

DATE FILED & POSTED

Posted On: 4-5-24

Removed On: 5-13-24

Receipt No: 36-04052024-247

Print Form

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: San Bernardino
Address: 385 N. Arrowhead Avenue San Bernardino, CA 92415

From:

Public Agency: City of Colton
Address: 659 N. La Cadena Drive Colton, CA 92324
Contact: Mario Suarez, AICP
Phone: 909-370-5079

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): N/A

Project Title: Agua Mansa Logistics Center

Project Applicant: MIG, Inc., (Pamela Steele, Principal)

Project Location (include county): 1400 and 1500 Agua Mansa Road, Colton, San Bernardino County

Project Description:

Construction of two new warehouse/office buildings, totaling 928,466 square feet and associated site improvements. Building 1 contains 474,021 square feet in floor area and Building 2 contains 456,445 square feet of floor area, The project is located within the Heavy Industrial (M-2) Zone. The project is consistent with the Certified 2013 General Plan Update Program EIR(SCH No. 2012031037).

This is to advise that the City of Colton City Council has approved the above (Lead Agency or Responsible Agency)

described project on 04/02/2024 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. A Consistency Analysis with Certified EIR was prepared for this project pursuant to CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: https://www.ci.colton.ca.us/779/Environmental-Documents

Signature (Public Agency): [Signature] Title: Planning Manager

Date: 4-3-2024 Date Received for filing at OPR:

Vertical stamps: COUNTY OF SAN BERNARDINO CALIFORNIA, 2024 APR -5 PM 12:2, CLERK OF THE BOARD OF SUPERVISORS; COUNTY OF SAN BERNARDINO CALIFORNIA, 2024 APR -4 PM 1:08, CLERK OF THE BOARD OF SUPERVISORS

CLERK OF THE  
BOARD OF SUPERVISORS

2024 APR -5 PM 12:29

COUNTY OF SAN BERNARDINO  
CALIFORNIA

State of California—Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
**2013 ENVIRONMENTAL FILING FEE CASH RECEIPT**

REIPT# **438587**

STATE CLEARING HOUSE # (if applicable)  
**2012031037**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF COLTON DATE 8/22/13

COUNTY/STATE AGENCY OF FILING SAN BERNARDINO COUNTY DOCUMENT NUMBER

PROJECT TITLE GENERAL Plan Update: Land Use, Housing & Mobility (Circulation) Elements

PROJECT APPLICANT NAME CITY OF COLTON PHONE NUMBER (909) 870-5079

PROJECT APPLICANT ADDRESS 1059 N. LA CADENA DRIVE CITY COLTON STATE CA ZIP CODE 92324

PROJECT APPLICANT (Check appropriate box):  
 Local Public Agency  
 School District  
 Other Special District  
 State Agency  
 Private Entity

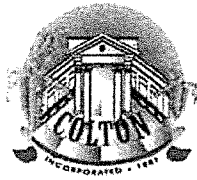
CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$2,995.25 \$ 2995.25
- Mitigated/Negative Declaration (ND)(MND) \$2,156.25 \$ \_\_\_\_\_
- Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$ \_\_\_\_\_
- Projects Subject to Certified Regulatory Programs (CRP) \$1,018.50 \$ \_\_\_\_\_
- County Administrative Fee \$50.00 \$ 50.00
- Project that is exempt from fees \_\_\_\_\_
- Notice of Exemption \_\_\_\_\_
- DFW No Effect Determination (Form Attached) \_\_\_\_\_
- Other \_\_\_\_\_ \$ 0

PAYMENT METHOD: 181527 TOTAL RECEIVED \$ 3045.25  
 Cash  
 Credit  
 Check  
 Other

SIGNATURE Mavisela Opurro TITLE Deputy Clerk  
 WHITE - PROJECT APPLICANT YELLOW - DFW/ASB PINK - LEAD AGENCY GOLDEN ROD - COUNTY CLERK DFG 753.5a (Rev. 11/12)

Receipt # 438587



**NOTICE OF DETERMINATION**

**DATE FILED & POSTED**

TO:	<input checked="" type="checkbox"/> Clerk of the Board of Supervisors	FROM:	Public Agency/Lead Agency: City of Colton
	County of San Bernardino 385 N. Arrowhead Ave. 2nd Floor San Bernardino, CA 92415-0130  or <input type="checkbox"/> County Clerk		Address: 659 N. La Cadena Drive, Colton, CA 92324  Contact: Mark Tomich, Development Serv. Director  Phone: (909) 370-5079

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: General Plan Update: Land Use, Housing and Mobility (Circulation) Elements		
State Clearinghouse Number (If submitted to SCH): 2012031037	Contact Person: Mark Tomich	Telephone Number: (909) 370-3079
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name): See Attached Exhibit-B		
General Project Location (City and/or County): City of Colton, in the County of San Bernardino		
Project Description: See Attached Exhibit A		
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project. <b>City of Colton, Ca.</b>		

This is to advise that the ( Lead Agency or  Responsible Agency) has approved the above described project on April 23, 2013 and has made the following determinations regarding the above described project:

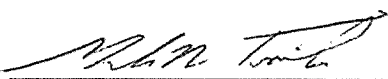
1.	<input checked="" type="checkbox"/> The project will have a significant effect on the environment.
	<input type="checkbox"/> The project will NOT have a significant effect on the environment
2.	<input checked="" type="checkbox"/> An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/> A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/> A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	<input checked="" type="checkbox"/> Mitigation measures were made a condition of the approval of the project.
	<input type="checkbox"/> Mitigation measures were NOT made a condition of the approval of the project.
4.	<input checked="" type="checkbox"/> A Mitigation Monitoring or Reporting Plan was adopted for this project.
	<input type="checkbox"/> A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.

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5. <input checked="" type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.	
<input type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project	
6. <input checked="" type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.	
<input type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.	
	This certifies that the location and custodian of the documents which comprise the record of proceedings for the Final EIR (with comments and responses) or Negative Declaration are available to the general public at the following location(s):	
	Custodian: City of Colton	Location: Development Services Department 659 N. La Cadena Drive Colton, CA 92324

(See Exhibit B Attached)

**Project Location Map**

Date: <u>8-22-13</u>	 Signature:
Date Received for Filing: _____	<u>Development Services Director</u> Title:

Authority cited: Sections 21083, Public Recourse Code.  
Reference Section 21000-21174, Public Resources Code.

CLERK OF THE BOARD

AUG 22 2013

COUNTY OF  
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CALIFORNIA

## Exhibit A: Project Description

The project consists of the adoption and implementation of updated Land Use, Mobility, and Housing Elements of the City of Colton General Plan. The Environmental Impact Report (EIR) prepared for the project will also analyze anticipated subsequent amendments to Title 18 (Zoning) of the Colton Municipal Code that may be required to implement the updated General Plan elements. The updated Land Use Element establishes overall development capacity for the City and surrounding areas, and serves as a policy guide for determining the appropriate physical development and character of the City. The updated Mobility Element provides for a circulation system in balance with the Land Use Plan, and addresses City goals to provide "complete streets" consistent with State law. The Housing Element has been updated to address the 2008-2014 planning period for jurisdictions within the Southern California Association of Governments (SCAG) region.

The updated elements and the General Plan as a whole apply to all properties within the City of Colton and its sphere of influence.

At this time, no changes are proposed to the remaining General Plan elements: Noise, Open Space and Conservation, Safety, Model Air Quality, and Cultural Resources Preservation.

### Regional Setting

The City of Colton is located in the in the extensively developed west valley region of San Bernardino County. It is surrounded by the cities of Rialto, Grand Terrace, Loma Linda, San Bernardino, and Riverside. The Santa Ana River runs through north to south through Colton. Interstate 10 traverses the City east-west, and Interstate 215 runs north-south along the eastern edge. Two intercontinental rail lines bisect the City, with one paralleling I-10 and the second stretching south to north through the historic city center.

### Planning Area

The project planning area consists of all properties within the corporate boundaries of the City of Colton and its sphere of influence. The City's incorporated boundaries total 16.1 square miles, and the sphere of influence encompasses 2.7 square miles. The regional and local context of the planning area is identified on Exhibit B: Project Location Map.

### Project Characteristics

The following paragraphs summarize the scope of the draft elements.

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*Exhibit A*  
*Project Description*

**Land Use Element**

The focus of the updated Land Use Element is to provide opportunities for a diversity of residential, commercial, industrial, public, and open space uses in Colton, and to ensure compatibility where land uses interface. The City looks to revitalize aging neighborhoods, enhance economic development potential, and re-create Colton's historical downtown area as a mixed-use district.

Toward these ends, land use policy and the Land Use Plan establishes the following land use designations:

- Very Low Density Residential (0.1 to 2.0 units/acre)
- Low Density Residential (2.1 to 8.0 units/acre)
- Medium Density Residential (8.1 to 16.0 units/acre)
- High Density Residential (16.1 to 22.0 units/acre)
- Residential Overlay (up to 30.0 units/acre)
- Neighborhood Commercial (0.5 maximum floor-area ratio)
- General Commercial (1.0 maximum floor-area ratio)
- Mixed-Use Neighborhood (2.0-8.0 units/acre; maximum 1.0 floor-area ratio)
- Mixed-Use Downtown (2.0-30.0 units/acre; maximum 2.0 floor-area ratio)
- Industrial Park (0.5 maximum floor-area ratio)
- Light Industrial (0.5 maximum floor-area ratio)
- Heavy Industrial (0.5 maximum floor-area ratio)
- Public/Institution (0.5 to 2.0 floor-area ratio)
- Railroad/Utility/ROW
- Open Space-Recreation
- Open Space-Resource

The Cooley Ranch Planned Community, Agua Mansa Industrial Corridor Specific Plan, and the Santa Ana River Redevelopment Project Specific Plan are proposed to be rescinded, and standard General Plan land use designations will be applied to these properties.

Over time, the distribution of uses within the community will change as vacant properties develop and application of land use policy will facilitate evolution toward the mix of uses the City envisions. Table 1 summarizes the level of development (dwelling units, population, and non-residential square feet) expected through the 2030 planning horizon year. The table provides a comparison of the existing developed conditions (Existing Land Use) and the build-out assumptions of the proposed Land Use Element update (Proposed Land Use).

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2024 APR -5 PM 12:29

Exhibit A  
Project Description

**Table 1**  
**Existing Developed and Proposed Build-Out Summary**

	Dwelling Units			Population			Non-Residential Square Feet		
	City	Sphere	Total	City	Sphere	Total	City	Sphere	Total
<b>Existing Land Use</b>	16,349	1,355	17,704	51,797	4,293	56,091	11,107,700	2,559,100	13,666,800
<b>Proposed Land Use</b>	21,204	1,690	22,894	67,182	5,354	72,536	23,291,600	2,809,300	26,100,900
<b>Change</b>	4,856	335	5,191	15,384	1,061	16,445	12,183,900	250,200	12,434,100
<b>Percent Change</b>	29.7%	24.7%	29.3%	29.7%	24.7%	29.3%	109.7%	9.8%	91.0%

In addition to the land changes, the Land Use Element also includes new goals and policies to address sustainability and green building, economic development, residential neighborhood protection and preservation, and mixed-use districts. Goals and policies address specific focus areas: Downtown Colton, La Cadena Drive, Valley Boulevard Corridor, Mount Vernon Avenue Corridor, South Colton, West Valley Specific Plan, and Pellissier Ranch/La Loma Hills area.

**Mobility Element**

The Mobility Element addresses all modes of circulation on the City’s street network and trail system: cars, pedestrians, bicycling, and public transit, and the movement of goods. The element also specifically establishes policies regarding traffic congestion and the protection of residential neighborhoods from vehicular, train, and truck impacts.

The primary modifications proposed in the Mobility Element include:

- Street Classification Map updated to include new street connections, enhanced road widths where needed to support future traffic, bridge improvements, and more complete circulation
- Complete Streets goals and policies
- Neighborhood Traffic Congestion and Safety goals and policies
- Address future transit projects, including Bus Rapid Transit and potential Metrolink station
- Address truck and train traffic impacts
- Additional goals and policies that address transit, walking, and bicycling
- New policies directed to make Downtown Colton more pedestrian friendly

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 DEPARTMENT OF SUPERVISORS

*Exhibit A*  
*Project Description*

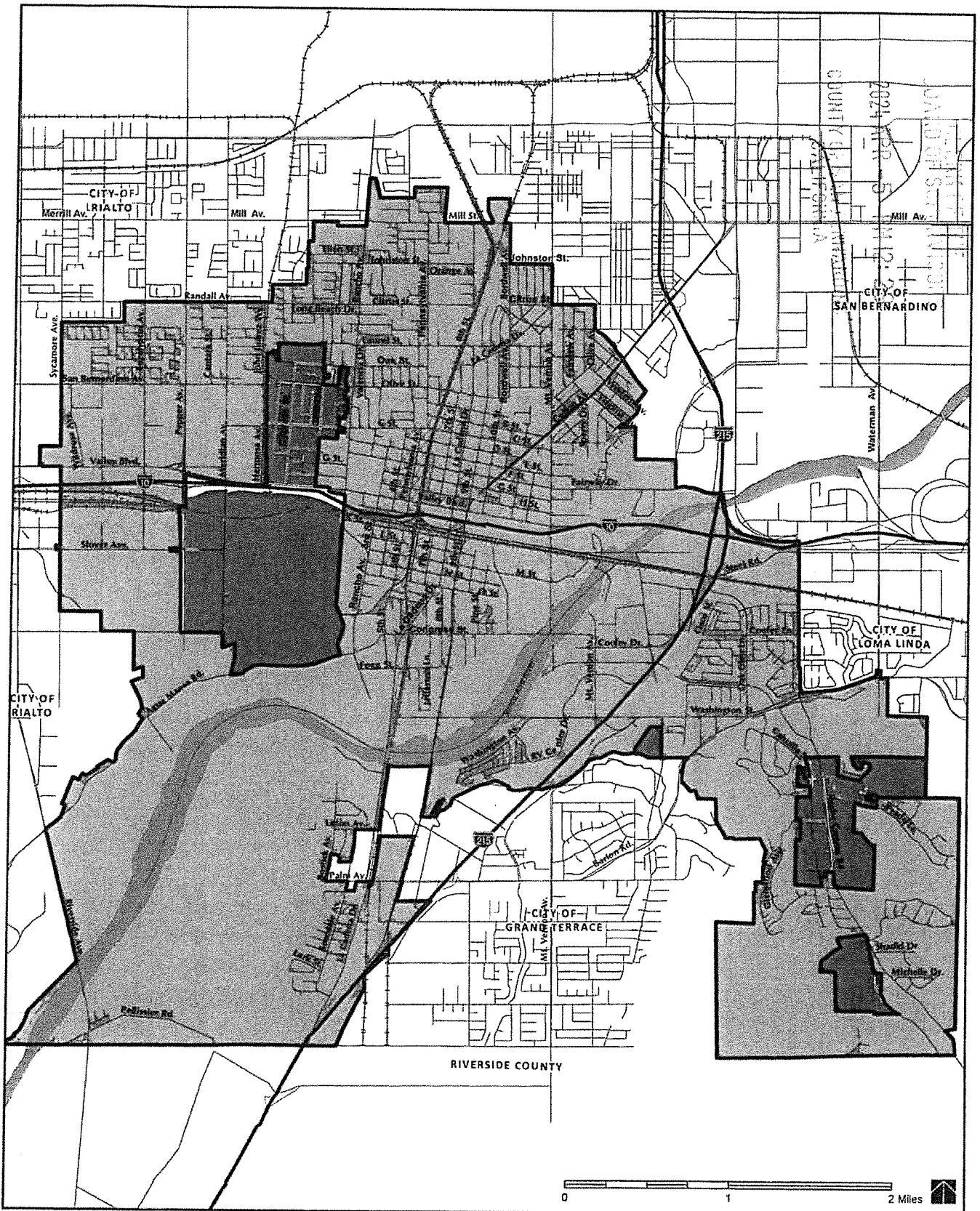
**Housing Element**

The Housing Element has been comprehensively updated for the 2008-2014 SCAG planning cycle. The City has crafted the Element to focus on this primary community goal: improving the existing housing stock and providing opportunities for development of new quality housing to raise the overall quality of residences throughout Colton. Key components of the Housing Element include:

- Identification of sufficient vacant and underutilized sites to achieve the Regional Housing Needs Allocation (RHNA) of 3,705 units for the planning period
- Policies that address SB 2 regarding transitional and emergency housing
- Programs aimed at providing increased homeownership opportunities
- Programs intended to remove governmental constraints to housing construction
- Programs addressing fair housing law

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- Freeway
- Railroad
- City of Colton
- Sphere of Influence

Source: City of Colton



## Exhibit B: Planning Area

Notice of Preparation of a Draft EIR  
 City of Colton General Plan Update  
 March 6, 2012