CITY OF COLTON
NOTICE OF AVAILABILITY OF DRAFT EIR for
PUBLIC REVIEW
Reche Canyon Plaza Project

To: **Responsible and Trustee Agencies, Interested Organizations, and Individuals**
State of California Office of Planning and Research
County of San Bernardino Clerk-Recorder

From: **City of Colton (Lead Agency)**
Planning Division, 659 N. La Cadena Drive, Colton, CA 92324

Subject: Notice of Availability of a Draft Environmental Impact Report (EIR) for the **Reche Canyon Plaza Project,** SCH# 2019039115

Project Title: Reche Canyon Plaza Project

Project Location: Temporary Address of 2501 Reche Canyon Drive, West of Reche Canyon Road and west and south of the intersection of Reche Canyon Road and Shadid Drive.

Parcel Map Numbers: Assessor's Parcel Numbers [APNs] 0284-211-70, 0284-211-71, 0284-211-72, 1178-371-27 and 163-172-48. See attached map.

Quadrangle Location: Section 3 in Township 2 South, Range 4 West as shown on the U.S. Geological Survey (USGS) San Bernardino South, California 7.5-minute quadrangle

Project Location – City: Colton

Project Location – County: San Bernardino

The **City of Colton**, as the Lead Agency, has prepared an Environmental Impact Report (EIR) for the Reche Canyon Plaza Project, as further described below. This Notice of Availability (NOA) has been issued to notify interested parties that the Draft EIR is publicly available for review and comment. The City is requesting comments on the Draft EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public.

Project Overview/Description: The project includes the development of approximately 18,124 square feet of local serving commercial uses, including a 3,574-square-foot (sf) fueling station with 6 fueling dispensers, a 3,000-sf convenience store, a 9,800-sf of neighborhood commercial retail space, and a 1,750-sf drive through car wash; parking, landscaping, and lighting. The project requires a Specific Plan Amendment to change the existing Reche Canyon Specific Plan (RCSP) Land Use designation of the project site from "Estate Density " to "Commercial". The project also requires a General Plan Amendment (GPA) to the City of Colton General Plan to change the land use designation of APN 163-172-48, an off-site parcel located at 635 S. 7th Street, from "General Commercial" to "Mixed Use Downtown". The GPA is required in order to transfer the residential capacity from the project site to the parcel at 635 S. 7th Street to prevent a net loss of residential capacity within the City in compliance with SB330 requirements (see attached Project Location Figure).

Government Code §65962.5: The project site is not listed on any list of hazardous materials compiled pursuant to Government Code §65962.5.

Required Approvals: The following discretionary actions are required for the proposed project:

- Certification of the Final EIR
- Approval of an amendment to the Reche Canyon Specific Plan to change the onsite land use designation from Estate Density (residential) to Commercial.
- Approval of a General Plan Amendment and Zone change on APN 0163-172-48, from General Commercial to Mixed Use Downtown.
- Approval of Architectural and Site Plan Review to approve the site plan, site improvements, landscaping plans, and architectural elevations for the proposed retail sales (indoors), convenience store, and gasoline service station with drive-through car wash.
- Approval of the Conditional Use Permit to allow a gasoline service station, drive-through car wash, and convenience store.

Place and time of scheduled meetings: The project and associated Draft EIR will be discussed at a future planning commission hearing and city council hearing to be held at the City Council chambers located at 650 North La Cadena Drive, Colton, CA. Specific dates of the Planning Commission and City Council hearings will be separately noticed.

Environmental Impact Report/Significant Environmental Effects: The City, as the Lead Agency, has prepared a Draft EIR. As permitted under CEQA, in cases where the City determines an EIR will clearly be prepared, an Initial Study is not required. Based on its initial review of the project, the City determined the potential impacts resulting from the construction and/or operation of the project, would require an EIR; therefore, an Initial Study was not prepared for the project. In the absence of an Initial Study, this EIR analyzes the project's impact on the following twenty environmental issues identified in Appendix G of the CEQA Guidelines.

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology /Water Quality
- Land Use /Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

All impacts associated with the environmental factors listed above were determined to be less than significant or less than significant with mitigation incorporated. No impacts were determined to be significant and unavoidable.

Public Review Period and Public Comments: The Draft EIR is available for public review for a period of 45 days commencing on **Saturday, September 9, 2023** and ending on **Tuesday, October 24, 2023 at 5:00 p.m.** In accordance with Section 15150 of the State CEQA Guidelines, should you have any comments on the Draft EIR, please provide written comments within the 45-day public review period.

The City requests your careful review and consideration of the Draft EIR, and invites ***written comments*** from interested agencies, persons, and organizations regarding environmental issues identified in the Draft EIR. If you are part of an agency or organization, please indicate a contact person to whom a response should be directed.

The Draft EIR is available to the general public for review on the City's website at:
https://www.ci.colton.ca.us/779/Environmental-Documents

A hard copy for the Draft EIR is also available for public review during business hours at the following locations:

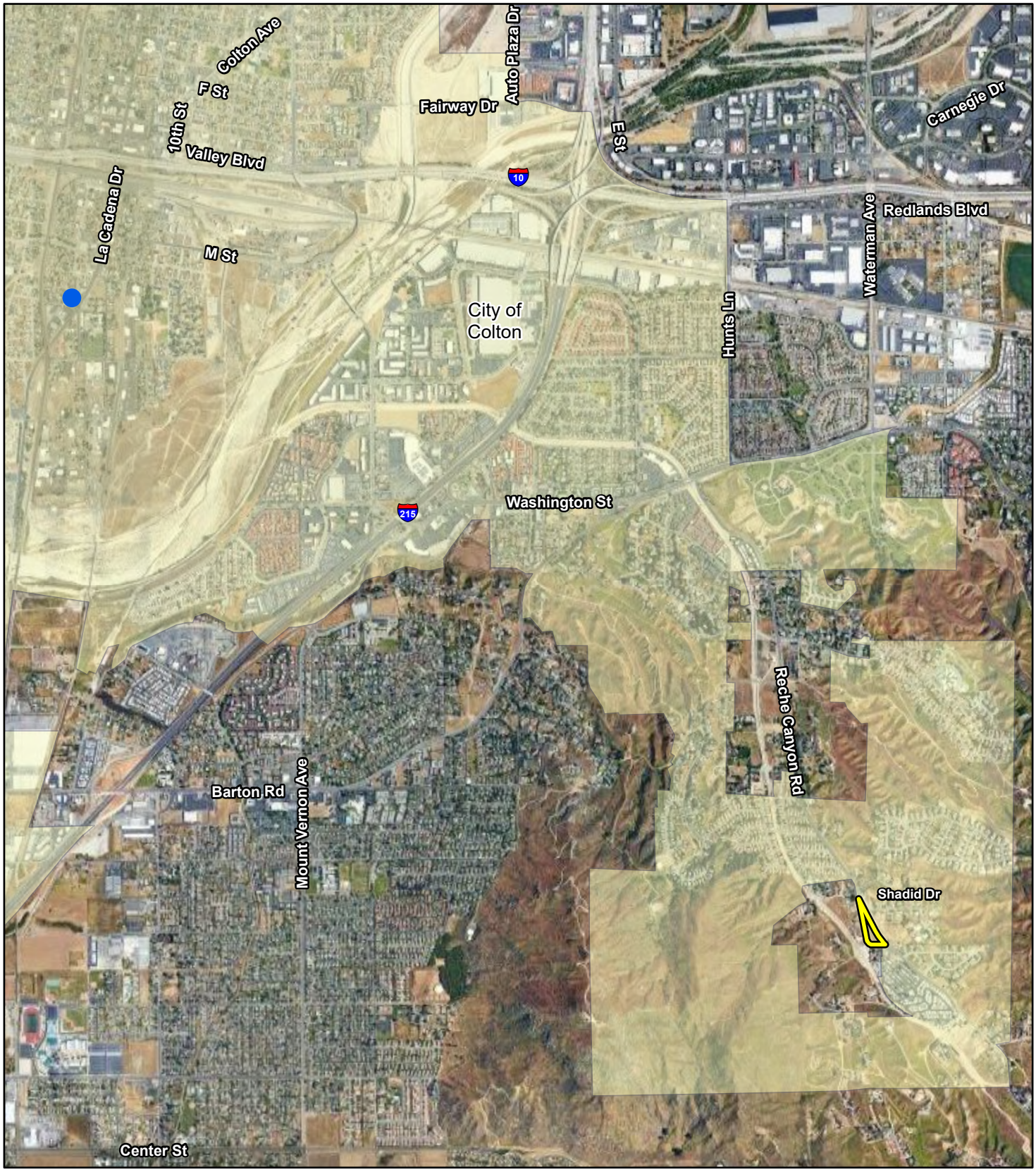
- Colton Public Library (main branch), 656 North 9th Street, Colton, CA
- City of Colton Planning Division, 659 N. La Cadena Drive Colton, CA 92324

Comments in response to this notice shall be submitted via e-mail, U.S. Postal Service, or courier service no later than 5:00 PM on Tuesday, October 24, 2023.

Lead Agency Contact:
All comments shall be submitted in writing, including your name, address, and concerns, to:

If by e-mail:
msuarez@coltonca.gov

If by U.S. Mail or Courier:
City of Colton
Planning Division
Attn: Mario Suarez, Planning Manager
659 N. La Cadena Drive Colton, CA 92324



LSA

Project Site

Residential Transfer Site

City of Colton

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0 1250 2500
FEET

Source: Google Maps (2020)

Reche Canyon Plaza Project

Project Location

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