



2019039115

**NOTICE OF PREPARATION
and NOTICE OF PUBLIC SCOPING MEETING**

TO:	Distribution list	FROM:	Steve Weiss, AICP Planning Manager Community Development Department, Planning Division 659 N. La Cadena Drive Colton, CA 92324 (909) 370-5523 sweiss@coltonca.gov
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The City of Colton (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. The City is soliciting comments from public agencies, organizations, and members of the public regarding the scope and content of the EIR, and the environmental issues and alternatives to be addressed in the EIR. Public agencies may need to use the EIR when considering, permitting or other approvals that are germane to the agencies' responsibilities in connection with the projects.

Because of time limits mandated by state law, public agencies must submit any comments in response to this notice at the earliest possible date but not later than 30 days after receipt of this notice. Comments should identify the significant environmental issues and reasonable alternatives and mitigation measures the agency will need to have explored in the Draft EIR; and whether the commenting agency will be a responsible agency or a trustee agency, as defined by the California Environmental Quality Act (CEQA) Guidelines Sections 15381 and 15386, respectively. The City also will accept comments from other interested parties regarding this notice during this time period.

Accordingly, please provide your written response to the address shown above by 6:00 p.m., April 19, 2019. If you wish to be placed on the notification list for this project, or if you have any questions or need additional information regarding the project or the environmental process, please contact Mr. Weiss (see contact information above.)

A public scoping meeting will be held on April 3, 2019 starting at 6 p.m. at Reche Canyon Elementary School, 3101 Canyon Vista Drive Colton, CA 92324. At this meeting, public agencies, organizations, and members of the public will be able to review the proposed project application materials and provide comments on the scope of the environmental review process.

	A copy of the Initial Study IS attached.
x	A copy of the Initial Study IS NOT attached.
	The proposed project IS considered a project of statewide, regional or area-wide significance.
x	The proposed project IS NOT considered a project of statewide, regional or area-wide significance.
	The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.
x	The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
x	A scoping meeting WILL be held by the lead agency.
	A scoping meeting WILL NOT be held by the lead agency.

Project Title:	Reche Canyon Plaza
Project Location - Specific: Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 W topographical map identified by quadrangle name):	2621 Reche Canyon Road at the intersection of East Shadid Drive and Reche Canyon Road (Figure 1). The project site is located at on west side of Reche Canyon Road just south of Crystal Ridge Lane. The project site is located in Planning Area 9 of the Reche Canyon Specific Plan (RCSP). The project site consists of four parcels, Assessor's Parcel Numbers (APNs) 0284-211-70, 71, 72, and 1178-371-27.
Project Description:	The project proposes the development of approximately 18,770 square feet of commercial uses including: 3,574 square foot (sf) fueling station with 6 fueling dispensers, a 3,000 sf convenience store, 9,800 sf of neighborhood commercial retail space, and a 1,750 sf drive through car wash (Figure 2). The project includes the following actions: <u>Specific Plan Amendment</u> to change the existing Reche Canyon Specific Plan (RCSP) Land Use from " <u>Estate Density Land Use</u> " to " <u>Commercial Land Use</u> " and add "automobile fueling" as a conditional use. <u>Architectural and Site Plan Review</u> to allow development of a small neighborhood center for multiple commercial uses including automobile fueling; <u>Conditional Use Permit</u> to allow food and beverage sales, "automobile fueling; 24-hour operation, and alcohol sales
Project Applicant (if any):	Transtech Engineering
California Environmental Protection Agency Hazardous Waste List (if applicable):	n/a

Date: March 19, 2019	Signature:	
	Title:	Planning Manager
	Telephone:	(909) 370-5523

Consulting firm retained to prepare draft EIR:

Name:	LSA
Address:	1500 Iowa Avenue, Suite 200
City/State/Zip:	Riverside, CA 92507
Contact Person:	Carl Winter



FIGURE 1

LSA

LEGEND

-  Project Site
-  County Boundary



SOURCE: Google (2018), 2016; ESRI Streetmap, 2013.

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Reche Canyon Plaza
Regional and Project Location

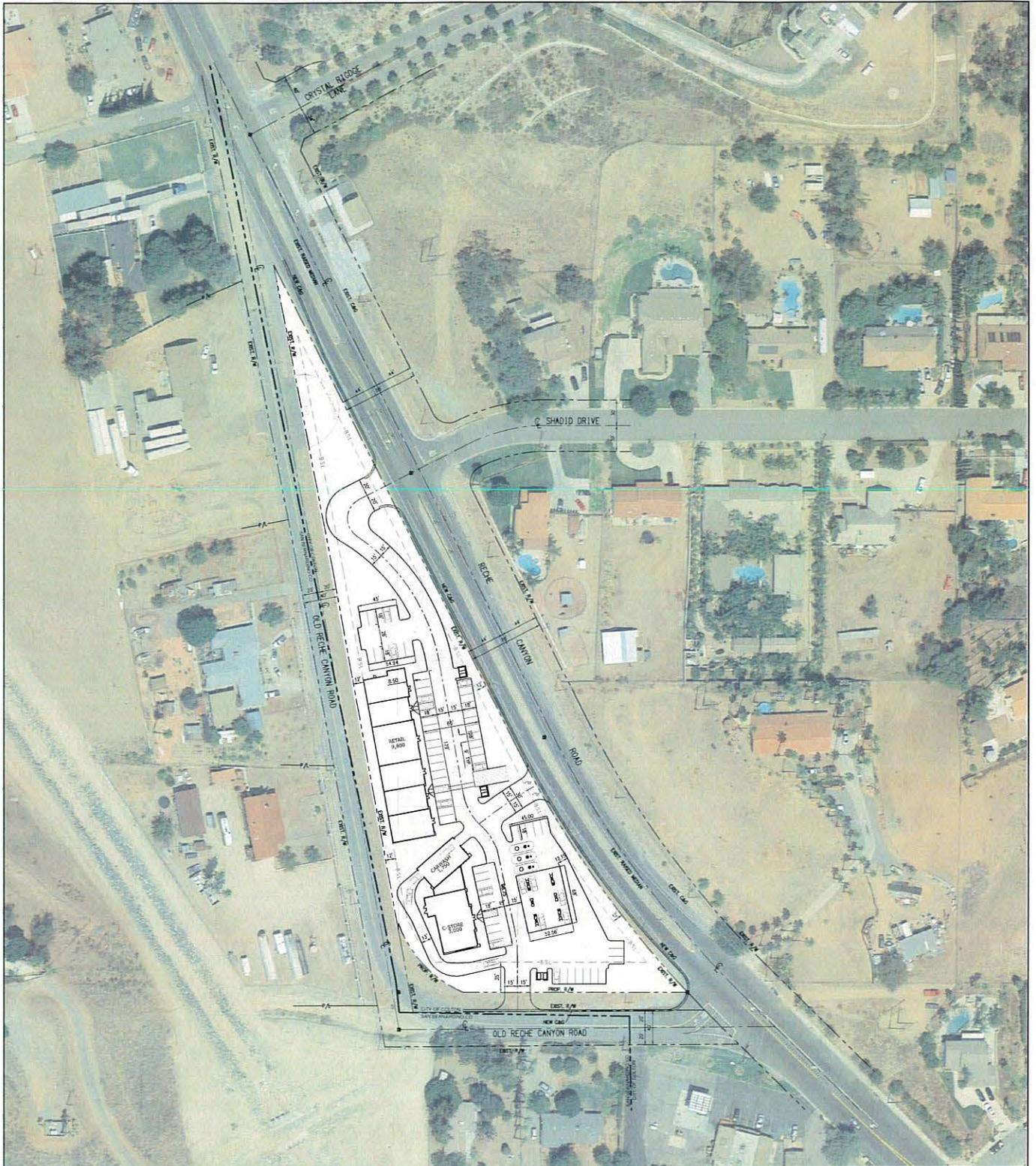
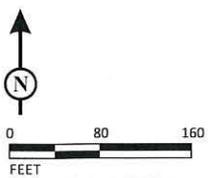


FIGURE 2

LSA



SOURCE: Google Earth, Transtech

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Reche Canyon Plaza
Site Plan