

CITY OF COLTON

NOTICE OF AVAILABILITY OF A DRAFT EIR

Project Title: Housing Element Program 10 & 11 General Plan Amendment and Rezoning

Project Location: Various locations – Citywide – Properties north and south along 1200-1500 block of E. Fairway Drive, properties along Crossroads Drive south of Fairview Drive, 1020 S. Mount Vernon Avenue., 609-659 S. 7th Street, 500-660 S. La Cadena Dr., Properties along Southeast corner of W. Congress and Hert Street to S. La Cadena Drive, Southeast corner of East “L” Street and S. La Cadena Drive, 158 S. La Cadena Drive, 223 S. La Cadena Drive, 115-131 East “L” St.,

Parcel Map Numbers: 0163-211-02, 0163-211-05, 0163-211-25, 0163-074-31, 0163-081-06, 0163-081-07, 0163-081-08, 0163-081-09, 0164-182-38, 0164-182-41, 0164-182-43, 0164-182-46, 0164-182-47, 0164-182-48, 0164-182-51, 0164-182-53, 0164-182-55, 0164-182-57, 0164-182-58, 0164-281-01, 0164-281-02, 0164-281-09, 0164-281-11, 0164-181-08, 0164-181-12, 0276-144-30, 0276-144-31, 0163-172-46, 0163-172-47, 0163-172-49, 0163-172-50, 0163-272-01, 0164-182-52, 0164-182-54, one APN to be assigned also known as 910 S. Hert Street|

Quadrangle Location: Section 16, Twp. 01S, R04W, San Bernardino South 7.5’ quadrangle.

Project Location – City: City of Colton

Project Location – County: San Bernardino County

Description of Nature, Purpose, and Beneficiaries of Project: The City has identified six areas of the city constituting approximately 89.9 acres for potential rezoning and a General Plan amendment. These properties are described as part of the six areas in the City that relate to the Program 10/11 Rezone/GPA of the 2021-2029 General Plan Housing Element Update. Under Program 11, rezoned sites will comply with the requirements of Government Code Section 65583.2(h), which states that cities must have a program to facilitate by-right approval for projects that include at least 20 percent of the units for lower-income housing on rezoned low-income sites. Pursuant to Housing Element law, a housing element must identify potential sites suitable for redesignation and/or rezoning to accommodate housing needs for all segments of the community. The potential sites for rezoning were developed consistent with provisions of Government Code Section 65583.1. Program 10 of the Housing Element Update provides that to accommodate for a shortfall of sites and provide for adequate sites, the City will also up-zone its Mixed-Use Downtown zoning designations to allow up to 40 dwelling units per acre (du/acre) and its R3/R4 zone

to allow up to 30 du/acre. The Regional Housing Needs Assessment (RHNA) is the process established in State law by which future housing needs are determined for each city and county. On March 4, 2021, SCAG adopted the final RHNA Plan, which assigns Colton's housing needs. According to the RHNA, housing needs for the City of Colton include 1,318 very low income units, 668 low income units, 906 moderate income units, and 2,542 above moderate income units, which is a total of 5,434 housing units in order for the City to have enough housing at all price levels to fully accommodate its assigned share of the region's housing need. The Housing Element must provide an evaluation of potential capacity for additional housing based on land use designations, development regulations, other development constraints (such as infrastructure availability and environmental conditions) and real estate market trends. The analysis must be prepared at a parcel-specific level of detail and identify properties (or "sites") where additional housing could be built consistent with City regulations. This evaluation is referred to as the "sites analysis," and State law requires the analysis to demonstrate that the City has adequate sites with appropriate zoning to fully accommodate additional housing development commensurate with its RHNA allocation in each income category.

Project Site – specify if project site is included on any list of hazardous waste facilities: The Project sites is/are not listed on any list of hazardous materials compiled pursuant to Government Code §65962.5.

Place and time of scheduled meetings: A Planning Commission public hearing will be on January 13, 2026 in the City Council Chambers at 650 N. La Cadena Drive, Colton, CA. 92324, meeting time 5:30 p.m.

Lead Agency: City of Colton

Division: Development Services/Planning

Date when project noticed to public: October 10, 2025

Address where copy of the EIR and reference documents are available and how they can be obtained in an electronic format: City of Colton Development Services Department/Planning Division, 659 N. La Cadena Drive, Colton, CA; Colton Public Library (main branch), 656 North 9th Street, Colton, CA; City Hall Information Booth; Electronic copy available on Website:
<https://www.ci.colton.ca.us/779/Environmental-Documents>

In order to protect the well-being of our residents, visitors, businesses and City staff, the Development Services Department's Public Service Counter is open by appointment only. Please contact us should you need to make an in-person appointment to review the EIR: (909) 370-5079 or Developmentservices@coltonca.gov. The Main Library is also open by appointment only until further notice. Please contact (909) 370-5083 for information on Library access to review the EIR.

Review Period: October 10, 2025 through November 26, 2025

Contact Person: Mario Suarez, Planning Manager **Telephone:** 909- 370-5523

Email: msuarez@coltonca.gov



Proposed General Plan Amendment and Rezoning Sites

North
Not To Scale