



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

Project Title: Foothill and Larch Residential Project (Related Files: Master Case (MC) 2020-0008; Precise Plan of Design No. 2020-0007, Tentative Tract Map No. 2022-0017 (TTM20356), and Environmental Assessment Review No. 2022-0001).

Lead Agency Contact Person: Dionne Harris, Senior Planner

Phone & Email: (909) 820-2535, ext. 2139 – dharris@rialto.ca.gov

Project Location: The 4.5 acre project site is located at the southeast corner of West Foothill Boulevard and North Larch Avenue in the City of Rialto, County of San Bernardino. The Project site is located within the Foothill Boulevard Specific Plan and the land use designation for the site is Residential-High Density (R-HD). Assessor's Parcel Numbers (APN): 0128-071-09, -02, & -03.


Project Description: MC 2020-0008 proposes 19 multi-family residential buildings to provide a total of 70 units on 4.5 acres. The Project would have a density of 15.4 units per acre compared to the maximum allowable density of 30 units per acre. Ingress and egress are provided to the site from North Larch Avenue. Tentative Tract Map Number 20356 proposes 10 lots plus Foothill Boulevard. Ingress and egress are provided to the site from North Larch Avenue from a gated access driveway. Two emergency gated egress points are provided; one in the southeast portion of the site with access to Lorraine Place, and the other one is in the northeast portion of the site which exits to Foothill Boulevard. Two recreational areas are proposed within the Project; an informal park area (0.05-acre) in the eastern portion of the site, and a community pool area (0.266-acre) in the central portion of the site. This new residential community will have a consistent architecture with Spanish Colonial influence.

Project Proponent & Address: Rialto Foothill Investment, LLC
David Nguyen
2961 W. Macarthur Blvd, Ste 210
Santa Ana, Ca 92704

Contact Name & Telephone: David Nguyen (714) 820-2525

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 public review period will begin on **August 8, 2022** and end on **September 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. For additional information about the project, call (909) 820-2535. Notification of the date, time, and place of future public hearings will be provided in compliance with City and California Environmental Quality Act (CEQA) requirements.

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: 
Dionne Harris, Senior Planner

Date:
7-12-2022