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LOCAL AGENCY FORMATION COMMISSION CLERK OF THE
FOR SAN BERNARDINO COUNTY BOARD OF SUPERVISORS

NOTICE OF DETERMINATION 2024 NOV 27 AM 10:57

SAN BERNARDINO COUNTY
FROM: CALIFORNIA

TO:

Clerk of the Board of Supervisors
County Government Center
385 North Arrowhead Avenue
San Bernardino, CA 92415-0130

Office of Planning & Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

Local Agency Formation Commission
1601 E. 3rd Street, Suite 102
San Bernardino, CA 92415-0490

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

PROJECT TITLE: LAFCO SC#532 - City of Rialto Extraterritorial Wastewater Service Agreement (Avila Collection, LLC)

STATE CLEARINGHOUSE NO.: 2022120232

PROJECT LOCATION: The service contract area relates to Assessor Parcel Numbers (APNs) 0257-012-12, 0257-021-02, 0257-021-28, and 0257-031-35, encompassing a total of approximately 12.6 acres, generally located between Santa Ana and Solver Avenues, east of Linden Avenue, within the City of Rialto's southern sphere of influence in the unincorporated Bloomington community.

PROJECT DESCRIPTION: Authorization of a service extension agreement submitted by the City of Rialto to provide sewer service outside its boundaries to a proposed 181-unit multi-family condominium complex on the 12.6-acre project area.

LEAD AGENCY CONTACT: Anthony Deluca, Senior Planner, County Land Use Services Department, at 909-387-4738

RESPONSIBLE AGENCY CONTACT: Local Agency Formation Commission Staff at (909) 388-0480

This is to advise that the Local Agency Formation Commission for San Bernardino County (Commission), as responsible agency, has approved the above-described project and has made the following determinations regarding the project:

1. The project will not have a significant adverse impact on the environment.
2. A Negative Declaration, with mitigation measures included in the Conditions of Approval, was prepared by the County of San Bernardino as a function of its review for a Zone Change from RS-20M (Single Residential 20,000 Square Foot Minimum) to RM (Multiple Residential) in conjunction with a Conditional Use Permit and a Condominium Tentative Tract Map (TTM 20481) for a 181-unit multi-family condominium complex on the 12.6-acre project area. A copy of the Mitigated Negative Declaration may be reviewed at the Local Agency Formation Commission Office, 1601 E. 3rd Street, Suite 102, San Bernardino, CA 92415-0490.

3. Mitigation measures included in the Conditions of Approval for the project approved by the County have been acknowledged by the Local Agency Formation Commission. No alternatives or additional mitigation measures were adopted by the Commission. The Commission finds that all changes, alterations, and mitigation measures are within the responsibility and jurisdiction of the County and/or other agencies and not the Commission, and are self-mitigating through the Conditions of Approval.
4. A Statement of Overriding Considerations was not adopted by the Commission for this project.
5. Findings were not made by the commission pursuant to the provisions of CEQA.

DECISION DATE: NOVEMBER 20, 2024



SAMUEL MARTINEZ
Executive Officer

cc: Anthony Deluca, Senior Planner, Land Use Services Department, San Bernardino County

CLERK OF THE
BOARD OF SUPERVISORS

2024 NOV 27 AM 10: 57

SAN BERNARDINO COUNTY
CALIFORNIA