

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 #

Project Title: Housing Element Program 10 & 11 General Plan Amendment and Rezone

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: 170.5

Assessor's Parcel No.: See attached Project Description, Table 1 Section: 16 Twp.: 01S Range: 04W Base: _____

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

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, Greenhouse Gases

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

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

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

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

Starting Date January 20, 2025 Ending Date February 21, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>FirstCarbon Solutions</u>	Applicant: <u>N/A</u>
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: 2025.01.16 14:11:28 -0700 Date: _____

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

Project Description

The City has identified five areas in the City for potential rezoning and a General Plan amendment. These properties are described as part of the five areas in the City that relate to Program 10/11 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, 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.

Table 1 summarizes the five 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. In total, 170.5 acres will be rezoned.

Table 1: 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 24 DU/acre)*
1	500 South La Cadena Drive	3	0163-211-02	1.7	GC	M-U/D	C-2	M-U/D	20-30	51	41
	530 South La Cadena Drive		0163-211-05	0.4		Res Overlay		Res Overlay		12	10
	660 South La Cadena Drive		0163-211-25	1.2		Res Overlay		Res Overlay		36	29
Totals	—	3	—	3.3	—	—	—	—	99	80	
2	233 South La Cadena Drive	1	0163-074-31	0.3	GC	Res Overlay	C-2	Res Overlay	20-30	9	8
Totals	—	1	—	0.3	—	—	—	—	—	9	8
3	158 South La Cadena Drive	4	0163-081-06	0.2	GC	Res Overlay	C-2	Res Overlay	20-30	6	5
	170 South La Cadena Drive		0163-081-07	0.2						6	5
	115 East L Street		0163-081-08	0.1						3	3
	131 East L Street		0163-081-09	0.1						3	3
Totals	—	4	—	0.6	—	—	—	—	18	15	
4	1202 East Fairway Drive	11	0164-182-38	0.2	IP	MU	I-P	MU	20-40	8	5
	1300 East Fairway Drive		0164-182-41	0.4						16	10
	1500 East Fairway Drive		0164-182-43	1.8						72	44
	1200 Crossroads Drive		0164-182-46	1.0						40	24
	1250 Crossroads Drive		0164-182-47	1.0						40	24
	1300 Crossroads Drive		0164-182-48	0.97						39	24
	1350 Crossroads Drive		0164-182-51	8.2						328	197
	1400 Crossroads Drive		0164-182-53	1.6						64	39
	1500 Crossroads Drive		0164-182-55	8.8						352	212
			0164-182-57	1.0						40	24
			0164-182-58	2.6						104	63
Totals	—	11	—	27.57	—	—	—	—	1,103	662	
5	1201 East Fairway Drive	6	0164-281-01	8.88	IP	MU	I-P	MU	20-40	356	214
			0164-281-02	5.8						232	140
			0164-281-09	3.96						159	96

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 24 DU/acre)*
			0164-281-11	16.85						674	405
			0164-181-08	4.7						188	113
			0164-181-12	2.77						111	67
Totals	—	6	—	42.96	—	—	—	—	—	1,719	1032

Notes:

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

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. These changes affect Sections 18.16, 18.23, 18.23.1, 18. 18.23.2, and 18.58.

The City would also rezone the sites identified in Table 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 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.