



Notice of Preparation of a Draft EIR and Scoping Meeting

Date: January 5, 2021
To: Public Agencies and Interested Parties
Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting
Project Title: Rancho del Prado Specific Plan

The City of Colton, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Rancho del Prado Specific Plan Project (Proposed Project). In accordance with Section 15082 of the CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the Proposed Project and its potential environmental effects.

The purpose of this notice is to:

- 1) Serve as the NOP of an EIR for the Office of Planning and Research (OPR), Responsible Agencies, public agencies involved in funding or approving the Proposed Project, and Trustee Agencies responsible for natural resources affected by the Proposed Project, pursuant to CEQA Guidelines Section 15082; and
- 2) Advise and solicit comments and suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and any other related issues, from interested parties, including interested or affected members of the public.

Project Location and Setting

The Project Site is within the southwestern portion of the City of Loma Linda; refer to Exhibit 1, *Regional Location*. The Project Site consists of approximately 209.4 acres bounded by open space and hillsides to the north, east, and south, and residential development associated with the Reche Canyon Specific Plan to the west; refer to Exhibit 2, *Site Vicinity*. Regional access to the Project Site is provided via Interstate 10 (I-10) to the north and Interstate 215 (I-215) to the west. The Project Site has two main points of access from Reche Canyon Road: via Prado Lane in the northwest portion of the Project Site and Crystal Ridge Lane in the southwest.

The Project Site primarily consists of undeveloped open space and includes dirt access roads, informal offroad vehicle trails, and transmission line tower pads. The Project Site's topography consists of rolling hills and several steep sided hilltops and ridgelines extending roughly southeast to northwest. On-site surface elevation ranges from approximately 1,300 to 1,634 feet above mean sea level (amsl). The Project Site is relatively undisturbed and supports natural plant communities.

In 2018, the Applicant applied for a change in the sphere of influence for the Project Site, which was approved by the San Bernardino County Local Agency Formation Commission (LAFCO) on July 7, 2018, (LAFCO 3225, Resolution No. 3269). This approval would allow for the future de-annexation of

the Project Site from the City of Loma Linda and a future annexation into the City of Colton.

Project Description

The Rancho del Prado Specific Plan involves the pre-zoning of 209.4 acres in the City of Loma Linda to allow for a residential community of up to 350 detached single family residential homes distributed among two planning areas (Planning Area 1 and Planning Area 2); refer to Exhibit 3, *Planning Areas*, and Exhibit 4, *Conceptual Land Use Plan*. As depicted on Exhibit 4, the Proposed Project would allow for the development of the following land uses:

- Single Family Residential: Approximately 81.2 acres of detached single family residential homes would be distributed throughout Planning Area 1 and Planning Area 2.
- Open Space and Recreation: Approximately 121.7 acres of recreational trails and active and passive open space recreational uses would be distributed throughout the Project Site.
- Public Facilities: The Proposed Project would preserve the existing 6.5-acre stormwater detention facility with a small earthen dam located within the northwestern portion of the Project Site. This facility is in Loma Linda, but owned by the City of Colton.

Project implementation would require approval of the following discretionary actions:

- Land Use Pre-Designation to change the Project Site's City of Loma Linda General Plan designation of South Hills to Rancho Del Prado Specific Plan; and
- Pre-zoning to change the Project Site's City of Loma Linda zoning of Hillside Conservation (HR-C) to Specific Plan Zone (SP Zone).

EIR Scope

Since the City of Colton, as the CEQA lead agency, identified the need for an EIR, a preliminary environmental review was conducted to refine the scope of the EIR, identify resource areas that will be eliminated from further analysis, and to solicit public input on the scope of the EIR. The lead agency has determined through the preliminary environmental review process that the following environmental considerations may result in potentially significant effects as a result of the Proposed Project:

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

The EIR will assess the effects of the Proposed Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Proposed Project that may accomplish basic objectives while lessening or eliminating any potentially significant project impacts.

Project Applicant

Mark Stapp, Land Development Consultant Executive
University Realty, LLC
P.O. Box 2260
Tempe, AZ 85280

Responsible Agencies

A responsible agency means a public agency other than the lead agency, which has permitting authority or approval power over some aspect of the Proposed Project. This Notice provides a description of the Proposed Project and solicits comments from responsible agencies, trustee agencies, federal, state and local agencies, and other interested parties on the scope and content of the environmental document to be prepared to analyze the environmental impacts of the Proposed Project. Comments received in response to this Notice will be reviewed and considered by the Lead aAgency in determining the scope of the EIR.

Due to time limits, as defined by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice on January 5, 2021. We need to know the views of your agency as to the scope and content of the environmental information that is germane to you or to your agency's statutory responsibilities in connection with the Proposed Project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the Proposed Project.

Opportunity for Public Review and Comment

This Notice of Preparation is available for public review on the City of Colton's website at:

<https://www.ci.colton.ca.us/779/Environmental-Documents>

Scoping Meeting

The CEQA process encourages environmentally-related comments and questions from the public throughout the planning process. **Consistent with Section 21083.9 of the CEQA statute, a virtual Public Scoping Meeting will be held to solicit environmentally-related public comments on the scope and content of the EIR.** The meeting will be held via Zoom on January 13, 2021 from 6:00 p.m. to 7:30 p.m. In order to participate in the meeting, please use the following link on the day and time of the meeting:

<https://coltonca-gov.zoom.us/j/91426025980?pwd=QnV6TzJNdzBzBRM3FvV3h5UjlhbXQxUT09>

Passcode: 293866

Or iPhone one-tap :

US: +16699006833,,91426025980#,,,,,0#,,293866# or 12532158782,,91426025980#,,,,,0#,,293866#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 914 2602 5980

Passcode: 293866

Comments

The public comment period for this Notice of Preparation is from January 5, 2021 to February 3, 2021. Please submit your comments by 5:00 p.m. on February 3, 2021 to:

Art Bashmakian, Contract Planner
City of Colton
659 N. La Cadena Drive
Colton, CA 92324

Phone: (562) 537-3333
Email: ranchodelprado@coltonca.gov

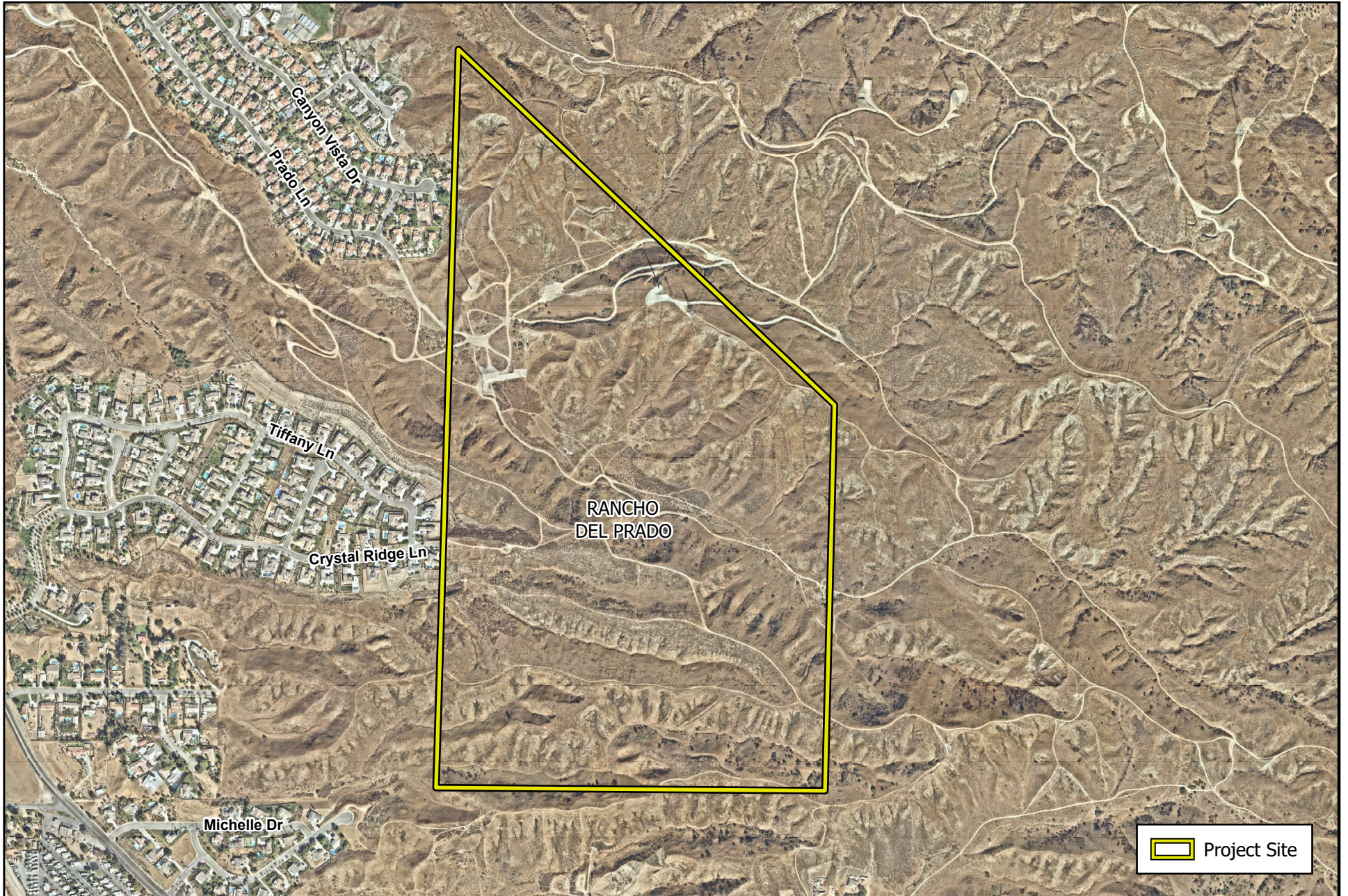
Please include the name, phone number, and address of your agency's contact person in your response.

Attachments:

Exhibit 1 – Regional Location
Exhibit 2 – Site Vicinity
Exhibit 3 – Planning Areas
Exhibit 4 – Conceptual Land Use Plan



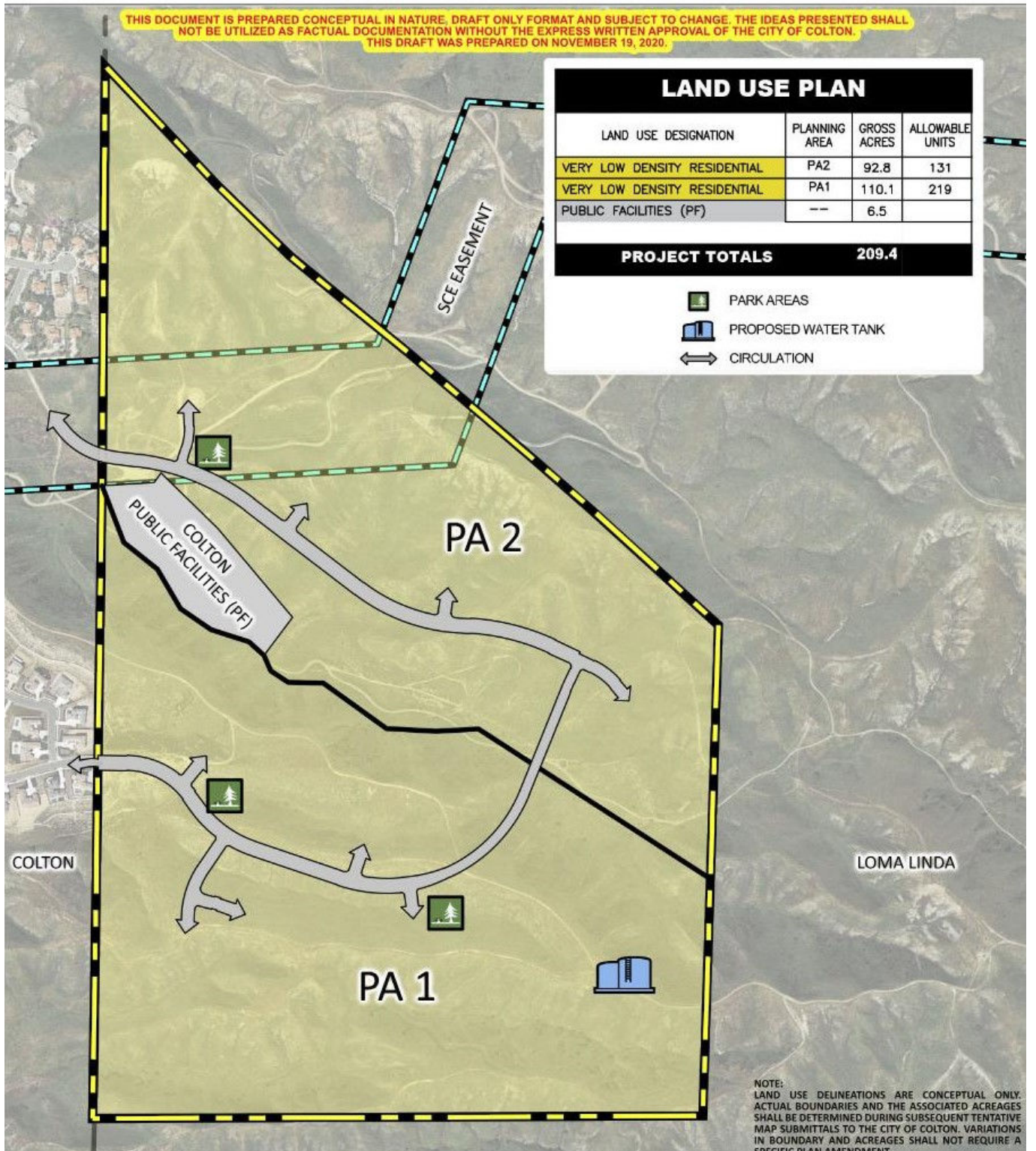
Regional Vicinity



THIS DOCUMENT IS PREPARED CONCEPTUAL IN NATURE, DRAFT ONLY FORMAT AND SUBJECT TO CHANGE. THE IDEAS PRESENTED SHALL NOT BE UTILIZED AS FACTUAL DOCUMENTATION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY OF COLTON. THIS DRAFT WAS PREPARED ON NOVEMBER 19, 2020.

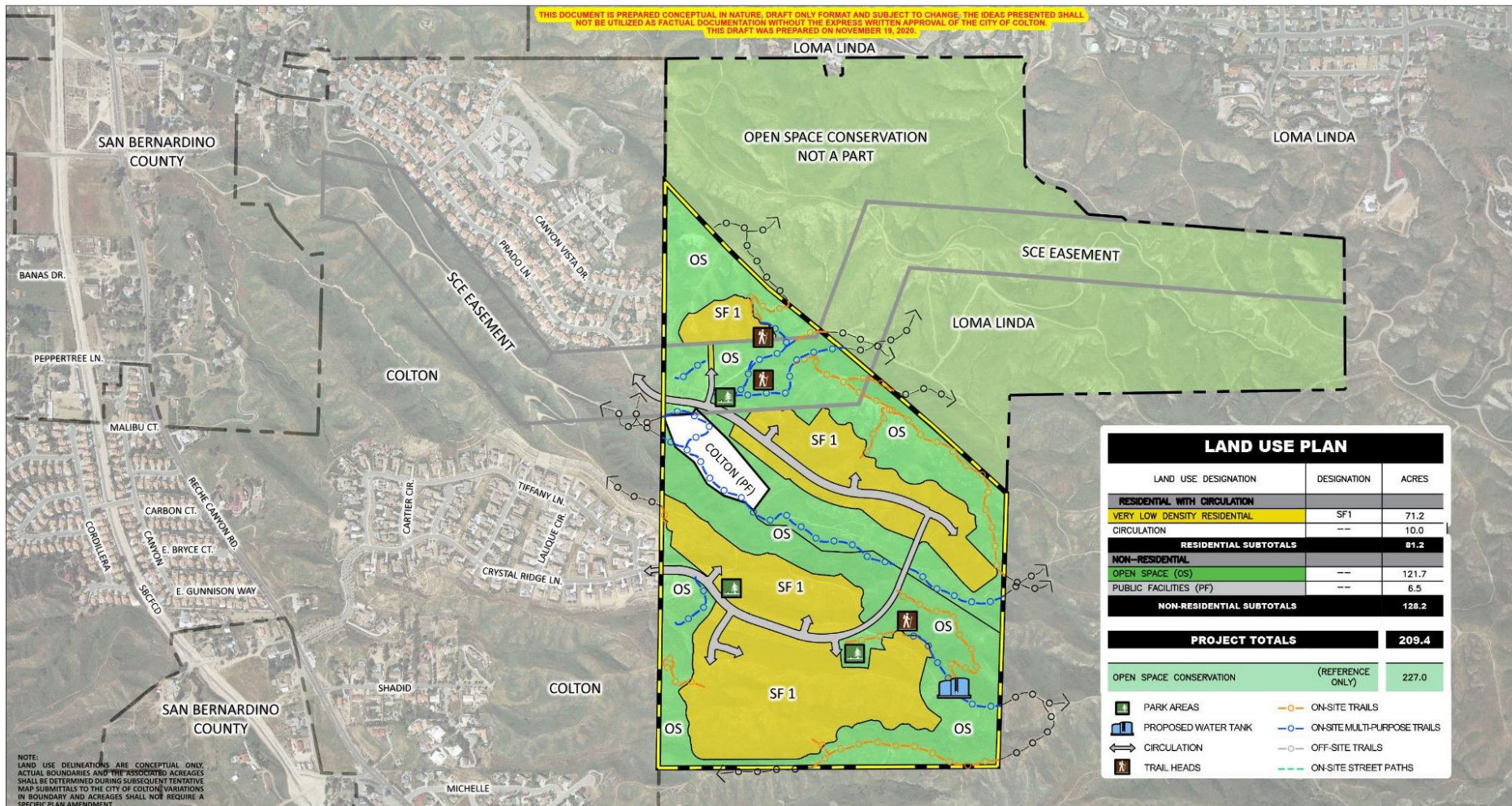
LAND USE PLAN			
LAND USE DESIGNATION	PLANNING AREA	GROSS ACRES	ALLOWABLE UNITS
VERY LOW DENSITY RESIDENTIAL	PA2	92.8	131
VERY LOW DENSITY RESIDENTIAL	PA1	110.1	219
PUBLIC FACILITIES (PF)	--	6.5	
PROJECT TOTALS		209.4	

	PARK AREAS
	PROPOSED WATER TANK
	CIRCULATION



NOTE:
LAND USE DELINEATIONS ARE CONCEPTUAL ONLY. ACTUAL BOUNDARIES AND THE ASSOCIATED ACRESAGES SHALL BE DETERMINED DURING SUBSEQUENT TENTATIVE MAP SUBMITTALS TO THE CITY OF COLTON. VARIATIONS IN BOUNDARY AND ACRESAGES SHALL NOT REQUIRE A SPECIFIC PLAN AMENDMENT.





RANCHO DEL PRADO SPECIFIC PLAN
NOTICE OF PREPARATION OF A DRAFT EIR AND SCOPING MEETING
Conceptual Land Use Plan

