



## **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**For the Litton Bostick Residential Project**

**Date:** April 17, 2020  
**To:** Reviewing Agencies and Other Interested Parties  
**From:** City of Colton Development Services Department  
650 North La Cadena Drive  
Colton, CA 92323

**Project Title:** Litton Bostick Residential Project  
**Project Applicant:** Modern Pacific Homes, LLC  
**Public Review Period:** April 17, 2020 through May 18, 2020

**NOTICE IS HEREBY GIVEN THAT** the City of Colton (City) proposes to adopt a Mitigated Negative Declaration (MND) for the project. Such MND is based on the finding that, by implementing the identified mitigation measures, the project's potentially significant environmental effects will be reduced to levels that are less than significant. The reasons to support such a finding are documented by an Initial Study prepared by the City.

**Project Location:** The project site is located in the southwest portion of the City of Colton, which is in San Bernardino County. The project site is generally bounded by the La Loma Hills to the south and west, the Santa Ana River to the north and west, and Interstate (I-) 215 to the east. Specifically, the project is located west of South Bostick Avenue between West Litton Avenue to the north and Palm Avenue to the south. The addresses associated with the project site are 300 West Litton Avenue and 2001 South Bostick Avenue and the Assessor's Parcel Numbers associated with the project site are 0163-351-25, 0275-081-01, and 0275-081-02, and 0613-351-25.

**Project Description:** The proposed subdivision of the 49-acre project site would include 88 residential lots ranging in size from approximately 5,000 square feet to roughly 12,000 square feet. According to the Colton Municipal Code Sections 18.10 and 18.12, each one- and two-story home must be a minimum of 20,000 square feet for V-L Zone and 7,200 square feet for the R-1 Zone; however, in the case of the project, the lot size may be reduced when clustering homes for hillside development per Section 18.41, Hillside Standards, of the Zoning Code.

The project site was not identified on a hazardous materials site, enumerated under Section 65962.5 of the Government Code.

**Availability of MND:** The MND and supporting materials are available for review online at:

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

**Public Review Period:** As specified by the CEQA Guidelines, a 30-day public review period for the MND will commence on April 17, 2020 and will conclude on May 18, 2020. The City welcomes agency and public comments on the document during this period. **Written comments regarding the MND must be submitted to the City of Colton Development Services Department prior to 5:00 p.m. on May 18, 2020.**

Submit comments to Andréa Urbas, AICP CEP CUD, Senior Planner at the City of Colton Development Services Department, 650 North La Cadena Drive, Colton, CA 92323, or via email to [aurbas@coltonca.gov](mailto:aurbas@coltonca.gov). All written comments should indicate a contact person for your agency or organization, if applicable, and reference the project name.

**Public Hearing:** A public hearing for this project has not yet been scheduled. A separate notice of public hearing will be circulated pursuant to all applicable City of Colton public noticing requirements once a public hearing has been scheduled.