



# *City of Rialto* *California*

## **Notice of Availability Miro Way and Ayala Drive Project Draft Environmental Impact Report**

Notice is hereby given that the City of Rialto Community Development Department has prepared a Draft Environmental Impact Report (EIR; State Clearinghouse No. 2024070224 for the proposed Miro Way and Ayala Drive Project (Master Case No. 2024-0019). The City of Rialto is the local Lead Agency in compliance with the California Environmental Quality Act (CEQA) and pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of CEQA", all as amended. The project site is located directly west of Ayala Drive, approximately 450 feet north of Baseline road, and east of Linden Avenue, in the City of Rialto, California.



The Project includes the development of two industrial warehouse buildings ranging from approximately 53,640 square feet (sf) to 375,075 sf for a total of approximately 399,715 sf of warehouse and 29,000 sf of ancillary office space on approximately 20.76 acres. The Project would include a total of 71 dock doors, four drive thru doors, and 283 automobile parking stalls. The approximately 35-acre project site is comprised of Planning Areas 123, 126, and 133. The Project would include the rezone of Planning Area 123 (north of Miro Way) from School to General Commercial with a Residential overlay. The Project would also include the

rezone of Planning Areas 126 and 133 (south of Miro Way) from Park and Employment with a designated Park overlay to Business Center.

The project site consists of previously disturbed land on approximately 35-acres (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).

Access to the project site would be provided via two proposed driveways along the proposed extension of Miro Way and two driveways along Ayala Drive.

The Draft EIR has identified significant effects associated with the proposed Project that cannot be mitigated to levels that are less than significant in the following area: Greenhouse Gas Emissions. Upon compliance with regulatory requirements and recommended mitigation measures, all other environmental impacts were found to be less than significant. The proposed Project is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The Project requires the following approvals from the City of Rialto:

1. Certification of the Final EIR
2. Renaissance Specific Plan Amendment
3. Tentative Parcel Map
4. Amended Development Agreement
5. Precise Plan of Design
6. Conditional Development Permit

The EIR will be available for public review from **March 21, 2025** to **May 5, 2025**. Written comments should be mailed to Daniel Casey, Principal Planner in the Community Development Department at City Hall, 150 South Palm Avenue, Rialto, CA 92376. Daniel Casey can also be reached by phone at (909) 820-2535 or e-mail at [dcasey@rialto.ca.gov](mailto:dcasey@rialto.ca.gov). Copies of the Draft EIR are available for public review, located at the following locations within the City: City Hall, Planning Division located at 150 South Palm Avenue and on the City of Rialto website: [www.yourrialto.com](http://www.yourrialto.com). Notice of public hearing for review and consideration of the EIR will be provided at a later date.