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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020029049

Project Title: Barton Road Logistics Center

Lead Agency: City of Colton

Contact Name: Mark Tomich, Development Services Director

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Project Location: Colton, CA San Bernardino County

City *County*

Project Description (Proposed actions, location, and/or consequences).

EBS Realty Partners has requested the following entitlements to redevelop the northerly 45.52 acres of a 54.82-acre site designated as Light Industrial within the Light Industrial (M-1) District in Colton: Architectural and Site Plan Review, a Variance for a building height to 50 feet where permitted height is 40 feet; a Tentative Parcel Map to consolidate 12 parcels into two parcels; and a Development Agreement between the applicant and the City. The applicant proposes to demolish four industrial buildings and an office building totaling 659,435 square feet and construct two state-of-the-art speculative concrete tilt-up industrial warehouse logistics buildings totaling 960,040 square feet, with related improvements. The building at 280 De Berry Street would remain; construction at this site would be limited to driveway, guard shack, queueing, and entrance improvements. The project site is the former location of the Stater Bros. Markets HQ and warehousing/distribution campus and includes six existing buildings on 13 legal lots. The site also contains a large vacant lot southeast of the South Terrace Avenue and Barton Road intersection. The project would result in a net increase of 300,605 square feet of building space . A total of 1,603,931 square feet of hardscape would be removed.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would have a significant and unavoidable impact on vehicle miles traveled (VMT), as the VMT per employee would exceed the City's adopted thresholds by 24.5 percent for baseline (2020) conditions. Implementation of the feasible Transportation Demand Management (TDM) measures identified in Section 3.11, Transportation, would reduce project VMT by 3 percent; however, VMT per employee for the baseline (2020) condition would still exceed the significance threshold. Implementation of the following mitigation measures (MMs) would reduce impacts to less than significant levels: MM AIR-1 would reduce air quality impacts related to volatile organic compounds (VOCs). MM BIO-1a, -1b, and -1c would reduce impacts on smooth tarplant, nesting birds, and burrowing owl. MM CUL-1 and -2 would reduce impacts on undiscovered cultural resources. MM GEO-1 would reduce impacts related to the effects of seismic shaking on structures. MM GEO-2a and -2b would reduce impacts related to soil erosion. MM GEO-3a, -3b, and -3c would reduce impacts related to unstable soil. MM GEO-4 would reduce impacts related to expansive soils. MM GEO-5 would avoid or reduce impacts on undiscovered paleontological resources. MM GHG-1a, -1b, -1c, and -1d would reduce the project's GHG emissions. MM NOI-1 would reduce potential construction period noise impacts. MM TRANS-1a and -1b would reduce impacts on off-site intersections. MM TRANS-2 would require the construction of improvements at certain driveways and intersections to reduce impacts related to hazards due to a geometric design feature. Collectively, implementation of the above-listed MMs would ensure that cumulative impacts are less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Aesthetics, Light, and Glare
Air Quality
Biological Resources
Hazards and Hazardous Materials
Land Use
Transportation

Provide a list of the responsible or trustee agencies for the project.

South Coast Air Quality Control Board
California Department of Transportation (Caltrans) District 8
California Department of Fish and Wildlife
Colton Joint Unified School District
City of Grand Terrace
San Bernardino County Flood Control District
Regional Water Quality Control Board (RWQCB), Santa Ana Region
State Water Quality Control Board