



COUNTY OF SAN BERNARDINO  
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT  
A FINDING OF NO SIGNIFICANT IMPACT (FONSI)  
AND MITIGATED NEGATIVE DECLARATION (MND)  
LAS TERRAZAS AFFORDABLE HOUSING PROJECT

In accordance with the National Environmental Policy Act (NEPA), and the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the County has prepared a joint draft Finding of No Significant Impact (FONSI) and Draft Mitigated Negative Declaration (MND) that identify and evaluate the environmental impacts of the Las Terrazas Affordable Housing Project.

**Project Title:** Las Terrazas Affordable Housing Project

**Project No.:** P201500538

**Project Location:** The project site is located at the northwest corner of the intersection of North Cypress Avenue and West Valley Boulevard, in the sphere of influence of City of Colton.

**Project Description:** A General Plan Land Use District Amendment from Single Residential (RS) and Commercial General (CG) to Special Development-Residential (SD-RES), a Lot Merger to combine three separate parcels into one large parcel, and a Planned Development Permit (PDP) to construct a 112-unit affordable housing project with community and childcare buildings on approximately 5.92 acres.

**Environmental Review and Public Comment:** The circulation of the Draft Finding of No Significant Impact and Draft Mitigated Negative Declaration is to encourage written public comments. Interested persons can review the FONSI/MND at the following physical location:

**Land Use Services Department - Planning Division**  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

You may also obtain the document in electronic format at <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx> or by emailing the Planner at [aron.liang@lus.sbcounty.gov](mailto:aron.liang@lus.sbcounty.gov). To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

The comment period on the FONSI/MND closes on **March 9, 2016, at 4:30 PM**. Please submit comments to [aron.liang@lus.sbcounty.gov](mailto:aron.liang@lus.sbcounty.gov):

Aron Liang, Senior Planner  
909-387-0235  
County of San Bernardino  
Land Use Services Department - Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187