

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Miro Way and Ayala Drive

Lead Agency: City of Rialto Contact Person: Daniel Casey
 Mailing Address: 150 S. Palm Avenue Phone: 909-820-2535
 City: Rialto Zip: 92376 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Rialto

Cross Streets: Ayala Drive; Miro Way; Linden Avenue Zip Code: 92376

Longitude/Latitude (degrees, minutes and seconds): 34 ° 7 ' 25.37 " N / 117 ° 23 ' 54.17 " W Total Acres: 20.76

Assessor's Parcel No.: 0264-211-15 and -20, 0264-212-12, -17, -44, -45, -46, -54, and portions of 0264-21 Section: 34 Twp.: 1N Range: 5W Base: San Bernardino Pl

Within 2 Miles: State Hwy #: SR 210 Waterways: N/A

Airports: N/A Railways: N/A Schools: Locust Elementary School; Dunn Elementary School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 428,715 Acres 20.76 Employees _____ Power: Type _____ MW
 Educational: _____ Waste Treatment: Type _____ MGD
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD Other: _____

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

General Plan: Specific Plan; Zoning: Renaissance Specific Plan; Renaissance Specific Plan: Employment, Public Park, and School

Project Description: *(please use a separate page if necessary)*

See attached Project Description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>8</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>South Coast Air Quality Management District</u> |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 8, 2024 Ending Date August 7, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates, Inc.</u>	Applicant: <u>Lewis-Hillwood Rialto Company / City of Rialto</u>
Address: <u>401 B Street, Suite 600</u>	Address: <u>1156 N. Mountain Avenue / 150 S. Palm Avenue</u>
City/State/Zip: <u>San Diego, CA 92101</u>	City/State/Zip: <u>Upland, CA 91786 / Rialto, CA 92376</u>
Contact: <u>Casey Schooner</u>	Phone: <u>(909) 576 - 5193 / (909) 820 - 2525</u>
Phone: <u>616-744-0111</u>	

Signature of Lead Agency Representative: _____ Date: July 1, 2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Description of Proposed Project

Location

The Miro Way and Ayla Drive Project (Project or proposed Project) is located in the City of Rialto in San Bernardino County, California. The project site is 0.75 miles south of State Route 210 (SR 210). The project site consists of approximately 20.76 acres and is located directly west of Ayala Drive, approximately 450 linear feet north of Baseline Road, and east of Linden Avenue within the Renaissance Specific Plan Amendment (RSPA) area.

Project Characteristics

Lewis-Hillwood Rialto Company, LLC (Owner) and the City of Rialto are proposing to develop an existing vacant property that would include the construction of two industrial warehouse buildings with approximately 53,640 square feet (SF) to 373,075 sf, including a total of 399,715 sf of warehouse space and 29,000 sf of ancillary office space on approximately 20.76 acres. The project site would be located within Planning Areas 126 and 133 and would also include the reconfiguration and construction of Miro Way and a rezone of Planning Area 123, located north of the proposed warehouse development. The Project would also include the rezone of Planning Areas 126 and 133.

Planning Areas 126 and 133 would be rezoned from Public Park and Employment to Business Center to allow for the proposed warehouse development. Planning Area 123 would be rezoned from School to General Commercial with a designated Residential Overlay. The Project consists of Accessor Parcel Numbers (APNs) 0264-211-15 and -20; 0264-212-12, -17; -30; -44; -45; -46; -54; and portions of 0264-212-05 and -06.

Operations

The Project would provide warehouse space and ancillary office space to meet market demands. The Project would operate Monday through Friday from 8:00am to 5:00pm.

Landscaping

Landscaping would be installed along the property boundary and within surface parking areas, in accordance with the City's Municipal Code Section 18.61.250 and Section 18.61.270 which specify landscape design guidelines for industrial districts.

Circulation and Parking

Access to the project site would be provided via two driveways located along Ayala Drive, and two driveways along the proposed extension of Miro Way from Linden Avenue to Ayala Drive. The proposed driveways would provide both truck and vehicle ingress/egress to the project site. The Project would include adequate access to the project site for emergency vehicles and personnel. The Project would include 71 dock doors and 283 automobile parking spaces.