



**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND NOTICE OF PUBLIC HEARING**

Notice is hereby given that the public agency named below has completed an Initial Study of the following described project at the following location: 2680 S. La Cadena Drive, Colton CA	
Public Agency/Lead Agency:	City of Colton
Project Name:	Gateway Sign/Station 215 (Mobil)
Project Location – 2680 S. La Cadena Drive, Colton CA APN(s): 1167-111-19	DAP-001-425 – (1) Billboard Public Benefit Agreement for operation of a proposed off-premise advertising electronic changeable copy (billboard) double-faced freestanding sign as a “gateway sign” for the south entry to the City on the Interstate 215 Freeway; (2) Conditional Use Permit for the establishment of the proposed sign with an overall height up to 59 feet, as measured from the freeway right-of-way, and sign face areas up to 14 feet by 48 feet (672 square feet) each for a total cumulative sign area of up to 1,344 square feet; (3) Variance for deviation from sign standards which (a) limit gateway signs to a maximum cumulative sign area of 1,200 square feet (b) require the letter height of “City of Colton” text copy be proportional to overall sign size; and (b) require that “City of Colton” text copy be illuminated at night; (4) Environmental Assessment (Initial Study) pursuant to CEQA – California Environmental Quality Act – to identify potential adverse impacts; on a ~22,215-square foot property located at 2680 S. La Cadena Drive with an existing adult entertainment use (Club 215) to be converted/replaced with a proposed gasoline sales/market use and zoned I-P, Industrial Park. DAP-001-476 - (1) Architectural & Site Plan Review for (a) the conversion, partial demolition, and expansion of an existing two story commercial building (presently used as an adult entertainment use dba Club 215) for use for automobile fuel sales/ convenience market, and second story office space; (b) addition of canopy structure for fuel sales pumps; and (c) related site modifications and improvements; (2) Conditional Use Permit for (a) the operation of automobile service (fuel sales) business (Mobil); (b) alcohol sales (License Type 21 – Off-sale General); and (c) 24 hour retail operation, (3) Sign Review for a proposed wall-mounted and freeway-oriented freestanding sign; (4) Variance for various development code standards, including less than required front building setback and front landscaping yards, on property located at 2680 S. La Cadena Drive and zoned I-P, Industrial Park.
This Initial Study was completed in accordance with the Lead Agency’s Guidelines for Implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the Lead Agency’s Staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.	
<input type="checkbox"/>	The Project site IS on a list compiled pursuant to Government Code section 65962.5.
<input checked="" type="checkbox"/>	The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.
<input type="checkbox"/>	The proposed project IS considered a project of statewide, regional or areawide significance.
<input checked="" type="checkbox"/>	The proposed project IS NOT considered a project of statewide, regional or areawide significance.
<input checked="" type="checkbox"/>	The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input type="checkbox"/>	The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input type="checkbox"/>	A scoping meeting WILL be held by the Lead Agency.
<input checked="" type="checkbox"/>	A scoping meeting WILL NOT be held by the Lead Agency.
If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:	

Date: N/A	Time: N/A	Location: N/A
Copies of the Initial Study and Draft Negative Declaration are on file and are available for public review at the Lead Agency's office, located at: 659 N. La Cadena Drive, Colton, California 92324		
The proposed Negative Declaration can be obtained in electronic format by the following method: A copy may be viewed at the Development Services webpage at: http://www.ci.colton.ca.us/index.aspx?nid=779		
Lead Agency address: 659 N. La Cadena Drive, Colton, CA 92324		
Comments will be received from February 15, 2019 to March 16, 2019 (30-day circulation)		
Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency on or prior to March 16, 2019 . Comments of all Responsible Agencies are also requested.		
The City of Colton, acting as the Lead Agency under CEQA, will consider the project and the Draft Negative Declaration at its meeting on:		
Date: March 26, 2019	Time: 5:30 p.m. in City Hall Council Chambers, 650 N. La Cadena Dr., Colton, CA 92324	
If the Lead Agency finds that the project will not have a significant effect on the environment, it may adopt the Negative Declaration. This means that the Lead Agency may proceed to consider the project without the preparation of an Environmental Impact Report.		

2680 S. La Cadena Drive

