

**NOTICE OF PUBLIC HEARING
CITY OF COLTON
Planning Commission**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Colton will hold a Public Hearing at the City Council Chambers, 650 N. La Cadena Drive, Colton, California, at 5:30 p.m. on **Tuesday, June 11, 2024**, for the following project:

FILE INDEX NUMBER: DAP-001-453

PROPERTY OWNER: Fahim S. Tanios
APPLICANT: Fahim S. Tanios
PROPERTY LOCATION: 2501 Reche Canyon Drive and 645 S. 7th Street
ASSESSOR PARCEL NUMBER: 0284-211-70, 71, 72, 1178-371-27 and 0163-172-48

DESCRIPTION: Request for a **General Plan Amendment** to change existing Land Use from General Commercial to Mixed-Use Downtown and **Change of Zone** from C-2 (General Commercial) to M-U-D (Mixed-Use Downtown) at 645 S. 7th Street, approval of an **Amendment to the Reche Canyon Specific Plan** to change the onsite land use designation from Estate Density (Residential) to Commercial, a **Conditional Use Permit** to allow a 24-hour, gasoline service station, drive-through car wash, and convenience store, and an **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 on property measuring approximately 2.90 acres located at 2501 Reche Canyon Road.

ENVIRONMENTAL DETERMINATION: A Final Environmental Impact Report (EIR), State Clearinghouse No. 2019039115, with appropriate findings and Mitigation Monitoring and Reporting Program pursuant to Section 15070 and 15074 of the Guidelines of the Environmental Quality Act (CEQA).

The above referenced project file is available for review at the City of Colton Development Services Department located at the Civic Center Annex at 659 N. La Cadena Drive (across the street from City Hall) between the hours of 7:30 a.m. and 5:00 p.m., Monday through Thursday. Phone: (909) 370-5079.

Should this project be challenged in court, issues may be limited to only those raised at the scheduled public hearing or in written correspondence delivered to the City Council at or prior to such hearing. Any interested party may appear at the public hearing in person or by agent and be heard. Petitions signed by interested parties may be filed with the City of Colton Development Services Department.

We ask that any person wishing to comment on this project, provide written comments by 3:00 PM, June 11, 2024, either by email to msuarez@coltonca.gov or by delivery of mail to the following:

Mario Suarez, AICP, CNU-A, Planning Manager
City of Colton Development Services Department, Planning Division
659 North La Cadena Drive
Colton, CA 92324

Notice Date: June 1, 2024

DAP-001-453

Electronic Copy of the Environmental Impact Report and
Appendixes are available at the following link:

<https://www.ci.colton.ca.us/779/Environmental-Documents>

Copies of the Draft EIR and Final EIR are available at:

Colton Public Library

656 N. 9th Street

Colton, CA 92324

Development Services Department

659 N. La Cadena Drive

Colton, CA 92324

Colton City Hall

650 N. La Cadena Drive

Colton, CA 92324



LSA

-  Project Site
-  Residential Transfer Site
-  City of Colton



Source: Google Maps (2020)

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Reche Canyon Plaza Project

Project Location