavoidable impact to historical resources.

Under the proposed project, project impacts related to cultural resources would be significant and unavoidable or less than significant with mitigation incorporated (see Section 3.4, Cultural Resources, of the Draft EIR). However, because Alternative 3 would not reduce the disturbed footprint of future development projects, impacts to cultural resources associated with Alternative 3 would be similar to the proposed project.

Energy

Under Alternative 3, overall potential residential development intensity could be slightly reduced on certain parcels under this alternative because of the required recreational space but could result in slightly increased intensity on other parcels in lieu of commercial development, resulting in generally similar development intensity as a whole. This would result in similar impacts related to energy consumption and conflicts with plans or policies related to energy efficiency and renewable energy as compared to the proposed project.

Impacts related to energy would be less than significant under the proposed project (see Section 3.5, Energy). However, because Alternative 3 would result in slightly reduced development intensity, impacts related to energy resources would be similar as compared to the proposed project.

Geology, Soils, and Seismicity

Under Alternative 3, parcels identified for rezone would remain unchanged under this alternative and ground disturbance would be substantially similar as the proposed project. Overall development intensity across the group of parcels would be substantially similar even with the requirement for 10 percent open/recreational space on any parcels greater than 1 acre in size. Therefore, impacts related to earthquakes, soil erosion or topsoil loss, unstable geologic locations, expansive soil, septic tanks or alternative wastewater disposal systems would be similar compared to the proposed project. This alternative would still be required to implement MM GEO-1 to reduce impacts related to unique paleontological resources or sites or unique geologic features to less than significant levels.

Under the proposed project, project impacts related to geology, soils, and seismicity would be less than significant with mitigation incorporated (see Section 3.6, Geology and Soils, of the Draft EIR), and impacts under Alternative 3 would be similar.

Greenhouse Gas Emissions

Under Alternative 3, parcels identified for rezone would remain unchanged under this alternative, and overall development intensity would likely be substantially the same despite the requirement for inclusion of recreational/open space on parcels greater than 1 acre in size. Therefore, impacts related to greenhouse gas emissions and conflicts with plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gases would be similar to the proposed project. Alternative 3 would still be required to implement MM GHG-1a, MM GHG-1b, MM GHG-1c, and MM GHG-1d in order to reduce GHG impacts.

Under the proposed project, the impacts related to GHG emissions were found to be less than significant with mitigation incorporated (see Section 3.7, Greenhouse Gas Emissions, of the Draft EIR). Alternative 3 would have similar GHG impacts as compared to the proposed project.

Hazards and Hazardous Materials

Under Alternative 3, parcels identified for rezone would remain unchanged under this alternative and overall development intensity across all parcels would be substantially similar to the proposed project. This would result in similar impacts related to the routine transport, use, or disposal of hazardous materials, upset and accident conditions involving release of hazardous materials, hazardous emissions or handling of hazardous materials within 0.25 mile of a school, sites included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, airport/aviation safety, interference with an adopted emergency response or evacuation plan, or exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, would be similar compared to the proposed project.

Under the proposed project, impacts related to hazards and hazardous materials would be less than significant (see Section 3.8, Hazards and Hazardous Materials, of the Draft EIR). Under Alternative 3, impacts related to hazards and hazardous materials would be similar compared to the proposed project.

Hydrology and Water Quality

Under Alternative 3, parcels identified for rezone would remain unchanged and ground disturbance and building footprints would be anticipated to be substantially similar to the proposed project. This alternative would result in similar impacts related to surface and groundwater quality, groundwater supply/recharge, drainage leading to erosion/siltation, flooding, additional sources of polluted runoff, or impedance of flood flows, risk of pollutant release due to inundation, and water quality control or sustainable groundwater management plans consistency.

Under the proposed project, impacts related to hydrology and water quality would be less than significant (see Section 3.9, Hydrology and Water Quality, of the Draft EIR). Alternative 3 would have similar impacts compared to the proposed project.

Land Use

Parcels identified for rezone would remain unchanged under this alternative, resulting in similar impacts related to the division of an established community or conflicts with applicable plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect compared to the proposed project. Under the proposed project, impacts related to land use and planning were less than significant (see Section 3.10, Land Use and Planning, of the Draft EIR), and impacts under Alternative 3 would be essentially the same as the impacts of the proposed project .

Mineral Resources

Parcels identified for rezone would remain unchanged under this alternative and overall development intensity would be comparable to the proposed project. Ground disturbance would remain the same as the proposed project under this alternative and would result in essentially the same impacts to mineral resource as the proposed project. Under the proposed project, impacts related to mineral resources would be less than significant (see Section 3.11, Mineral Resources, of the Draft EIR), and impacts under Alternative 3 would be similar.

Noise

Parcels identified for rezone would remain unchanged under this alternative and overall development intensity would be comparable to the proposed project. This would result in similar impacts related to substantial noise increases in excess of standards, groundborne vibration/noise levels, and excessive noise levels from airport activity as compared to the proposed project.

Under the proposed project, impacts related to noise would be less than significant or less than significant with mitigation incorporated (see Section 3.12, Noise, of the Draft EIR). Short-term and long-term noise impacts of Alternative 3 would be similar compared to those of the proposed project.

Population and Housing

Parcels identified for rezoning would remain unchanged under this alternative, and overall development intensity would be comparable to the proposed project. This would result in similar impacts related to population growth as compared to the proposed project. Under the proposed

project, impacts related to population and housing would be less than significant (see Section 3.13, Population and Housing, of the Draft EIR); however, because Alternative 3 would result in similar overall residential density, impacts would be similar to the proposed project.

Public Services

Parcels identified for rezone would remain unchanged under this alternative and overall development intensity would be comparable to the proposed project. Alternative 3 would result in similar impacts related to fire protection, police protection, schools, and library services as compared to the proposed project. The City's goal is to provide 5 acres of parkland per 1,000 residents. The City has 12 developed park sites that total 49.56 acres, which is approximately 0.92 acre per 1,000 residents. Therefore, the City does not currently meet its parkland standard. Alternative 3 could introduce approximately 6.71 acres of additional parkland at full buildout. This would not be enough parkland to reach the City's goal of 5 acres per 1,000 residents.

Under the proposed project, impacts to public services would be significant and unavoidable (see Section 3.14, Public Services, of the Draft EIR). As overall development intensity would be substantially similar to the proposed project, although the residential yield could be slightly reduced while still meeting the RHNA, the fact that the City is currently operating at a parkland ratio deficiency, and this alternative would not introduce enough park space to remedy this deficiency, impacts would remain significant and unavoidable related to park services.

Recreation

Under Alternative 3, parcels identified for rezone would remain unchanged under this alternative but overall development intensity would be substantially similar to the proposed project. This Alternative would result in substantially similar impacts to recreational facilities and the construction of new or expanded recreational facilities as the proposed project.

Under the proposed project, impacts related to recreation facilities would be less than significant (see Section 3.15, Recreation, of the Draft EIR). As such, Alternative 3 would have similar impacts to recreation compared to the proposed project.

Transportation

Under Alternative 3, parcels identified for rezone would remain unchanged under this alternative and overall development intensity would be comparable to the proposed project. Alternative 3 would result in similar related to conflicts with a program plan, ordinance, or policy of the circulation system, VMT, hazards due to a geometric design feature, and emergency access as compared to the proposed project. However, implementation of MM TRANS-1, MM TRANS-2, MM TRANS-3a, and MM TRANS-3b would still be required under this alternative.

Under the proposed project, impacts related to transportation were found to be less than significant with mitigation incorporated (see Section 3.16, Transportation and Traffic, of the Draft EIR). Compared to the proposed project, impacts related to transportation would be substantially similar compared to the proposed project.

Tribal Cultural Resources

Overall site disturbance would remain unchanged. Therefore, impacts related to TCRs would be similar to the proposed project, and implementation of MM CUL-2 and MM CUL-3 would still be required under this alternative.

Under the proposed project, project impacts related to TCRs would be less than significant with mitigation incorporated (see Section 3.17, Tribal Cultural Resources, of the Draft EIR). Impacts to TCRs associated with Alternative 3 would be similar to the proposed project.

Utilities and Service Systems

Under Alternative 3, parcels identified for rezone would remain unchanged under this alternative and overall development intensity would be comparable to the proposed project. As such, demand for utilities would be substantially similar compared to the proposed project and impacts related to water or wastewater treatment facilities, water supplies, wastewater treatment capacity, attainment of solid waste reduction goals, and solid waste regulations would be similar.

Under the proposed project, impacts related to utilities and service systems would be less than significant (see Section 3.18, Utilities and Service Systems, of the Draft EIR). Impacts of Alternative 3 to utilities and service systems would be similar compared to the impacts of the proposed project.

Wildfire

Under Alternative 3, parcels identified for rezone would remain unchanged under this alternative and overall development intensity would be comparable to the proposed project. Therefore, overall impacts related to emergency response/evacuation plan consistency, exposure of project occupants to pollutant concentrations from wildfire, infrastructure that exacerbates fire risk, and flooding and landslide hazards due to post-fire slope instability/drainage changes would be similar under this alternative to the impacts of the proposed project and would be less than significant (see Section 3.19, Wildfire, of the Draft EIR).

6.5.2 - Conclusion

Under Alternative 3, development sites greater than 1 acre in size would be required to include recreational space at a minimum of 10 percent of the gross square footage of the individual project. Otherwise, all project components would remain the same, and this alternative would still meet the City's RHNA. Parcels identified for rezone would remain unchanged under this alternative and overall development intensity would be comparable to the proposed project. The purpose of this alternative is to reduce project impacts related to park facilities. Under this alternative, public services impacts related to park facilities would be slightly reduced. All other impacts would be similar.

Alternative 3 would meet most of the project objectives. Depending on how many residential units are actually proposed as development applications under the proposed project are filed, this Alternative could result in slightly fewer residential units overall, but the City would still be required to approve developments such that it would meets its RHNA obligation. Therefore, it is possible that this alternative would not meet all of the project objectives to the same extent as the proposed

project if ultimately fewer residential units are accommodated. This alternative would not reduce any of the significant unavoidable impacts resulting from the proposed project to less than significant levels, including that of park services.

6.6 - Alternative 4—Increased Park Space Alternative

The Increased Park Space Alternative would rezone one or more of the vacant parcels identified under the proposed project to allow for recreational space/parks rather than residential or mixed-use development. This recreational space could include pocket parks, playgrounds, or plazas, for example. This alternative would reduce the number of dwelling units or commercial space in the case of mixed-use projects per parcel but would still provide rezoning for housing units to meet the City's RHNA of 5,434.

6.6.1 - Impact Analysis

Aesthetics, Light, and Glare

Under Alternative 4, one or more of the vacant parcels associated with the proposed project would be rezoned for recreational space/parks rather than residential or mixed-use development. This alternative would still allow the City to meet its RHNA but with less of a surplus. Intensity of development would be reduced given the introduction of future park space instead of residential or mixed-use on certain vacant parcels, even if other parcels under Program 10/11 were developed to the maximum potential yield. Therefore, overall impacts on scenic vistas, scenic quality, and light and glare would be reduced as compared to the proposed project and could result in beneficial impacts in certain areas depending on location and surrounding land uses.

Under the proposed project, impacts related to aesthetics would be less than significant (see Section 3.1 – Aesthetics, Light, and Glare, of the Draft EIR); however, as Alternative 4 would include rezoning for recreational space/parks, thereby reducing development intensity on the parcels associated with the proposed project, it would have slightly fewer aesthetic impacts as compared to the proposed project. It should also be noted that Alternative 4 could result in localized aesthetic beneficial impacts depending on location and surrounding land uses, as noted above.

Air Quality

Under Alternative 4, one or more of the vacant parcels associated with the proposed project would be rezoned for recreational space/parks rather than residential or mixed-use development. This alternative would still allow the City to meet its RHNA but with a slightly lower surplus. Intensity of development would be reduced given the introduction of future park space. Therefore, overall impacts related to conflicts with air quality plans or policies, criteria pollutants, exposure of sensitive receptors to pollutant concentrations, and release of other emissions and odors, would be slightly reduced compared to the proposed project. However, Alternative 4 would still be required to implement MM AIR-2a, MM AIR-2b, and MM AIR-3 in order to reduce air quality impacts.

Under the proposed project, the impacts related to air quality were found to be significant and unavoidable with mitigation incorporated (see Section 3.2, Air Quality, of the Draft EIR). Because Alternative 4 would include limited rezoning for recreational space/parks, thereby reducing

development intensity on one or more of the parcels associated with the proposed project, Alternative 4 would have slightly reduced air quality impacts as compared to the proposed project

Biological Resources

Under Alternative 4, all parcels identified for rezoning would remain the same. However, one or more of these parcels would be designated for recreational uses, including pocket parks, playgrounds, or plazas, instead of residential or mixed-use development. While this alternative reduces the overall development intensity on specific parcels, it does not reduce the overall disturbed footprint of future development. As a result, the potential impacts to biological resources would be substantially similar to those identified for the proposed project. Specifically, the unchanged development footprint means that potential impacts to special-status species, riparian habitats, wetlands, and other sensitive biological communities would still occur. Construction activities and land conversion associated with future development could disrupt wildlife movement and degrade habitat quality to the same degree as the proposed project.

As such, Alternative 4 would still be required to implement MM BIO-1 and MM BIO-2 in order to reduce biological resource impacts.

Under the proposed project, project impacts related to biological resources would be less than significant with mitigation incorporated (see Section 3.3, Biological Resources, of the Draft EIR). However, because Alternative 4 would not reduce the disturbed footprint of future development projects, whether residential, mixed-use, or open space, it would have similar biological resources impacts as compared to the proposed project.

Cultural Resources

Under Alternative 4, intensity of development would be reduced given the introduction of future park space instead of residential or mixed-use development. Overall site disturbance would likely remain unchanged. Despite the change in land use designation, ground-disturbing activities associated with park development would still have the potential to affect cultural resources. Therefore, impacts related to historical resources, archaeological resources, and human remains would remain the same. As such, this alternative would still require the implementation of MM CUL-1, MM CUL-2, and MM CUL-3 and would still result in a significant and unavoidable impact to historical resources.

Under the proposed project, project impacts related to cultural resources would be significant and unavoidable or less than significant with mitigation incorporated (see Section 3.4, Cultural Resources, of the Draft EIR). However, because Alternative 4 would not reduce the disturbed footprint of future development projects, impacts to cultural resources associated with Alternative 4 would be similar to the proposed project.

Energy

Intensity of residential and commercial development would be reduced given the introduction of future park space instead. It is assumed that open space would result in lower energy consumption compared to residential and mixed-use development. As a result, impacts related to energy use,

including electricity and natural gas demand, would be slightly reduced compared to the proposed project. However, the types of uses permitted under this alternative would remain similar, and development would still occur on the same parcels identified in the proposed project. Therefore, overall impacts related to energy consumption and conflicts with plans or policies related to energy efficiency and renewable energy would be substantially similar, although slightly reduced, as compared to the proposed project.

Impacts related to energy would be less than significant under the proposed project (see Section 3.5, Energy). However, because Alternative 4 would result in slightly reduced development intensity, impacts related to energy resources would be slightly reduced as compared to the proposed project.

Geology, Soils, and Seismicity

Intensity of residential and commercial development would be reduced given the introduction of future park space instead However, because the alternative does not reduce the number or size of parcels subject to future development, site preparation and construction activities would still involve similar levels of soil disturbance, excavation, and potential impacts to subsurface resources.

Additionally, recreational uses such as the creation of parks often require grading, utility installation, and hardscape improvements, which can result in comparable impacts to geology, soils, and seismicity as more intensive land uses. Therefore, while the intensity of use may be lower under this alternative, the ground-disturbing nature of the development remains unchanged, leading to similar environmental considerations.

Therefore, overall impacts related to earthquakes, soil erosion or topsoil loss, unstable geologic locations, expansive soil, septic tanks, or alternative wastewater disposal systems would be substantially similar compared to the proposed project. This alternative would still be required to implement MM GEO-1 to reduce impacts related to unique paleontological resources or sites or unique geologic features to less than significant levels.

Under the proposed project, project impacts related to geology, soils, and seismicity would be less than significant with mitigation incorporated (see Section 3.6, Geology and Soils, of the Draft EIR), and impacts under Alternative 4 would also be less than significant and comparable to the proposed project.

Greenhouse Gas Emissions

Intensity of residential and mixed-use development would be reduced given the introduction of future park space instead on certain parcels. This change to reduce the intensity of residential and mixed-use development would result in a modest reduction in GHG emissions compared to the proposed project. The reduction is primarily attributable to two factors: (1) fewer residential units and associated infrastructure would be constructed, and (2) recreational uses typically generate fewer vehicle trips and lower energy demand than residential or commercial uses. Additionally, park facilities generally require less energy in the form of heating, cooling, and lighting than residential or commercial buildings, further contributing to reduced operational emissions. Construction-related emissions would also be slightly lower due to the reduced intensity of development, although

ground disturbance would still occur on the same parcels. Similar to the proposed project, Alternative 4 would still require mitigation to reduce GHG impacts under CEQA.

Overall, impacts related to GHG emissions and conflicts with plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gases would be substantially similar, although potentially slightly reduced, compared to the proposed project. Alternative 4 would still be required to implement MM GHG-1a, MM GHG-1b, MM GHG-1c, and MM GHG-1d in order to reduce GHG impacts.

Under the proposed project, the impacts related to GHG emissions were found to be less than significant with mitigation incorporated (see Section 3.7, Greenhouse Gas Emissions, of the Draft EIR). Because Alternative 4 would result in a reduced intensity of future residential and mixed-use development, Alternative 4 would have slightly fewer GHG impacts as compared to the proposed project.

Hazards and Hazardous Materials

Parcels targeted for rezone would remain unchanged, but intensity of residential and mixed-use development would be slightly reduced given the introduction of future park space on certain parcels instead of the type of development proposed under Program 10/11 Rezone/GPA. While this change would slightly reduce the overall development intensity, it would not eliminate the need for site preparation, grading, or construction activities. As a result, impacts related to hazards and hazardous materials would be substantially similar to those of the proposed project.

Specifically, this alternative would still involve the routine transport, use, and disposal of hazardous materials during construction and operation. Recreational uses may require the handling of landscaping chemicals, fuels, and maintenance products would continue to pose minor risks. Because the parcels targeted for development remain unchanged, potential exposure to hazardous emissions or materials within 0.25 mile of a school, or on sites listed pursuant to Government Code Section 65962.5, would also remain similar. Because it involves the same sites as the proposed project, Alternative 4 would not interfere with airport safety zones, emergency response or evacuation plans, or increase wildfire risk beyond what is anticipated under the proposed project. Therefore, given substantially similar levels of overall development intensity, and the fact that open space would still require the use and handling of routine hazardous materials and potential removal of buildings containing hazardous materials, overall impacts related to the routine transport, use, or disposal of hazardous materials, upset and accident conditions involving release of hazardous materials, emission of hazardous emissions or handling of hazardous materials within 0.25 mile of a school, sites included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, airport/aviation safety, interference with an adopted emergency response or evacuation plan, or exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires would be substantially similar compared to the proposed project.

Under the proposed project, impacts related to hazards and hazardous materials would be less than significant (see Section 3.8, Hazards and Hazardous Materials, of the Draft EIR). Under Alternative 4,

impacts related to hazards and hazardous materials would be substantially similar compared to the proposed project.

Hydrology and Water Quality

Parcels targeted for rezone would remain unchanged, but intensity of residential and mixed-use development would be slightly reduced given the introduction of future park space on certain parcels instead of the type of development proposed under Program 10/11 Rezone/GPA. While this change would slightly reduce the overall development intensity, it would not eliminate the introduction of impervious surfaces across the majority of the vacant sites. Although the inclusion of park space may offset some impervious coverage, recreational uses typically still involve hardscape elements such as pathways, seating areas, and playground infrastructure, which contribute to stormwater runoff.

Accordingly, impervious surfaces would still be introduced on the majority of the vacant sites, offset slightly by any new open space under Alternative 4. As a result, impacts related to hydrology and water quality—including surface and groundwater quality, groundwater supply and recharge, drainage patterns leading to erosion or siltation, flooding, additional sources of polluted runoff, and impedance of flood flows—would be substantially similar to those of the proposed project. Additionally, the potential for pollutant release due to inundation and consistency with water quality control or sustainable groundwater management plans would remain unchanged under this alternative.

Overall, with substantially similar levels of impervious surfaces, impacts related to surface and groundwater quality, groundwater supply/recharge, drainage leading to erosion/siltation, flooding, additional sources of polluted runoff, or impedance of flood flows, risk of pollutant release due to inundation, and water quality control or sustainable groundwater management plans consistency would be substantially similar compared to the proposed project.

Under the proposed project, impacts related to hydrology and water quality would be less than significant (see Section 3.9, Hydrology and Water Quality, of the Draft EIR). Alternative 4 would have similar less than significant impacts compared to the proposed project.

Land Use

Alternative 4 would include updates to the General Plan Land Use Map and Zoning Ordinance in a substantially similar way as the proposed project, with the difference being rezoning one or more of the vacant parcels to open/recreational space rather than residential or mixed-use. Similar to the proposed project, Alternative 4 would result in consistency between the Zoning Ordinance and General Plan Land Use Map. Alternative 4 would also not result in physical division of an established community. Because the rezoning under Alternative 4 would still accommodate sufficient housing units to meet the City's RHNA allocation of 5,434 units, the alternative would remain consistent with the Housing Element Update and applicable planning policies. However, the surplus of housing capacity beyond the RHNA would be slightly reduced compared to the proposed project. Despite this reduction, Alternative 4 would still meet most of the project's basic objectives, including promoting infill development and increasing housing supply, albeit to a slightly lesser extent.

Therefore, impacts related to the division of an established community or conflicts with applicable plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect would be substantially similar compared to the proposed project. Under the proposed project, impacts related to land use and planning would be less than significant (see Section 3.10, Land Use and Planning, of the Draft EIR), and impacts under Alternative 4 would also be less than significant.

Mineral Resources

All parcels identified for rezoning would remain the same and ground disturbance would be substantially similar to the proposed project.

Under the proposed project, impacts related to mineral resources would be less than significant (see Section 3.11, Mineral Resources, of the Draft EIR), and impacts under Alternative 4 would be similar.

Noise

Citywide intensity of residential and mixed-use development would be reduced under Alternative 4 given the introduction of future park space on one or more parcels in lieu of residential or mixed-use development. This reduction in development intensity on specific sites would result in slightly lower noise impacts compared to the proposed project for those locations. Despite these reductions, the types of land uses permitted under this alternative would remain similar, and development would still occur on the same sites identified in the proposed project. Therefore, impacts related to substantial noise increases in excess of standards, groundborne vibration, and excessive noise levels from airport activity would be only modestly reduced.

Therefore, overall impacts related to substantial noise increases in excess of standards, groundborne vibration/noise levels, and excessive noise levels from airport activity would be the same as the proposed project but slightly reduced compared to the proposed project.

Under the proposed project, impacts related to noise would be less than significant or less than significant with mitigation incorporated (see Section 3.12, Noise, of the Draft EIR). Because Alternative 4 would result in reduced intensity of residential and mixed-use development, short-term and long-term noise impacts would be slightly reduced compared to that of the proposed project.

Population and Housing

Under Alternative 4, the overall intensity of residential and mixed-use development would be slightly reduced due to the introduction of future park space on one or more parcels in lieu of housing or commercial uses. This change would result in a modest reduction in the number of dwelling units constructed, and therefore a slightly lower residential population that could be accommodated by the Housing Element Update. However, the parcels targeted for rezoning remain the same as those in the proposed project. The surplus of housing capacity beyond the RHNA would be slightly reduced compared to the proposed project, but the alternative would still fulfill the City's State-mandated housing obligations.

Importantly, the City of Colton's General Plan already anticipates long-term population growth based on regional trends and land use capacity. The proposed project does not introduce unplanned growth; rather, it facilitates housing to accommodate forecasted growth. Therefore, while Alternative 4 would result in fewer residents on the specific parcels identified for rezoning, overall population growth within the City would remain consistent with General Plan projections. The impacts associated with population growth would occur regardless of whether the growth is accommodated on the proposed parcels or elsewhere in the City.

Under the proposed project, impacts related to population and housing were determined to be less than significant (see Section 3.13 of the Draft EIR). Because Alternative 4 would result in a slightly reduced residential density but would not alter the City's overall growth trajectory, impacts related to population and housing would also be less than significant and substantially similar to those of the proposed project.

Public Services

Intensity of residential and mixed-use development would be slightly reduced given the introduction of future park space in lieu of residential or mixed-use development. This reduction in development intensity would result in a modest decrease in permanent population growth on the identified sites associated with this alternative, which in turn would slightly reduce demand for public services such as fire protection, police services, schools, and libraries. However, because the parcels targeted for rezoning remain the same as those in the proposed project, and recreational uses still require public service support, the overall impacts would remain substantially similar. As such, impacts on fire and police protection, schools, and libraries would be slightly reduced as compared to the proposed project. Given the rezoning of one or more parcels for recreational space/parks, impacts related to park facilities would be reduced.

Under the proposed project, impacts to public services would be significant and unavoidable (see Section 3.14, Public Services, of the Draft EIR); as such, because Alternative 4 would result in reduced intensity of residential and/or mixed-use development and would rezone one or more parcels for recreational space/parks rather than residential or mixed uses, impacts related to public services could be reduced. It should be noted, however, that while this Alternative would result in a slightly reduced permanent resident population on the sites associated with this alternative compared to the proposed project, recreational space would still require police, fire, and emergency services. With regard to parkland, even with provision of additional open/recreational space under Alternative 4, the City would remain operating at a parkland-to-person ratio deficiency and this alternative would not introduce enough park space to remedy this deficiency. Because Alternative 4 would result in slightly reduced residential development on the project sites and introduce additional recreational space, it could reduce some public service demands. However, the City's existing parkland shortfall and the continued need for emergency services at recreational sites mean that overall impacts would remain significant and unavoidable. Therefore, impacts would remain significant and unavoidable related to park services, although slightly reduced compared to the proposed project.

Recreation

Under Alternative 4, parcels targeted for rezone would remain unchanged but intensity of residential and/or mixed-use development would be reduced given the introduction of future park space in lieu of other development as under the proposed project. This change would reduce the overall development intensity and introduce additional open space, which could provide localized recreational benefits and modest relief to the City's existing parkland deficiency. With the introduction of additional open/recreational space as compared to the proposed project, overall impacts related to recreational facilities and the construction of new or expanded recreational facilities would be slightly reduced compared to the proposed project. The inclusion of new recreational areas would slightly reduce impacts related to the need for new or expanded recreational facilities as compared to the proposed project.

Under the proposed project, impacts related to recreation facilities are less than significant (see Section 3.15, Recreation, of the Draft EIR). Because Alternative 4 would result in a modest increase in park space and a slight reduction in residential development intensity, impacts related to recreation would be slightly reduced and would remain less than significant. As such, Alternative 4 would have slightly fewer impacts to recreation as compared to the proposed project.

Transportation

Intensity of residential and/or mixed-use development would be reduced given the introduction of future park space instead of proposed development type. Therefore, future permanent resident population on the proposed sites would likely be slightly reduced under this alternative. However, depending on the type of open/recreational space that would result on one or more of the identified parcels under Alternative 4, VMT would likely remain substantially similar to the proposed project. As such, impacts related to conflicts with a program plan, ordinance, or policy of the circulation system, VMT, hazards due to a geometric design feature, and emergency access would be substantially similar compared to the proposed project. Implementation of MM TRANS-1, MM TRANS-2, MM TRANS-3a, and MM TRANS-3b would still be required under this alternative.

Under the proposed project, impacts related to transportation were found to be less than significant (Impact TRANS-1, TRANS-3 and TRANS-4, Cumulative) or less than significant with mitigation incorporated (Impact TRANS-2) (see Section 3.16, Transportation and Traffic, of the Draft EIR). Compared to the proposed project, impacts would be substantially similar under Alternative 4 because it would result in similar transportation demands. As such, impacts related to transportation would be essentially the same as compared to the proposed project.

Tribal Cultural Resources

Intensity of residential and/or mixed-use development would be reduced given the introduction of future park space. However, Alternative 4 would not alter the location or footprint of development and overall site disturbance would likely remain unchanged; therefore, the potential for impacts to TCRs, including known or undiscovered sites, features, places, or objects of cultural value to California Native American Tribes, would remain substantially similar to those of the proposed project and would not avoid or substantially lessen impacts to TCRs. As such, impacts related to TCRs

would be similar to the proposed project, and implementation of MM CUL-2 and MM CUL-3 would still be required under this alternative.

Under the proposed project, project impacts related to TCRs would be less than significant with mitigation incorporated (see Section 3.17, Tribal Cultural Resources, of the Draft EIR). Because this alternative would not reduce the disturbed footprint of future development projects, impacts to TCRs associated with the Alternative 4 would be similar to the proposed project.

Utilities and Service Systems

Intensity of residential and/or mixed-use development would be slightly reduced given the introduction of future park space, which would result in slightly reduced permanent resident population growth on the project sites compared to the proposed project. Open space/recreational uses would still require potable water in most instances, wastewater treatment, and solid waste reduction. The difference in the land use under this alternative for certain parcels would be limited, and the impacts to water or wastewater treatment facilities, water supplies, wastewater treatment capacity, attainment of solid waste reduction goals, and solid waste regulations would be substantially similar to the proposed project.

Under the proposed project, impacts related to utilities and service systems would be less than significant (see Section 3.18, Utilities and Service Systems, of the Draft EIR); impacts to utilities and service systems would be substantially similar compared to that of the proposed project.

Wildfire

Parcels targeted for rezone would remain unchanged, but intensity of residential and/or mixed-use development would be reduced given the introduction of future park space. Changes in land use intensity would be minor and the parcels for rezone would remain the same as for the proposed project. No additional parcels in wildfire hazard zones would be developed. Specifically, impacts related to consistency with emergency response and evacuation plans, exposure of project occupants to pollutant concentrations from wildfire, infrastructure that could exacerbate fire risk, and post-fire slope instability or drainage changes would not be increased under Alternative 4. Recreational uses may involve vegetation management and installation of hardscape features, but these activities are not expected to introduce new wildfire risks beyond those already anticipated under the proposed project. Therefore, overall impacts related to emergency response/evacuation plan consistency, exposure of project occupants to pollutant concentrations from wildfire, infrastructure that exacerbates fire risk, and flooding and landslide hazards due to post-fire slope instability/drainage changes would be essentially the same as the proposed project under this alternative. Under the proposed project, impacts related to wildfire would be less than significant (see Section 3.19, Wildfire, of the Draft EIR).

6.6.2 - Conclusion

The Increased Park Space Alternative would rezone one or more of the vacant parcels identified under the proposed project to allow for recreational space/parks rather than residential or mixed-use development. This recreational space could include pocket parks, playgrounds, or plazas, for example. This alternative would reduce the number of dwelling units or commercial space in the

case of mixed-use projects per parcel but would still provide rezoning for housing units to meet the City's RHNA of 5,434 dwelling units. The purpose of this alternative is to reduce project impacts related to park facilities. Under this alternative, public services impacts related to park facilities and impacts related to recreation would be reduced. All other impacts would remain essentially the same as for the proposed project.

Alternative 4 would meet most of the project objectives because this alternative would still meet the City's RHNA with a small incremental reduction in the number of potential housing units that would be developed. However, even a small reduction in the number of housing units would not meet the project objectives as efficiently or to the same extent as the proposed project. Additionally, this alternative would not reduce any of the significant unavoidable impacts resulting from the proposed project to less than significant levels, including that of park services.

6.7 - Alternative 5—Increased Density Alternative

The proposed project has calculated buildout of 1,953 dwelling units utilizing a reasonable yield ratio of 60 percent residential per site, as described in Chapter 2, Project Description. This alternative would allow the City to permit development on the identified parcels to be rezoned at a reasonable yield ratio of 70 percent residential per site (2,079 dwelling units compared to 1,953 units for the proposed project at 60 percent) and would increase the surplus of dwelling units needed to meet the City's RHNA. This alternative would require updates to the General Plan Land Use Map, Zoning Map, Land Use Element, and Zoning Ordinance, similar to the proposed project.

6.7.1 - Impact Analysis

Aesthetics, Light, and Glare

Under Alternative 5, residential development intensity would increase; however, maximum building height would remain the same as the proposed project. The increased density could result in greater building massing and visual prominence on a parcel-by-parcel basis, particularly in areas adjacent to lower-intensity development. This may incrementally affect the perceived visual character of certain neighborhoods, especially where transitions between land uses are abrupt. However, all future development under Alternative 5 would be subject to the City's adopted design guidelines, General Plan policies, and Municipal Code requirements, which are intended to ensure architectural compatibility, cohesive urban form, and appropriate transitions between uses. These standards would help mitigate potential aesthetic impacts by promoting high-quality design, appropriate setbacks, and landscaping.

Light and glare impacts under Alternative 5 would be similar to those of the proposed project. Although increased residential density may result in more nighttime lighting sources, such as exterior building lights, streetlights, and vehicle headlights, the types of lighting and their intensity would be regulated by existing City standards. Glare from reflective surfaces such as windows and vehicles would also be comparable to the proposed project and not expected to result in significant visual disruption.

Additionally, the maximum building height under Alternative 5 would remain the same as for the proposed project and would not increase impacts associated with scenic vistas, scenic quality, or light and glare as compared to the proposed project.

Under the proposed project, impacts related to aesthetics would be less than significant (see Section 3.1, Aesthetics, Light, and Glare, of the Draft EIR). Although development intensity could increase on a parcel-by-parcel basis, overall allowable building height would remain the same and light and glare impacts would be anticipated to be essentially the same as for the proposed project; however, as Alternative 5 would increase development intensity on the parcels associated with the proposed project, it could have slightly greater aesthetic impact as compared to the proposed project depending on project design; however, all future development would be expected to comply with City design guidelines, General Plan policies, and the Municipal Code to ensure visual compatibility between developments.

Air Quality

Under Alternative 5, residential development intensity would increase with an associated increase in resident population on the proposed sites. Specifically, Alternative 5 would generate higher levels of criteria air pollutants—including ROG, NO_X, CO, and particulate matter (PM_{10} and $PM_{2.5}$)—due to increased construction activity, vehicle trips, and energy consumption. These emissions would contribute to regional air quality degradation and could exacerbate existing nonattainment conditions in the South Coast Air Basin. Additionally, the increased density may result in greater exposure of sensitive receptors to pollutant concentrations, particularly during construction phases. Alternative 5 would still be required to implement MM AIR-2a, MM AIR-2b, and MM AIR-3 in order to reduce air quality impacts. However, as with the proposed project, these measures would not be sufficient to reduce emissions below thresholds. Therefore, impacts related to air quality under Alternative 5 would remain significant and unavoidable and would be greater than those of the proposed project due to the increased development intensity.

Under the proposed project, impacts related to air quality were found to be significant and unavoidable with mitigation incorporated (see Section 3.2, Air Quality, of the Draft EIR). Because Alternative 5 would increase development intensity on the parcels associated with the proposed project, Alternative 5 would have increased air quality impacts as compared to the proposed project.

Biological Resources

Under Alternative 5, residential development intensity would increase. However, development footprints would be substantially similar to the proposed project. Because biological resource impacts are primarily associated with ground-disturbing activities—such as grading, excavation, and infrastructure installation—the increased density would not result in a proportional increase to biological resources. Potential impacts to biological resources under Alternative 5 would include disturbance to special-status species, riparian habitats, wetlands, sensitive biological communities, and wildlife movement corridors. These impacts would be similar to those identified under the proposed project, as the location and extent of development would not change. Construction activities would still have the potential to disrupt habitat quality and wildlife movement, and land

conversion could affect sensitive ecological areas. Alternative 5 would still be required to implement MM BIO-1 and MM BIO-2 in order to reduce biological resource impacts.

Under the proposed project, project impacts related to biological resources would be less than significant with mitigation incorporated (see Section 3.3, Biological Resources, of the Draft EIR). Although Alternative 5 would increase residential development intensity, it would not expand the development footprint or introduce new areas of disturbance. Therefore, biological resource impacts under Alternative 5 would remain less than significant with mitigation and would be substantially similar to those of the proposed project.

Cultural Resources

Under Alternative 5, residential development intensity would increase. However, development footprints on each parcel would be substantially similar to the proposed project. Because impacts to cultural resource, such as historical buildings, archaeological sites, and human remains, are primarily associated with ground-disturbing activities, the increased density would not result in a proportional increase in cultural resource impacts compared to the proposed project. This alternative would still require the implementation of MM CUL-1, MM CUL-2, and MM CUL-3 and would still result in a significant and unavoidable impact to historical resources.

Under the proposed project, project impacts related to cultural resources would be significant and unavoidable with respect to historical resources and less than significant with mitigation incorporated for other subtopics (see Section 3.4, Cultural Resources, of the Draft EIR). However, because Alternative 5 would not substantially change the development footprint of future development projects on the identified parcels, impacts to cultural resources associated with Alternative 5 would be similar compared to the proposed project.

Energy

Under Alternative 5, residential development intensity would increase, thereby increasing impacts associated with energy consumption and conflicts with plans or policies related to energy efficiency and renewable energy as compared to the proposed project. Under Alternative 5, the residential development intensity would increase across the parcels identified for rezoning, resulting in approximately 2,079 dwelling units compared to 1,953 under the proposed project. This increase in development intensity would lead to a corresponding increase in energy consumption, including electricity and natural gas demand, as well as greater reliance on construction-related fuels such as diesel and gasoline. Although the physical development footprint would remain substantially similar to that of the proposed project, the higher number of residential units would result in increased operational energy use due to greater demand for heating, cooling, lighting, appliances, and transportation. Additionally, construction activities would require more materials and labor, contributing to higher short-term energy consumption.

Despite these increases, all development under Alternative 5 would still be required to comply with the applicable California Building Standards Code, including Title 24 energy efficiency standards and CALGreen requirements, as well as the City of Colton's CAP. These regulations mandate energy-

efficient building design and promote the use of renewable energy sources, which would help mitigate the increased energy demand.

Impacts related to energy would be less than significant under the proposed project (see Section 3.5, Energy). However, because Alternative 5 would result in increased development intensity, impacts related to energy resources would increase as compared to the proposed project, although they would still remain less than significant.

Geology, Soils, and Seismicity

Under Alternative 5, residential development intensity would increase; however, the physical development footprint and location of future development would remain substantially similar. Because impacts related to geology, soils, and seismicity are primarily associated with ground-disturbing activities, such as grading, excavation, and infrastructure installation, the increased density would not result in a proportional increase in geologic hazards or soil-related impacts.

Potential impacts under Alternative 5 would include exposure to seismic hazards such as fault rupture, ground shaking, liquefaction, and lateral spreading, as well as risks associated with soil erosion, expansive soils, and unstable geologic conditions. These risks are inherent to the region and would be similar to those identified under the proposed project. Additionally, Alternative 5 would not introduce new development in areas with greater geologic sensitivity or slope instability. Therefore, impacts associated with earthquakes, soil erosion or topsoil loss, unstable geologic locations, expansive soil, septic tanks, or alternative wastewater disposal systems would be substantially similar compared to the proposed project. Impacts to paleontological resources would also remain unchanged under Alternative 5. Paleontological resources are typically located in subsurface geologic formations and are affected by the extent and depth of ground disturbance, not by the number of units constructed above ground. Since Alternative 5 does not expand the development footprint or increase the depth of excavation, the potential to encounter paleontological resources would be the same as under the proposed project. Therefore, Alternative 5 would be required to implement MM GEO-1 to reduce impacts related to unique paleontological resources or sites or unique geologic features to less than significant levels.

Under the proposed project, project impacts related to geology, soils, and seismicity would be less than significant with mitigation incorporated (see Section 3.6, Geology and Soils of the Draft EIR), and impacts under Alternative 5 would be substantially similar and less than significant with mitigation.

Greenhouse Gas Emissions

Under Alternative 5, residential development intensity would increase, thereby increasing the permanent resident population on the project sites compared to the proposed project. Because GHG emissions are closely tied to VMT, energy consumption, and construction activity, the higher residential density under Alternative 5 would result in a greater permanent population on the project sites, which in turn would generate more vehicle trips and increase energy demand for heating, cooling, lighting, and appliances. Construction-related emissions would also be higher due to the increased volume of materials, labor, and equipment required to support the additional units.

These factors would contribute to a greater overall GHG emissions profile compared to the proposed project. Alternative 5 would still be required to implement MM GHG-1a, MM GHG-1b, MM GHG-1c, and MM GHG-1d in order to reduce GHG impacts.

Under the proposed project, the impacts related to GHG emissions were found to be less than significant with mitigation incorporated (see Section 3.7, Greenhouse Gas Emissions, of the Draft EIR). Because Alternative 5 would result in increased intensity of future residential development, Alternative 5 would have more GHG impacts compared to the proposed project.

Hazards and Hazardous Materials

Under Alternative 5, residential development intensity would increase. However, the physical development footprint and location of future development would remain substantially similar. Because hazards and hazardous materials impacts are primarily associated with the nature of site disturbance and operational land uses, the increased density would not result in a proportional increase in hazard-related risks.

This alternative would not substantially increase impacts associated with the routine transport, use, or disposal of hazardous materials, nor would it elevate risks related to upset and accident conditions involving the release of hazardous substances. The types of materials used during construction—such as fuels, solvents, and adhesives—and those used during operation—such as cleaning agents and landscaping chemicals—would remain consistent with those anticipated under the proposed project. Additionally, the parcels targeted for development under Alternative 5 are the same as those under the proposed project, meaning that proximity to sensitive receptors (e.g., schools), listed hazardous materials sites (pursuant to Government Code Section 65962.5), and airport safety zones would remain unchanged.

Alternative 5 would also not interfere with adopted emergency response or evacuation plans, nor would it increase exposure of people or structures to significant risks involving wildland fires. The incremental increase in population and development intensity would not introduce new land uses or infrastructure that would exacerbate fire risk or emergency response constraints.

Under the proposed project, impacts related to hazards and hazardous materials would be less than significant (see Section 3.8, Hazards and Hazardous Materials, of the Draft EIR). Under Alternative 5, impacts related to hazards and hazardous materials would be substantially similar compared to the proposed project.

Hydrology and Water Quality

Under Alternative 5, residential development intensity would increase across the parcels identified for rezoning, resulting in a higher number of dwelling units compared to the proposed project. However, the physical development footprint and location of future development would remain substantially similar. Because hydrology and water quality impacts are primarily associated with the extent of impervious surfaces and ground-disturbing activities, the increased density would not result in a proportional increase in hydrologic impacts.

Impervious surfaces—such as rooftops, driveways, and sidewalks—would still be introduced across the majority of the vacant sites, contributing to stormwater runoff and potential changes in drainage patterns. However, because the building footprints would remain similar to those of the proposed project, the overall area of impervious coverage would not substantially increase. As a result, impacts related to surface and groundwater quality, groundwater supply and recharge, erosion and siltation, flooding, polluted runoff, and impedance of flood flows would be comparable to those of the proposed project.

Additionally, the potential for pollutant release due to inundation and consistency with water quality control or sustainable groundwater management plans would remain unchanged under this alternative. All development would continue to be subject to applicable stormwater management regulations, including compliance with the National Pollutant Discharge Elimination System (NPDES) permit and implementation of Best Management Practices (BMPs) to control runoff and protect water quality.

Under the proposed project, impacts related to hydrology and water quality would be less than significant (see Section 3.9, Hydrology and Water Quality, of the Draft EIR). Alternative 5 would have substantially similar impacts compared to the proposed project.

Land Use

Under Alternative 5, the City would increase the residential yield ratio from 60 percent to 70 percent across the parcels identified for rezoning, resulting in approximately 2,079 dwelling units compared to 1,953 under the proposed project. This alternative would require updates to the General Plan Land Use Map, Zoning Map, Land Use Element, and Zoning Ordinance, similar to the proposed project. Because the parcels targeted for rezoning remain the same and the proposed land use designations would continue to support residential and mixed-use development, Alternative 5 would not result in the physical division of an established community. The alternative would maintain consistency between the General Plan and Zoning Ordinance and would not introduce incompatible land uses. Therefore, impacts related to land use compatibility and community cohesion would be substantially similar to those of the proposed project.

Alternative 5 would also remain consistent with the City's Housing Element Update and applicable planning policies, including those outlined in the General Plan Land Use Element. Policies such as LU-8.3 (encouraging a range of housing types), LU-8.4 (locating higher-density housing near activity centers), and LU-15.9 (encouraging attractive, higher-density housing that complements commercial uses) support the increased density proposed under this alternative.

Importantly, Alternative 5 would increase the surplus of housing units beyond the City's RHNA allocation of 5,434 units, thereby better fulfilling the project's objective to promote infill development and expand housing opportunities. This surplus could provide greater flexibility in meeting future housing demands and affordability goals. Under the proposed project, impacts related to land use and planning would be less than significant (see Section 3.10, Land Use and Planning, of the Draft EIR), and impacts under Alternative 5 would be substantially similar and less than significant.

Mineral Resources

Under Alternative 5, development intensity would increase, but ground disturbance would remain essentially the same as would occur under the proposed project. Therefore, impacts associated with known mineral resources, or locally important mineral resources, would be similar to the proposed project. Under the proposed project, impacts related to mineral resources would be less than significant (see Section 3.11, Mineral Resources, of the Draft EIR), and impacts under Alternative 5 would be similar.

Noise

Under Alternative 5, development intensity would increase by raising the yield ratio from 60 percent to 70 percent, resulting in approximately 2,079 dwelling units. While this alternative would incrementally increase construction activity and operational noise due to a higher number of residential units, the overall development footprint and types of noise sources would remain similar to the proposed project. Construction-related noise impacts would continue to be governed by the City of Colton's Municipal Code and mitigated through site-specific measures (e.g., MM NOI-2), ensuring compliance with the 65 A-weighted decibel (dBA) equivalent sound level ($L_{eq(h)}$) threshold at property boundaries.

Operational noise levels, including those from mechanical equipment and increased vehicle trips, would be slightly higher under Alternative 5 but would remain within acceptable limits under the City's Noise Element and General Plan standards. All residential units would be required to meet Title 24 interior noise standards (≤45 dBA Community Noise Equivalent Level [CNEL]), and groundborne vibration impacts would be comparable to the proposed project. Airport-related noise exposure would remain unchanged.

Under the proposed project, impacts related to noise would be less than significant or less than significant with mitigation incorporated (see Section 3.12, Noise, of the Draft EIR). Because Alternative 5 would result in increased intensity of residential development, it may result in modestly greater noise levels; all impacts would remain less than significant with mitigation, and no substantial reduction in noise-related impacts would be achieved compared to the proposed project.

Population and Housing

Under Alternative 5, residential development intensity and resident population compared to the proposed project would increase on the project sites, thereby increasing impacts associated with population growth on the project sites. This increase in development intensity would allow the City of Colton to better meet its RHNA allocation and provide a greater surplus of housing units, thereby enhancing flexibility to accommodate future demand and shifts in market conditions. Although this alternative would incrementally increase the resident population, the growth would remain consistent with long-term projections in the City's General Plan and Alternative 5 would not induce substantial unplanned population growth or require extension of infrastructure beyond what is already anticipated.

Impacts related to housing displacement would remain less than significant under Alternative 5. While a small number of existing single-family homes could be removed on parcels proposed for

rezoning, the overall effect would be offset by the construction of new housing units at a range of affordability levels. Development would occur on infill sites with access to existing infrastructure and public services, and no substantial displacement of people or housing would occur that would necessitate replacement housing elsewhere. As with the proposed project, Alternative 5 would support the City's long-range planning goals and comply with applicable General Plan policies and CEQA thresholds.

Similar to the proposed project, where impacts related to population and housing would be less than significant (see Section 3.13, Population and Housing, of the Draft EIR), Alternative 5 would not substantially increase any impacts related to population and housing and the impacts would remain less than significant.

Public Services

Under Alternative 5, residential development intensity would increase on the project sites, as well as future population growth associated with the proposed project. This increase in housing would incrementally raise the permanent resident population on the project sites, thereby increasing demand for public services such as fire and police protection, schools, libraries, and park facilities in these areas. While the increased population would slightly elevate service needs, the physical development footprint would remain similar to the proposed project and impacts to fire, police, school, and library services would remain less than significant. Furthermore, this would be considered planned growth. However, the City of Colton currently provides only 0.92 acres of parkland per 1,000 residents, well below its General Plan goal of 5 acres per 1,000 residents. The additional population under Alternative 5 would exacerbate this shortfall, and impacts related to park services would remain significant and unavoidable, consistent with the proposed project. Therefore, demand for public services would also increase, resulting in increased impacts related to fire and police protection, schools, park facilities, and library services compared to the proposed project

Under the proposed project, impacts to public services would be significant and unavoidable (see Section 3.14, Public Services, of the Draft EIR); because the incremental increase in population that would occur under Alternative 5 would be small and would be considered planned growth consistent with the General Plan, impacts to public services would not be increased compared to the proposed project and would remain less than significant with respect to fire and police protection, schools, and library services. The impact would remain significant and unavoidable with respect to provision of parkland and would be increased compared to the proposed project.

Recreation

Under Alternative 5, residential development intensity would increase, as well as future population growth on the project sites. This increase in residential development would incrementally raise the permanent population and, consequently, demand for recreational facilities in the area. Therefore, impacts associated with recreational facilities and the construction of new or expanded recreational facilities would be increased as compared to the proposed project.

Under the proposed project, impacts related to recreation facilities are less than significant (see Section 3.15, Recreation, of the Draft EIR). As such, Alternative 5 would have increased impacts associated with recreation as compared to the proposed project, although these impacts would remain less than significant.

Transportation

Under Alternative 5, residential development intensity would increase, as well as future residential population growth on the project sites. This increase in residential development intensity on the project sites would lead to a higher permanent population and greater transportation demand in the project area. As a result, impacts associated with VMT, consistency with circulation system plans and policies, and emergency access would be incrementally greater than those of the proposed project. While the physical development footprint would remain similar, the additional units would generate more trips and increase VMT. Therefore, impacts associated with conflicts with a program plan, ordinance or policy of the circulation system, VMT, and emergency access would be incrementally increased as compared to the proposed project. Impacts related to hazards due to a geometric design feature would not be expected to be different from the impacts of the proposed project as the same design guidelines and regulations would be followed. Implementation of MM TRANS-1, MM TRANS-2, MM TRANS-3a, and MM TRANS-3b would still be required under this alternative.

Under the proposed project, impacts related to transportation were found to be less than significant (Impact TRANS-1, TRANS-3 and TRANS-4, Cumulative Impacts) or less than significant with mitigation incorporated (Impact TRANS-2) (see Section 3.16, Transportation and Traffic, of the Draft EIR). Compared to the proposed project, Alternative 5 would result in incrementally increased transportation demands. As such, impacts related to transportation would be increased as compared to the proposed project and would remain significant and unavoidable with respect to conflicts with a program, plan, ordinance, or policy of the circulation system.

Tribal Cultural Resources

Under Alternative 5, residential development intensity would increase on the project sites. However, as development footprints and ground disturbance would be essentially the same on all parcels, there would be no increased impacts associated with TCRs. Implementation of MM CUL-2 and MM CUL-3 would still be required under this alternative.

Under the proposed project, project impacts related to TCRs would be less than significant with mitigation incorporated (see Section 3.17, Tribal Cultural Resources, of the Draft EIR). Impacts to TCRs associated with Alternative 5 would be substantially similar compared to the proposed project.

Utilities and Service Systems

Under Alternative 5, residential development intensity would increase on the project sites, as well as future permanent resident population. This increase in housing would incrementally raise demand for utilities and service systems, including water supply, wastewater treatment, stormwater drainage, solid waste disposal, electricity, natural gas, and telecommunications. Although the physical development footprint would remain similar, the higher number of units would result in greater operational demand for utility services. All development under Alternative 5 would be

required to comply with applicable City of Colton Municipal Code provisions, the applicable California Building Standards Code (including Title 24 and CALGreen), and the City's CAP, which collectively ensure energy efficiency, water conservation, and infrastructure adequacy. Impacts associated with utilities and service systems under Alternative 5 would be incrementally greater than those of the proposed project due to the increased population and service demand. However, Alternative 5 would be consistent with the growth planned for in the General Plan, and the City has determined that adequate water and wastewater capacity exists to serve cumulative development through 2045, and future projects would be required to pay development impact fees to support infrastructure improvements. Similarly, solid waste would continue to be managed through existing landfill capacity, and electric, gas, and telecom providers have planned for growth consistent with the General Plan. Therefore, while Alternative 5 would result in increased utility demand, impacts would remain less than significant, consistent with the proposed project. Under the proposed project, impacts related to utilities and service systems would be less than significant (see Section 3.18, Utilities and Service Systems, of the Draft EIR); however, because Alternative 5 would result in incrementally increased demand for utilities, impacts to utilities and service systems would be increased compared to that of the proposed project but would remain less than significant.

Wildfire

Although this alternative would incrementally increase the permanent population, this would be considered planned growth, and the physical development footprint and location of future development would remain substantially similar to the proposed project. None of the proposed rezoning sites are located within a State Responsibility Area (SRA) or Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone (VHFHSZ), and all sites are at least 0.27 mile from the nearest High Fire Hazard Safety Zone (FHSZ). Therefore, Alternative 5 would not introduce new development into areas with elevated wildfire risk. All development would be subject to the City of Colton's General Plan policies, Local Hazard Mitigation Plan, Emergency Operations Plan, and Municipal Code Chapter 15.16, which adopt the California Fire Code and require compliance with fire safety standards, defensible space requirements, and emergency access protocols. Additionally, development would not occur on steep slopes or in areas prone to post-fire flooding or landslides. Compliance with applicable State and local fire protection regulations would ensure that Alternative 5 does not impair emergency response or evacuation plans, expose occupants to pollutant concentrations from wildfire, or increase risks associated with slope instability or drainage changes. Accordingly, impacts related to wildfire under Alternative 5 would be similar to those of the proposed project and would remain less than significant.

6.7.2 - Conclusion

The proposed project has calculated buildout of 1,953 dwelling units utilizing a reasonable yield ratio of 60 percent residential per site, as described in Chapter 2, Project Description. Alternative 5 would allow the City to permit development on the identified parcels to be rezoned at a reasonable yield ratio of 70 percent residential per site (resulting in a potential 2,079 dwelling units compared to 1,953 units for the proposed project) and would similarly facilitate meeting the City's RHNA. This alternative would require updates to the General Plan Land Use Map, Zoning Map, Land Use Element, and Zoning Ordinance, similar to the proposed project. The purpose of this alternative is to

meet the project objectives to an even greater extent than the proposed project by providing additional housing units. Under this alternative, some impacts would be increased due to the increased resident population, with the exception of land use, cultural resources and Tribal cultural resource impacts, which would not be affected by increased population and would remain the same. Other topical areas acknowledge the incremental increase in resident population that could occur under Alternative 5, but this increase is not substantial enough to change the significance conclusions of the proposed project and would be considered planned growth.

Alternative 5 would meet all of the project objectives to a slightly greater extent than the proposed project because this alternative would increase the number of potential housing units that would be developed. However, this alternative would not reduce any of the significant unavoidable impacts resulting from the proposed project to less than significant levels, and some impacts would be more severe.

6.8 - Environmentally Superior Alternative

CEQA Guidelines Section 15126(e)(2) requires identification of an environmentally superior alternative. If the No Project Alternative is environmentally superior, CEQA requires selection of the "environmentally superior alternative other than the No Project Alternative" from among the proposed project and the alternatives evaluated.

The qualitative environmental effects of each alternative compared to the proposed project are summarized in Table 6-1.

Table 6-1: Summary of Alternatives

Environmental Topic Area	Proposed Project	Alternative 1—No Project Alternative	Alternative 2—Reduced Density Alternative	Alternative 3—Inclusionary Park Space Alternative	Alternative 4—Increased Park Space Alternative	Alternative 5—Increased Density Alternative
Section 3.1: Aesthetics, Light, and Glare	LTS	LTS ≥	LTS ≤	LTS =	LTS <	LTS >
Section 3.1: Air Quality	SU with mitigation	SU with mitigation ≥	SU with mitigation ≤	SU with mitigation =	SU with mitigation <	SU with mitigation >
Section 3.3: Biological Resources	LTS with mitigation	LTS with mitigation =	LTS with mitigation =	LTS with mitigation =	LTS with mitigation =	LTS with mitigation =
Section 3.4: Cultural Resources	SU with mitigation	SU with mitigation =	SU with mitigation =	SU with mitigation =	SU with mitigation =	SU with mitigation =
Section 3.5: Energy	LTS	LTS =	LTS ≤	LTS =	LTS <	LTS >
Section 3.6: Geology and Soils	LTS with mitigation	LTS with mitigation =	LTS with mitigation =	LTS with mitigation =	LTS with mitigation =	LTS with mitigation =
Section 3.7: Greenhouse Gas Emissions	LTS with mitigation	LTS with mitigation ≥	LTS with mitigation ≤	LTS with mitigation =	LTS with mitigation <	LTS with mitigation >
Section 3.8: Hazards and Hazardous Materials	LTS	LTS =	LTS ≤	LTS =	LTS =	LTS =
Section 3.9: Hydrology and Water Quality	LTS	LTS =	LTS =	LTS =	LTS =	LTS =
Section 3.10: Land Use and Planning	LTS	LTS <	LTS =	LTS =	LTS =	LTS =
Section 3.11: Mineral Resources	LTS	LTS =	LTS =	LTS =	LTS =	LTS =
Section 3.12: Noise	LTS with mitigation	LTS with mitigation =	LTS with mitigation ≤	LTS with mitigation =	LTS with mitigation <	LTS with mitigation >
Section 3.13: Population and Housing	LTS	LTS =	LTS =	LTS =	LTS =	LTS =
Section 3.14: Public Services	SU	SU =	SU ≤	SU =	SU <	SU >
Section 3.15: Recreation	LTS	LTS =	LTS ≤	LTS =	LTS <	LTS >
Section 3.16: Transportation	LTS with mitigation	LTS with mitigation >	LTS with mitigation ≤	LTS with mitigation =	LTS with mitigation =	LTS with mitigation >

Environmental Topic Area	Proposed Project	Alternative 1—No Project Alternative	Alternative 2—Reduced Density Alternative	Alternative 3—Inclusionary Park Space Alternative	Alternative 4—Increased Park Space Alternative	Alternative 5—Increased Density Alternative
Section 3.17: Tribal Cultural Resources	LTS with mitigation	LTS with mitigation =	LTS with mitigation =	LTS with mitigation =	LTS with mitigation =	LTS with mitigation =
Section 3.18: Utilities and Service Systems	LTS	LTS ≤	LTS ≤	LTS =	LTS =	LTS >
Section 3.19: Wildfire	LTS	LTS =	LTS =	LTS =	LTS =	LTS =

Source: FirstCarbon Solutions (FCS). 2025.

Notes:
NI = No impact
LTS = Less than significant impact
SU = significant and unavoidable impact

< Impacts would be reduced compared to the proposed project.
≤ Impacts would be similar to, but slightly reduced, compared to the proposed project.
> Impacts would be greater than the proposed project.
≥ Impacts would be similar to, but slightly increased, compared to the proposed project.
= Impacts would be the same as the proposed project.

CEQA Guidelines Section 15126(e)(2) requires identification of an environmentally superior alternative. If the No Project Alternative is environmentally superior, CEQA requires selection of the "environmentally superior alternative other than the No Project Alternative" from among the proposed project and the alternatives evaluated. As demonstrated by Table 6-3, Alternative 1 (No Project Alternative) is the environmentally superior alternative as it would reduce impacts in many environmental topic areas, but it would not meet the project objectives and the City would be unable to meet its RHNA. However, as per CEQA Guidelines Section 15126.6(e)(2), if the No Project Alternative is the environmentally superior alternative, CEQA requires selection of the "environmentally superior alternative" among the other alternatives evaluated. Impacts for all of the "build" alternatives would be substantially similar to the impacts identified for the proposed project. Some of the alternatives would incrementally reduce some impacts of the proposed project. However, none of the alternatives would reduce the significant and unavoidable impacts of the proposed project to below a level of significance and for some topical areas would actually incrementally increase impacts. Although Alternative 5 would best meet the project's housing objectives by maximizing residential yield, it would incrementally increase environmental impacts across several topic areas, including air quality, energy, GHG, noise, public services, recreation, and transportation.

In contrast, Alternative 4 balances environmental performance with partial attainment of project goals, offering modest reductions in significant impacts without introducing new adverse effects. Therefore, Alternative 4 is identified as the environmentally superior alternative among those that feasibly meet most of the project's objectives.

6.9 - Alternatives Rejected From Further Consideration

6.9.1 - Alternative Location

CEQA Guidelines Section 15126.6(f)(2) sets forth considerations to be used in evaluating an alternative location. The section states that the "key question" is whether any of the significant effects of the proposed project would be avoided or substantially lessened by relocating the proposed project. The CEQA Guidelines identify the following factors that may be taken into account when addressing the feasibility of an alternative location:

1. Site suitability
2. Economic viability
3. Availability of infrastructure
4. General Plan consistency
5. Other plans or regulatory limitations
6. Jurisdictional boundaries
7. Whether the project applicant can reasonably acquire, control, or otherwise have access to the alternative site.

Here, "General Plan consistency" is an important factor. CEQA case law is clear that EIRs for proposed private projects consistent with governing General Plan designations generally need not address alternative sites given that such existing General Plan designations embody policy decisions

already made by governing city councils and boards of supervisors. "[T]he keystone of regional planning is consistency—between the general plan, its internal elements, subordinate ordinances, and all derivative land use decisions." (*Citizens of Goleta Valley v. Board of Supervisors* [1990] 52 Cal.3d 553, 572.) "Case-by-case reconsideration of regional land use policies, in the context of a project-specific EIR, is the very antithesis of that goal." (Id. at p. 573.) "[A]n EIR is not ordinarily an occasion for the reconsideration or overhaul of fundamental land use policy" (Ibid). Since the proposed project consists of rezoning of certain parcels within City limits and proposes General Plan Land Use Element and Zoning Ordinance text amendments to provide consistency, the proposed project would achieve consistency with the General Plan's regional land use policies. The parcels selected for rezoning were carefully chosen for feasibility and land use compatibility aimed at allowing the City to comply with the RHNA. Alternative locations would not reduce the significant impacts of the proposed project. Thus, an alternative location was rejected from further consideration as infeasible.

CHAPTER 7: PERSONS AND ORGANIZATIONS CONSULTED/LIST OF PREPARERS

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Police Department

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