



**Mitigation Monitoring and Reporting Program  
for the  
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**

Prepared for:  
**City of Colton**  
659 North La Cadena Drive  
Colton, CA 92324  
909.370.5523

Contact: Mario Suarez, Planning Manager

Prepared by:  
**FirstCarbon Solutions**  
967 Kendall Drive, #A-537  
San Bernardino, CA 92407  
714.508.4100

Contact: Cecilia So, Project Director  
Alison Rondone, Project Manager

Date: December 30, 2025

THIS PAGE INTENTIONALLY LEFT BLANK

## **PREFACE**

Section 21081.6 of the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15097 require a Lead Agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) whenever it adopts a Mitigated Negative Declaration (MND) in conjunction with a project approval. The purpose of the MMRP is to ensure compliance with the mitigation measures occurs during project implementation.

The Draft Program EIR prepared for the proposed Housing Element Update Program 10/11 Rezone and General Plan Amendment (proposed project) concluded that project implementation could result in potentially significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval that reduce these potential impacts to a less than significant level. This MMRP documents how and when the mitigation measures adopted by the Lead Agency will be implemented and confirms that potential environmental impacts are reduced to less than significant levels as identified in the Draft Program EIR.

This document does not discuss those subjects that the environmental analysis demonstrates would result in less than significant impacts and for which no mitigation was proposed or necessary.

THIS PAGE INTENTIONALLY LEFT BLANK

**Table 1: Housing Element Update Program 10/11 Rezone and General Plan Amendment Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<b>3.1 Air Quality</b>					
<p><b>MM AIR-2a: Implement measures to reduce construction-related criteria air pollutant emissions.</b> 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:</p> <ul style="list-style-type: none"> <li>• Requiring fugitive-dust control measures that exceed South Coast AQMD’s Rule 403, such as: <ul style="list-style-type: none"> <li>– Use of nontoxic soil stabilizers to reduce wind erosion.</li> <li>– Applying water every 3 hours to active soil-disturbing activities.</li> </ul> </li> </ul>	<p>Incorporation into all appropriate project construction documents, including all grading, utility, building, landscaping, and improvement plans. City’s Building and Safety Division shall review construction plans and conduct site inspections.</p>	<p>Prior to project approval</p>	<p>City of Colton Planning Division; City of Colton Building and Safety Division</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> <li>- Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.</li> <li>• 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.</li> <li>• Ensuring that construction equipment is properly serviced and maintained to the manufacturer’s standards.</li> <li>• Limiting nonessential idling of construction equipment to no more than 5 consecutive minutes</li> <li>• Limiting on-site vehicle travel speeds on unpaved roads to 15 miles per hour.</li> <li>• Installing wheel washers for all exiting trucks or washing all trucks and equipment leaving the project area.</li> <li>• Using super-compliant volatile organic compound (VOC) paints for coating of architectural surfaces whenever possible.</li> </ul>					
<p><b>MM AIR-2b Implement measures to reduce criteria air pollutant emissions during operation.</b></p> <p>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.</p>	<p>Incorporation into all appropriate project construction documents, including all grading, utility, building, landscaping, and improvement plans. City’s Building and Safety Division shall review construction plans and conduct site inspections.</p>	<p>Prior to project approval</p>	<p>City of Colton Planning Division</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Possible mitigation measures and/or project design features to reduce long-term emissions could include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• 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).</li> <li>• Providing changing/shower facilities as specified in Section A5.106.4.3 of the California Green Building Standards Code (CALGreen) (Nonresidential Voluntary Measures).</li> <li>• Providing bicycle parking facilities per Section A4.106.9 (Residential Voluntary Measures) of CALGreen.</li> <li>• 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.</li> <li>• 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 &amp; Safety during plan check.</li> <li>• Equipping landscaped common areas with electrical outlets to enable use of electric landscaping equipment to the extent feasible</li> </ul>					
<p><b>MM AIR-3:</b> 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</p>	<p>Preparation of Health Risk Assessment (HRA) by a qualified air quality consultant for individual projects and</p>	<p>The HRA shall be submitted prior to discretionary approval by the City. Mitigation</p>	<p>City of Colton Planning Division</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
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 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.	incorporation of appropriate measures recommended by South Coast AQMD during project design and operation, as applicable. Submittal of HRA to City of Colton Planning Division for review and approval.	Measures identified in the HRA shall be incorporated into the environmental document and site plan prior to issuance of grading permit, or issuance of a building permit, whichever is sooner.			
<b>3.3 Biological Resources</b>					
<b>MM BIO-1 Biological Resources Assessment</b> 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	Qualified Biologist and/or Wetland Regulatory Specialist preconstruction survey results and submittal of survey documents to the City of Colton Planning Division for review and approval; on-site inspection/monitoring by the qualified biologist if survey results	Prior to the issuance of any site-specific entitlement; ongoing during construction	City of Colton Planning Division;		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>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.</p> <p>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, offsite 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</p>	<p>determine special-status species are present.</p> <p>Notification to appropriate regulatory agency(ies) and habitat mitigation pursuant to long-term management plan and monitoring program to be prepared by a qualified Biologist.</p> <p>Site-specific measures identified in the BRA shall be incorporated as conditions of approval and incorporated in the building and grading permits prior to issuance.</p> <p>Verification of additional environmental review and additional mitigation and permitting, as applicable.</p>				

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
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.					
<p><b>MM BIO-2: Nesting Bird Protection</b> 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 preconstruction 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. Preconstruction 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).</p> <p>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</p>	Qualified Biologist survey results and submittal of qualified survey results and survey documents to the City of Colton Planning Division for review and approval; on-site inspection/monitoring by the qualified biologist if survey results determine nesting birds are present during the avian nesting season; site inspection	Prior to the issuance in entitlements and no more than 3 days prior to commencement of project activities that occur during avian nesting season	City of Colton Planning Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>of the nest until it has been determined by a qualified Biologist that the juveniles have fledged or are independent of the nest.</p> <p>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.</p>					
<b>3.4 Cultural Resources</b>					
<p><b>MM CUL-1</b> 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:</p> <ul style="list-style-type: none"> <li>• 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),</li> </ul>	Retention of professional qualified architectural historian or historian who meets the Secretary of the Interior’s Professionally Qualified Standards in architectural history or history by applicant/owner/sponsor (subject to City Planning Division approval) shall perform a historical resources assessment; ongoing monitoring	Prior to issuance of grading permit for individual projects; ongoing during construction activities	City of Colton Planning Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>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:</p> <ul style="list-style-type: none"> <li>● Is associated with events that have made a significant contribution to the broad patterns of local, regional, or national history; or                             <ol style="list-style-type: none"> <li>1. Is associated with the lives of persons significant in local, regional, or national history; or</li> <li>2. 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</li> <li>3. That have yielded, or may be likely to yield, information important in prehistory or history.</li> </ol> </li> <li>● 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.</li> </ul>					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p><b>MM CUL-2</b> 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.</p> <p>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.</p>	Retention of a professional qualified Archaeologist that meets the Secretary of the Interior’s (SOI) Professional Qualified Standards to perform archaeological resources assessment; ongoing monitoring	Prior to issuance of grading permit for individual projects ongoing during construction activities	City of Colton Planning Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>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.</p> <p>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</p>					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>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.</p> <p>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.</p>					
<p><b>MM CUL-3:</b> In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section</p>	<p>If human remains are discovered, confirm</p>	<p>During ground-disturbing activities</p>	<p>City of Colton Planning Divisions</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The descendant identified fails to make a recommendation.</li> <li>• The landowner or his authorized representative rejects the recommendation of the descendant, and mediation</li> </ul>	evidence that the County Coroner has been contracted and recommendations are implemented				

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>by the NAHC fails to provide measures acceptable to the landowner.</p> <p>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.</p>					
<p><b>3.6 Geology, Soils, and Seismicity</b></p>					
<p><b>MM GEO-1:</b> A professional Paleontologist, approved by the City of Colton, shall conduct a site-specific paleontological resources survey on the potential sites for rezoning.</p> <p>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</p>	<p>Retention of a professional Paleontologist (subject to City of Colton Planning Division approval) to perform site-specific paleontological resources survey; ongoing monitoring</p>	<p>Prior to issuance of grading permit for individual projects; ongoing during construction activities</p>	<p>City of Colton Planning Division</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
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.					
<b>3.7 Greenhouse Gas Emissions</b>					
<p><b>MM GHG-1a: Implement GHG emission-reduction measures during construction.</b></p> <p>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.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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</li> </ul>	Submittal of reports to the City of Colton Planning Division; The City shall inspect the worksite regularly to ensure compliance	Prior to issuance of grading or building permits, whichever is sooner, for individual projects and ongoing monitoring throughout construction	City of Colton Planning Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>of construction-related vehicles and equipment to the Planning Division prior to commencement of their use.</p> <ul style="list-style-type: none"> <li>The applicant shall use electric equipment where available and feasible.</li> <li>The applicant shall implement the use of Tier 4 equipment where available and feasible.</li> </ul>					
<p><b>MM GHG-1b: Restrict use of natural gas in new development.</b> 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.</p>	Incorporation into project construction documents, including applicable grading, utility, building, landscaping, and improvement plans	Prior to issuance of grading or building permits, whichever is sooner	City of Colton Planning Division		
<p><b>MM GHG-1c: Implement all-electric landscaping equipment.</b> 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 Division to verify, to the City's satisfaction, that all landscaping equipment utilized will be electric powered.</p>	Submittal of purchase, rental, or services agreement for the City's review and approval	Prior to acquisition of landscape equipment	City of Colton Planning Division		
<p><b>MM GHG-1d: Require EV charging infrastructure that meets CALGreen Tier 2 voluntary requirements.</b> New residential buildings shall provide electric vehicle (EV) spaces as required by CALGreen Tier 2.</p>	Inclusion of EV spaces in all final construction and building documents or plans	Prior to issuance of building permits for individual projects	City of Colton Planning Division		
<p><b>3.12 Noise</b></p>					
<p><b>MM NOI-1: Construction Noise Reduction Plan</b> 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.</p>	Submittal and approval of final site-specific project-level Construction Noise Reduction Plan, and incorporation of measures into	During construction and prior to the issuance of grading permits for individual projects	Construction Contractor; City of Colton Planning Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> <li>• 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.</li> <li>• The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.</li> <li>• The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>	<p>construction documents; implementation of Construction Noise Reduction Plan during construction</p>				

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> <li>● 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:                             <ul style="list-style-type: none"> <li>– 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 (Lmax) 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.</li> <li>– 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 (Leq(8hr)) at residential land uses, or of 85 dBA Leq(8hr) at commercial land uses, and of 90 dBA Leq(8hr) at industrial land uses. Upon approval by the City, any identified construction</li> </ul> </li> </ul>					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>noise reduction measures shall be incorporated into the construction documents.</p> <p>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.</p>					
<p><b>MM NOI-2: Stationary Source Noise Impact Reduction Measure</b></p> <p>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 (Leq(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:</p> <ul style="list-style-type: none"> <li>The project applicant shall utilize quieter mechanical systems that would not result in an exceedance of the City’s operational noise standards.</li> </ul>	<p>Submittal of site-specific project-level noise analysis prior to issuance of entitlements; inclusion of applicable noise reduction measures in all final construction and building documents or plans</p>	<p>Prior to issuance of entitlements for individual projects</p>	<p>City of Colton Planning Division</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> <li>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.</li> </ul> <p>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.</p>					
<p><b>MM NOI-3: Construction Vibration Reduction Plan</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Precipitating equipment operation conditions include: <ul style="list-style-type: none"> <li>Operation of pile driving within 55 feet of an off-site structure.</li> <li>Operation of large vibratory rollers within 26 feet of an off-site structure.</li> </ul> </li> </ul>	<p>Submittal and approval of final site-specific project-level construction vibration reduction plan, when applicable, and incorporation of measures into construction documents; implementation of construction vibration reduction plan</p>	<p>During construction and prior to the issuance of entitlements for a development project</p>	<p>City of Colton Planning Division</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>– 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).</p> <p>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.</p>					
<b>3.16 Transportation</b>					
<p><b>MM TRANS-1a: VMT Reduction Strategies</b>                      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:</p> <ul style="list-style-type: none"> <li>• Provide pedestrian and bicycle network improvements within the development connecting to existing off-site facilities.</li> <li>• Where applicable, ensure design of key intersections and roadways to encourage the use of walking, biking, and transit.</li> </ul>	Implementation of the VMT reduction measures	Prior to the issuance of entitlements and in accordance with the City VMT Guidelines	City of Colton Planning Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> <li>Collaborate with the local transit agencies to determine the feasibility of providing new or re-routing existing transit services to the area.</li> </ul>					
<p><b>MM TRANS-1b VMT Analyses</b>  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.</p>	Preparation of Vehicle Miles Traveled (VMT) analysis, in accordance with the City VMT Guidelines when applicable, and implementation of VMT reduction measures	Prior to the issuance of entitlements	City of Colton Planning Division		