

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2025010520

Project Title: City of Colton Housing Element Update Program 10/11 Rezone and General Plan Amendment

Lead Agency: City of Colton

Contact Person: Mario Suarez, Planning Manager

Mailing Address: 659 North La Cadena Drive

Phone: 909.370.5523

City: Colton

Zip: 92324

County: San Bernardino County

Project Location: County: San Bernardino County City/Nearest Community: Colton

Cross Streets: I-10, E. Fairway Drive, S. Auto Center Rd., S. La Cadena Dr., S. 8th St. E O St., E L St. Zip Code: 92324

Longitude/Latitude (degrees, minutes and seconds): 34 ° 04 ' 00.9 " N / 117 ° 18 ' 15.1 " W Total Acres: 89.9

Assessor's Parcel No.: See attached Project Description

Section: 16,19,20,21,22,27

Twp.: 01S

Range: 04W

Base: San Bernardino South

Within 2 Miles: State Hwy #: I-10, I-215

Waterways: Santa Ana River

Airports: N/A

Railways: BNSF

Schools: Woodrow Wilson, Alice Berney, Urbita, Washington

Document Type:

CEQA: ☐ NOP ☒ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: ☐
☐ Mit Neg Dec Other: ☐ FONSI ☐

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: ☐

Development Type:

☐ Residential: Units 0 Acres 0 ☐ Transportation: Type ☐
☐ Office: Sq.ft. 0 Acres 0 Employees 0 ☐ Mining: Mineral ☐
☐ Commercial: Sq.ft. 0 Acres 0 Employees 0 ☐ Power: Type ☐ MW ☐
☐ Industrial: Sq.ft. 0 Acres 0 Employees 0 ☐ Waste Treatment: Type ☐ MGD ☐
☐ Educational: ☐ Hazardous Waste: Type ☐
☐ Recreational: ☐ Other: ☐
☐ Water Facilities: Type ☐ MGD ☐

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: Energy, GHG

Present Land Use/Zoning/General Plan Designation:

GP Land Use - GC, IP. Zoning - C-2, I-P

Project Description: *(please use a separate page if necessary)*

See attached

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>8</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>8</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # <u>6</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☒ Other: <u>United State Army Corps of Engineers</u>
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date October 8, 2025 Ending Date November 21, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>FirstCarbon Solutions</u>	Applicant: _____
Address: <u>250 Commerce #210</u>	Address: _____
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: _____
Contact: <u>Alison Rondone</u>	Phone: _____
Phone: <u>480-622-0525</u>	

Signature of Lead Agency Representative: Alison Rondone

Digitally signed by Alison Rondone
Date: 2025.10.02 14:14:37 -0700

Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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 10/11, 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 10/11 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 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. On March 4, 2021, 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. 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.

APNs include 0163-211-02, 0163-211-05, 0163-211-25, 0163-074-31, 0163-081-06, 0163-081-07, 0163-081-08, 0163-081-09, 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, 0164-281-01, 0164-281-02, 0164-281-09, 0164-281-11, 0164-181-08, 0164-181-12, 0276-144-30, 0276-144-31, 0163-172-46, 0163-172-47, 0163-172-49, 0163-172-50, 0164-182-52, 0164-182-54, and an unassigned parcel at Hert Street and Congress Street.

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 Programs 10 & 11, the City's Zoning Ordinance (Chapter 18), would be amended to align the text with the General Plan map changes. The City would also rezone the sites identified in Tables 1 and 2 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 of the 2021-2029 Housing Element 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.