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April 1, 2021  
Project No. 20-10104

**Subject: Response to Colton Joint Unified School District 2<sup>nd</sup> Round of Comments on the Bloomington Center Project Draft Initial Study-Mitigated Negative Declaration**

This memorandum includes responses to comments received from the Colton Joint Unified School District (CJUSD) received on March 30, 2021 regarding the P-2019-00079 Bloomington Center Project (project) Initial Study-Mitigated Negative Declaration (IS-MND). The March 30 comments were regarding letter provided to CJUSD on March 1, 2021, and an IS-MND Addendum provided on March 15, 2021.

The response letter prepared on March 1, 2021 provided extensive responses to CJUSD's initial IS-MND comments from November 11, 2020. The IS-MND Addendum prepared on March 15, 2021 provided clarification on minor IS-MND issues. The latest CJUSD letter was prepared by Rick Jensen, Assistant Superintendent of Business Services, CJUSD. In the March 30, 2021 letter, Mr. Jensen states that the District still has concerns about the project's impacts on existing schools and the District-owned property adjacent to the site. He references the District's November 30, 2021 regarding the concerns. However, those concerns were fully addressed in the March 1, 2021 response letter.

Mr. Jensen continues to state the responses received do not fully address the concerns raised in the CJUSD's November letter, specifically citing the CJUSD's concerns about the proposed project's impacts on its nearby existing schools (e.g., increased diesel emissions and increased truck). In addition, he cites concerns about environmental impacts to the adjacent site that is owned by CJUSD. Mr. Jensen does not substantiate these comments, and provides no rebuttal to the March 1, 2021 response letter. That letter fully addressed CJUSD's IS-MND comments. As Mr. Jensen is unable to provide evidence to his claims that were already addressed, the claims have no merit and no additional response is necessary.

Further, Mr. Jensen states that CJUSD purchased the adjacent property several years ago as a potential K-8 school site. However, in a December 14, 2020 call attended by CJUSD and Rincon to discuss the IS-MND, Owen Chang of CJUSD admitted developing the site as a school was unlikely and that CJUSD was working towards selling the site to a developer for housing.

Finally, Mr. Jensen notes that the term "truck stop" was not used in the March 15, 2021 response letter. The term "truck stop" is not an accurate description of the project site. The project is best described as a commercial center because of the multitude of services it provides to the community and to all types of vehicles, including convenience store, fueling services, and restaurants.

Sincerely,  
**Rincon Consultants, Inc.**

A handwritten signature in black ink, appearing to read "CH", written over a light blue horizontal line.

Charles Holcombe, MBA  
Supervising Environmental Planner

A handwritten signature in black ink, appearing to read "Deanna Hansen", written over a light blue horizontal line.

Deanna Hansen  
Principal-in-Charge