



**CITY OF RIALTO**  
**PUBLIC NOTICE OF INTENT TO ISSUE A**  
**MITIGATED NEGATIVE DECLARATION**

**Project Title:** City of Rialto 6<sup>th</sup> Cycle Housing Element Update (2021-2029)

**Lead Agency Contact Person:** Siri Champion, Senior Planner

**Phone & Email:** (909) 820-8072 – [schampion@rialtoca.gov](mailto:schampion@rialtoca.gov)

**Project Location:** The Project is city-wide. The City of Rialto (City) is in the southwest portion of the County of San Bernardino in an area that is also referred to as the Western San Bernardino Valley. The City is bounded by unincorporated County areas to the northeast and southwest, County of Riverside to the south, the Cities of Colton and San Bernardino to the east, and the City of Fontana to the west.

**Project Description:**

Housing Element Update. The City of Rialto 6th Cycle Housing Element Update Project involves a comprehensive update to the City of Rialto's last adopted Housing Element (referred to as the 5th Cycle) in accordance with the California Government Code §65583 which requires that jurisdictions evaluate and update their Housing Elements every eight (8) years. The Project includes revised goals and policies, and new, modified, and continuing implementation programs. The Housing Element Update will be prepared to establish policies, procedures, and incentives in its land use planning and development activities that result in maintenance and expansion of the housing supply to adequately accommodate the City's anticipated housing needs. The Housing Element will institute policies intended to guide City decision-making and establish an Implementation Program to achieve housing goals through the year 2029. Regularly-scheduled meetings with the Planning Commission, Joint City Council and Planning Commission, and workshops, may be used as a public forum to further discuss associated housing issues, receive public input, discuss options, and provide direction regarding the content of the Housing Element.

Per California Government Code §65584(d), the Housing Element Update will also address existing and projected housing needs through the accommodation of the City's Regional Housing Needs Assessment (RHNA) allocation. The RHNA allocates housing need based on future estimates of housing unit growth need over the RHNA planning period (2021-2029). The City was allocated a total of 8,272 additional units from the RHNA. To accommodate its RHNA allocation, the City has identified 315 candidate housing sites which could accommodate the additional housing units within the City. The Project does not propose any site development on a candidate housing site/parcel. Future housing development could occur on these candidate housing sites/parcels, according to the General Plan land use and zoning as proposed under the Housing Element and as local conditions dictate with timing at the discretion of each individual property owner. Future development of these sites will require site specific environmental review and entitlement approval.

Regional Housing Needs Assessment. On March 22, 2021 the Southern California Association of Governments (SCAG) adopted the final draft RHNA allocations and distributed the RHNA allocation to all local jurisdictions including the City. To comply with Housing Element law and the complete the RHNA allocation, the City must identify candidate housing sites that can accommodate their 2021-2029 RHNA allocation. This may include the identification of current vacant land that can accommodate residential use or infill sites that permit residential development. If the City cannot identify enough sites/parcels appropriately zoned to accommodate RHNA allocations, then the City must identify additional candidate housing sites. The City is not required to build dwelling units in order to meet its RHNA allocation, only to identify potential sites and create the framework to allow the market the opportunity to develop these units. Potential impacts of the project will be analyzed in compliance with the requirements of the California Environmental Quality Act (CEQA).



**Environmental Determination.** The City has prepared an Initial Study (IS), pursuant to California Code of Regulations § 15063 ("CEQA Guidelines") to determine the proposed project's potential impact on the environment. The City has determined that with the implementation of mitigation, the Project will pose no environmental impacts on the environment. As such, a Mitigated Negative Declaration (MND) was prepared for the Project, pursuant to CEQA § 15070. The City intends to adopt the MND.

**Project Proponent & Address:** City of Rialto  
150 S. Palm Avenue  
Rialto, California 92376

**Contact Name & Telephone:** Siri Champion, - (909) 820-8072

This is to notify the public and interested parties of the City of Rialto's intent to adopt a **Mitigated Negative Declaration** for the above reference project. The mandatory 30-day public review period will begin on **January 7, 2022**, and end on **February 7, 2022**. The Initial Study and supporting technical studies are available for public review at the public counter in the Development Services Department, Planning Division, 150 South Palm Avenue, Rialto, CA 92376 or online at <https://www.yourrialto.com/633/Plan-to-House-Our-Rialto-Housing-Element>. For additional information about the project, call (909) 820-2535.

The project site is not listed in the State of California Hazardous Waste and Substances Sites List pursuant to Government Code Section 65962.5 (E).

Signature:   
Siri Champion, Senior Planner

Date: 1.5.22