



Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting for the Barton Road Logistics Center

Governor's Office of Planning & Research

FEB 14 2020

STATE CLEARINGHOUSE

DATE: February 14, 2020

TO: Reviewing Agencies and Other Interested Parties

FROM: City of Colton Development Services Department, 650 North La Cadena Drive, Colton, CA 92323

PROJECT TITLE/SUBJECT: Barton Road Logistics Center / Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting

PROJECT APPLICANT: EBS Realty, Inc. and Hagar Pacific Properties

NOTICE OF PREPARATION REVIEW PERIOD: February 14, 2020 through March 17, 2020

NOTICE OF PUBLIC SCOPING MEETING: *Location:* Luque Community Center, 294 East O Street, Colton, CA 92324
Date/Time: Wednesday, February 26th, from 5:00 pm to 7:00 pm.

The City of Colton is the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed Barton Road Logistics Center (proposed project). The City hereby solicits comments and suggestions from Responsible Agencies and members of the public regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives that should be addressed in the EIR (per California Environmental Quality Act [CEQA] Guidelines § 15082). This Notice of Preparation also provides notice to interested parties, organizations, and individuals that a public scoping meeting will be held on February 26, 2020, to gather public input on the proposed project pursuant to CEQA Section 21083.9(2). The City of Colton has determined that the proposed project may have area-wide significance. The proposed project is briefly summarized below.

PROJECT LOCATION: The project site occupies approximately 53.15 acres within the southwestern portion of the City of Colton. The project site is located west of Interstate 215 (I-215) and east of La Cadena Drive and is accessed via Barton Road (see Exhibit 1, Regional Location Map, and Exhibit 2, Local Vicinity Map Aerial Base). The project site formerly housed the Stater Bros. Markets headquarters and warehousing/distribution campus located at 12700 Barton Road, with additional buildings located at 275, 280, and 375 DeBerry Street, south of Barton Road. Regional access is provided via the I-215 located approximately 0.25 mile east of the site at the Barton Road interchange; or via La Cadena Drive southerly approximately 0.6 mile to the I-215 at the Iowa Street interchange. The project site is designated as Light Industrial on the General Plan and Zoning maps.

PROJECT DESCRIPTION: The project applicant proposes to redevelop 43.85 acres of the 53.15-acre former Stater Bros. Markets headquarters and warehousing/distribution campus located at 12700 Barton Road. Redevelopment of the project site would include the demolition of four industrial buildings and an office building totaling 659,432 square feet and ground-up development of two state-of-the-art (speculative) concrete tilt-up industrial warehouse buildings totaling 960,040 square feet. The 125,801-square-foot building located at 280 DeBerry Street would remain, and only improvements to site access to add additional vehicle on-site queueing would be made to that property. The project site

plan is depicted in Exhibit 3. The project also includes a Tentative Parcel Map to consolidate 12 parcels into 2 separate legal parcels, the vacation of S. Terrace Rd, south of Barton Road and DeBerry St between S. Terrace Rd and the first project driveway, a Height Variance for building height up to 50 ft in a zone that allows a maximum height of 40 feet, and a Development Agreement.

NOTICE OF POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: The City of Colton has determined that the proposed project could result in potentially significant environmental impacts and therefore will prepare a Draft EIR to evaluate the potential physical environmental impacts of the project. As required pursuant to CEQA, the EIR will analyze those potential impacts, identify mitigation measures, and indicate whether the proposed mitigation measures would reduce potentially significant environmental impacts to a less than significant level. The Draft EIR will also evaluate a no project alternative, which will assume that no changes would occur to affect existing conditions at the project site, as well as additional project alternatives that could potentially reduce or avoid any significant environmental impacts associated with the proposed project. As part of the review process under CEQA, the City will convene a public scoping meeting at which public comments will be solicited on the issues to be covered in the EIR.

NOP COMMENT PERIOD AND DEADLINE: Due to the time limits mandated by State law, responses must be received at the earliest possible date but not later than 30 days after receipt of this notice. Please send your written comments (including name, affiliation, telephone number, and contact information) on or before March 17, 2020, by 5:00 p.m. to the Lead Agency contact listed below. The comments received during the public scoping process will be considered during preparation of the Draft EIR.

City of Colton
Planning Division
650 North La Cadena Drive
Colton, CA 92324
Attn: Mark Tomich, Development Services Manager
mtomich@coltonca.gov; 909.370.5079

NOTICE OF PUBLIC SCOPING MEETING: Pursuant to CEQA Guidelines Section 15082, the City of Colton will conduct a public scoping meeting to solicit written and oral comments regarding the scope and content of the Draft EIR from public agencies and interested parties or persons. The public scoping meeting will be held on Wednesday February 26, 2020, from 5:00 p.m. to 7:00 p.m. at the following location:

Luque Community Center
294 East O Street
Colton, CA 92324

Date:

Signature:



Title: Development Services Director

Attachments: Exhibit 1: Regional Location Map
Exhibit 2: Local Vicinity Map Aerial Base
Exhibit 3: Site Plan



Source: Census 2000 Data, The CaSIL

FIRSTCARBON
SOLUTIONS™



5 2.5 0 5
Miles

Exhibit 1 Regional Location Map

02370027 • 02/2020 | 1_regional.mxd

CITY OF COLTON
BARTON ROAD LOGISTICS CENTER
NOTICE OF PREPARATION

THIS PAGE INTENTIONALLY LEFT BLANK



Source: ESRI Aerial Imagery.

FIRSTCARBON
SOLUTIONS™



Exhibit 2 Local Vicinity Map Aerial Base

THIS PAGE INTENTIONALLY LEFT BLANK



Source: HPA, Inc. Architecture, 7/3/2019.

FIRSTCARBON
SOLUTIONS™

02370027 • 02/2020 | 3_site_plan.cdr

Exhibit 3 Site Plan

CITY OF COLTON
BARTON ROAD LOGISTICS CENTER
NOTICE OF PREPARATION

THIS PAGE INTENTIONALLY LEFT BLANK