

### 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 # 2024070224**

**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: 45

Assessor's Parcel No.: 0264-211-15 and -20; 0264-212-12, -17, -44, -45, -46, -54; and portions of 0264-212-11, -13, -14, -16, -18, -19, -21, -22, -23, -24, -25, -26, -27, -28, -29, -30, -31, -32, -33, -34, -35, -36, -37, -38, -39, -40, -41, -42, -43, -44, -45, -46, -47, -48, -49, -50, -51, -52, -53, -54, -55, -56, -57, -58, -59, -60, -61, -62, -63, -64, -65, -66, -67, -68, -69, -70, -71, -72, -73, -74, -75, -76, -77, -78, -79, -80, -81, -82, -83, -84, -85, -86, -87, -88, -89, -90, -91, -92, -93, -94, -95, -96, -97, -98, -99, -100 Section: 34 Twp.: 1N Range: 5W Base: San Bernardino f

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  Supplement/Subsequent EIR (Prior SCH No.) 2006071021  Other: \_\_\_\_\_  
 Early Cons  NEPA:  NOI  Other:  Joint Document  
 Neg Dec  EA  Final Document  
 Mit Neg Dec  Draft EIS  Other: \_\_\_\_\_  
 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 \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. 428715 Acres 20.76 Employees 147  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

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

**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 an "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>6</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 3/21/2025 Ending Date 5/5/2025

### Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative:  Date: 3-12-2025

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.

### **Building 1**

Building 1 would be a rectangular building located on the northwestern portion of the project site. The building would have dimensions of approximately 260 feet wide (east-to-west) by 180 feet long (north-to-south). The building would be one story and would include two-story office space at the northeastern corner of the building. Access to Building 1 would be provided by one driveway shared with Building 2 on Miro Way. The east side of the building would have 6 dock doors and one drive-thru door. The building frontage would be setback approximately 99 feet from Miro Way and approximately 49 feet from Linden Avenue.

### **Building 2**

Building 2 would be a rectangular building located within the central portion of the project site. The building would have dimensions of approximately 792 feet wide (east-to-west) by 440 feet long (north-to-south). The warehouse space would be one story and the two-story office space would be located at the northeastern corner of the building. Access to Building 2 would be provided via two driveways on Miro Way (including a shared driveway with Building 1) and two driveways on Ayala Drive. Dock doors would be located along the northern and southern sides of the building. The building frontage would be setback approximately 40 feet from Ayala Drive and approximately 243 feet from Miro Way.

**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.