

CITY OF COLTON
NOTICE OF INTENT (NOI) and NOTICE OF PUBLIC HEARING
AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
Hosanna Village Apartments

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, City Staff prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND) that identifies and evaluates the environmental impacts of the Hosanna Village Apartments.

Project Title: Hosanna Village Apartments

Project No.: DAP-001-687

Project Location: Assessor's Parcel Number 1167-021-20 with a temporary address of 2971 South La Cadena Drive.

Project Description: KoK Development, Inc. (Applicant) is requesting approval of an Architectural and Site Plan Review to allow construction of 60 residential units within 11 apartment buildings (totaling approximately 101,612 square-foot) and a Variance to Section 18.16.050 (Development Standards) & 18.16.190 (Landscaping) of the Colton Municipal Code to allow 30 percent (66,965 square-foot(SF)) of landscaping to be reduced to 28 percent (63, 322 SF), the required 15-foot side setback to be reduced to 13-feet and the required 20-foot rear setback to be reduced to 15-foot on a 5.1-acre site described as Assessor's Parcel Number 1167-021-20. The Proposed Project is located on La Cadena Drive approximately 0.26 miles northeast of Center Street. The Proposed Project is an allowable use within the site's zoning of R-3 and R-4 Multiple-Family. The Proposed Project will provide a minimum of 20 percent of the total units as affordable housing (at least 12 of the 60 proposed units) and a minimum residential density of 16.1 dwelling units per acre. Access to the site would be via a 24-foot driveway at La Cadena Drive. Site improvements will also include 50 paved parking spaces, lighting, landscaping, and a storm water retention basin.

Environmental Review and Public Comment: The circulation of the Draft IS/MND is to encourage written public comments. Interested persons can review the Draft IS/MND at the following physical location:

City of Colton
Development Services Department
659 North La Cadena Drive
Colton, CA 92324

You may obtain the document in electronic format at <https://www.ci.colton.ca.us/779/Environmental-Documents> or by emailing the Planner at msuarez@coltonca.gov. To request a PDF version of the document from the Development Services Department database, please reference the project number above. The comment period on the IS/MND is from June 17, 2023 and closes on **July 10, 2023 at 3:00 PM**. Please submit comments to msuarez@coltonca.gov or to:

Mario Suarez, AICP, Planning Manager
909-370-5523
City of Colton
Development Services Department
659 North La Cadena
Colton, CA 92324

Public Hearing - Intent to Consider Adoption of MND: The Planning Commission of the City of Colton intends to hold a public hearing on July 25, 2023 to consider adoption of a Mitigated Negative Declaration for the Proposed Project pursuant to the California Environmental Quality Act (CEQA) and approval of Architectural and Site Plan Review and Variance. Time: 5:30 p.m. in City Hall Council Chambers, 650 N. La Cadena Dr., Colton, CA 92324