



City of Rialto California

Date: July 1, 2024

To: Responsible and Trustee Agents/Interested Organizations and Individuals

Subject: Notice of Preparation (NOP) of a Draft Environmental Report and Notice of a Public Scoping Meeting (Scoping Meeting) for the Miro Way and Ayala Drive Project

Lead Agency

City of Rialto, Planning Department
150 S. Palm Avenue
Rialto, CA 92376
Attention: Daniel Casey

Consulting Firm

Kimley-Horn and Associates
401 B Street, Suite 600
San Diego, CA 92101
Attention: Casey Schooner

Due to the time limits mandated by State law, we request that your response to this Notice of Preparation (NOP) be sent at the earliest possible date.

Notice of Preparation Review Period: July 8, 2024 to August 7, 2024

Scoping Meeting: August 1, 2024 at 6:00 PM

Project Title: Miro Way and Ayala Drive Project (Project)

Location: The Miro Way and Ayala 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) as depicted in **Figure 1: Regional Vicinity Map**. 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, as depicted in **Figure 2: Project Vicinity Map**.

A. Project Overview

Lewis-Hillwood Rialto Company, LLC (Owner) and the City of Rialto are proposing to develop an existing vacant property (location as referenced above) that would include the construction of two industrial warehouse buildings with approximately 53,640 square feet (sf) to 375,075 sf including 399,715 sf of warehouse space and 29,000 sf of ancillary office space on approximately 20.76 acres, as depicted in **Figure 3: Conceptual Site Plan**. The Project would be located in 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 is comprised of Planning Areas 123, 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 Residential



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Overlay. The Project consists of Assessor 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. The existing and proposed zoning are depicted in **Figure 4: Existing 2016 Renaissance Specific Plan Area** and **Figure 5: Proposed 2024 Renaissance Specific Plan Area**. The existing land uses for each planning area are described in **Table 1: Existing Land Use Designations**.

Table 1: Existing Land Use Designations

Planning Area	Existing Land Use Category	Proposed Land Use Category
123	School	General Commercial (Residential Overlay) ¹
126	Public Park	Business Center
133	Employment (Designated Park Overlay)	Business Center
1) Planning Area 123 retains the option to become Medium High Density Residential (MHDR) and can accept the transfer of residential units from other areas of the Specific Plan, as described in Section 6 of the RSPA.		

Based on the uses being proposed by the Applicant, the Project would require 277 automobile parking spaces and the project proposes 283 automobile parking spaces. **Table 2: Site Summary**, summarizes the proposed site development.

Table 2: Building Site Summary

Building	Site (ac)	Office (sf)	Mezzanine (sf)	Warehouse (sf)	Total Building (sf)	Dock Doors	Drive Thru Door	Automobile Parking Stalls	
								Required	Provided
Building 1	2.98	3,000	3,000	47,640	53,640	6	1	66	70
Building 2	17.78	18,000	5,000	352,075	375,075	65	3	211	213
Total	20.76	21,000	8,000	399,715	428,715	71	4	277	283

The proposed buildings are currently planned as “speculative buildings,” meaning that there are not business uses identified for the buildings. Without knowing the specifics in terms of the future tenants or buyers, the Project is mandated to provide the parking as shown in **Table 2**. Therefore, the Environmental Impact Report (EIR) and associated technical reports will use City approved numbers for the approximate potential on-site employees, hours of operation, and vehicular traffic generation based on the Project’s proposed square footage and use as warehouse buildings as dictated by the City guidelines.

Building 1

Building 1 is proposed as 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 mezzanine 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 98.5 feet from Miro Way and approximately 49 feet from Linden Avenue.



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Building 2

Building 2 is proposed as a rectangular building located within the central and western portions 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 mezzanine office space would be located at the northeastern corner of the building, with potential office space located at the northwestern and southeastern corners 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 a minimum of approximately 40 feet from Ayala Drive and approximately 223 feet from Miro Way.

Landscaping

The Project would include drought-tolerant plant landscaping along the perimeter of the project site to provide a buffer between the site and surrounding uses. Landscaping would be installed in all areas not devoted to buildings, parking, traffic and specific user requirements, 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.

Off-Site Improvements

Access to the project site would be provided via Miro Way and Ayala Drive. The Project would include the reconfiguration and construction of Miro Way and associated curb, gutter, and streetlight improvements. Sidewalks would be provided on the south side of Miro Way, along the project frontage. The intersection at Ayala Drive and Miro Way would be signalized, and overhead utility lines along Linden Avenue, south of the existing signalized intersection at Miro Way and Linden Avenue, would be undergrounded.

Off-site utility and roadway improvements would extend slightly north of Miro Way and within the right-of-way of both Linden Avenue and Ayala Drive along the project frontages. With off-site improvements, the total project footprint is approximately 27.19 acres.

Construction

Construction of the proposed Project is expected to commence in 2025 with a construction duration of approximately 13 months and would be completed in one phase of construction. Total excavation and fill of soils for the proposed Project is anticipated to require 44,000 cubic yards (cy) of cut and 103,200 cy of fill, with approximately 59,200 cy of imported soil.

B. Project Setting

Adjacent properties to the north include vacant land previously occupied by the Rialto Municipal Airport and zoned for Utilities/Public Facilities, Medium Density and Low Density Residential land use categories (i.e., zones), and existing industrial uses north of Planning Area 123. A City of Rialto Water Treatment Facility and existing industrial and commercial uses are further to the north. Properties to the south



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include existing industrial uses, a self-storage facility, and commercial uses. Properties to the east and across Ayala Drive include a business park, vacant land zoned for Employment, and Jerry Eaves Park further to the northeast. Properties to the west include industrial uses, Linden Avenue, and industrial uses west of Linden Avenue.

C. Requested Project Approvals

City of Rialto discretionary actions that could be approved based on the certification of the Final Subsequent EIR (SEIR) would include the following:

- **Precise Plan of Design (PPD):** Site development of two warehouse buildings totaling approximately 428,715 square feet on two proposed parcels. Total site area consists of approximately 20.76 acres.
- **Tentative Parcel Map (TPM):** To show the required City right-of-way dedication for Miro Way and Ayala Drive, setbacks, and easements.
- **Specific Plan Amendment (SPA):** To allow for the reconfiguration of Miro Way and a change to the existing zoning designations of Planning Area 123 to General Commercial with a Residential Overlay and Planning Areas 126 and 133 to Business Center.
- **Amended Development Agreement:** To identify required development impact fees to be paid by the project applicant.

D. Project Characteristics

General Plan Designation: The Project site is designated as Specific Plan within the Rialto General Plan.

Zoning: The project site is zoned as School (Planning Area 123), Public Park (Planning Area 126), and Employment with a designated Park Overlay (Planning Area 133).

E. Circulation and Parking

Vehicular access to the proposed project site would be provided via two driveways along Miro Way and two driveways along Ayala Drive. The intersections at Linden Avenue and Miro Way and Ayala Drive and Miro Way would both be signalized. The nearest major freeways to the project site include SR 210, located approximately 0.75 miles north of the project site and Interstate 215 (I-215), located approximately 5.5 miles east of the project site. As shown in **Table 1** (above), the proposed Project would meet the parking requirements for the proposed buildings.

Environmental Issues to be Evaluated in the SEIR

The City of Rialto, the lead agency for the proposed Project, is subject to specific environmental review under CEQA. CEQA Guidelines Section 15063 provides that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, the City has already determined that an SEIR will need to be prepared based on the Project's potential to create short-term,



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long-term and cumulative impacts. Therefore, an SEIR will be prepared to fully evaluate the potential impacts of the proposed Project. The SEIR will be comprehensive in nature evaluating the following identified issues from the 2023 CEQA Initial Study Checklist.

The following issues are anticipated to be addressed in the SEIR:

- Aesthetics • Air Quality • Biological Resources • Cultural Resources • Energy • Greenhouse Gas Emissions
- Hydrology and Water Quality • Land Use and Planning • Noise • Population and Housing • Public Services
- Recreation • Transportation • Tribal Cultural Resources • Utilities and Service Systems

The SEIR will address the short-term and long-term effects of the Project on the surrounding environment, including the requirements of the proposed off-site improvements. The SEIR will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the SEIR. Mitigation may be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by Section 15097 of the CEQA Guidelines.

Public Review Period

The CEQA process requires a 30-day public review period for an NOP. In accordance with CEQA, should you have any comments, the City is requesting that written responses to this NOP be provided within the 30-day NOP period of July 8, 2024 to August 7, 2024.

The City is requesting comments and guidance on the scope and content of the SEIR from Responsible and Trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines §15082). All parties that have submitted their names and mailing addresses will be notified as part of the Project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact the lead agency contact noted below.

Agencies: The City requests each Responsible and Trustee agency's views on the scope and content of environmental issues relevant to your agency's statutory responsibilities in connection with the proposed Project, in a manner consistent with California Code of Regulations, Title 14, Section 15082(b). Your agency may use the SEIR prepared by the City when considering any permits that your agency must issue, or other approvals for the Project.

Public Comments

The City requests your careful review and consideration of this notice, and invites **written comments** from interested agencies, persons, and organizations regarding the preparation of the SEIR. Please indicate a contact person for your agency or organization. Please send your written comments to:



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Attn: Daniel Casey
City of Rialto
Community Development Department
Planning Division
150 S. Palm Avenue
Rialto, CA 91730
Phone: 909-820-2535
Email: dcasey@rialtoca.gov

Please include the name, phone number, email, and address of a contact person in your response.

You may also provide comments during the **Scoping Meeting** noted below. Comments in response to this notice must be submitted to the City through close of business 6:00 PM on August 7, 2024.

Public Scoping Meeting

The City will have a Scoping Meeting to present the proposed Project and the CEQA process, and to receive public comments and suggestions regarding the scope and content of the SEIR. Information regarding the Scoping Meeting is as follows:

Date: August 1, 2024

Location: Rialto City Hall, Council Chambers, 150 S. Palm Avenue, Rialto, CA 92376

Time: 6:00 PM

Special Accommodations. Should you require special accommodations at the public scoping meeting, such as for the hearing impaired or an English translator, please contact the City of Rialto no later than July 29, 2024 (see contact information above).

Attachments:

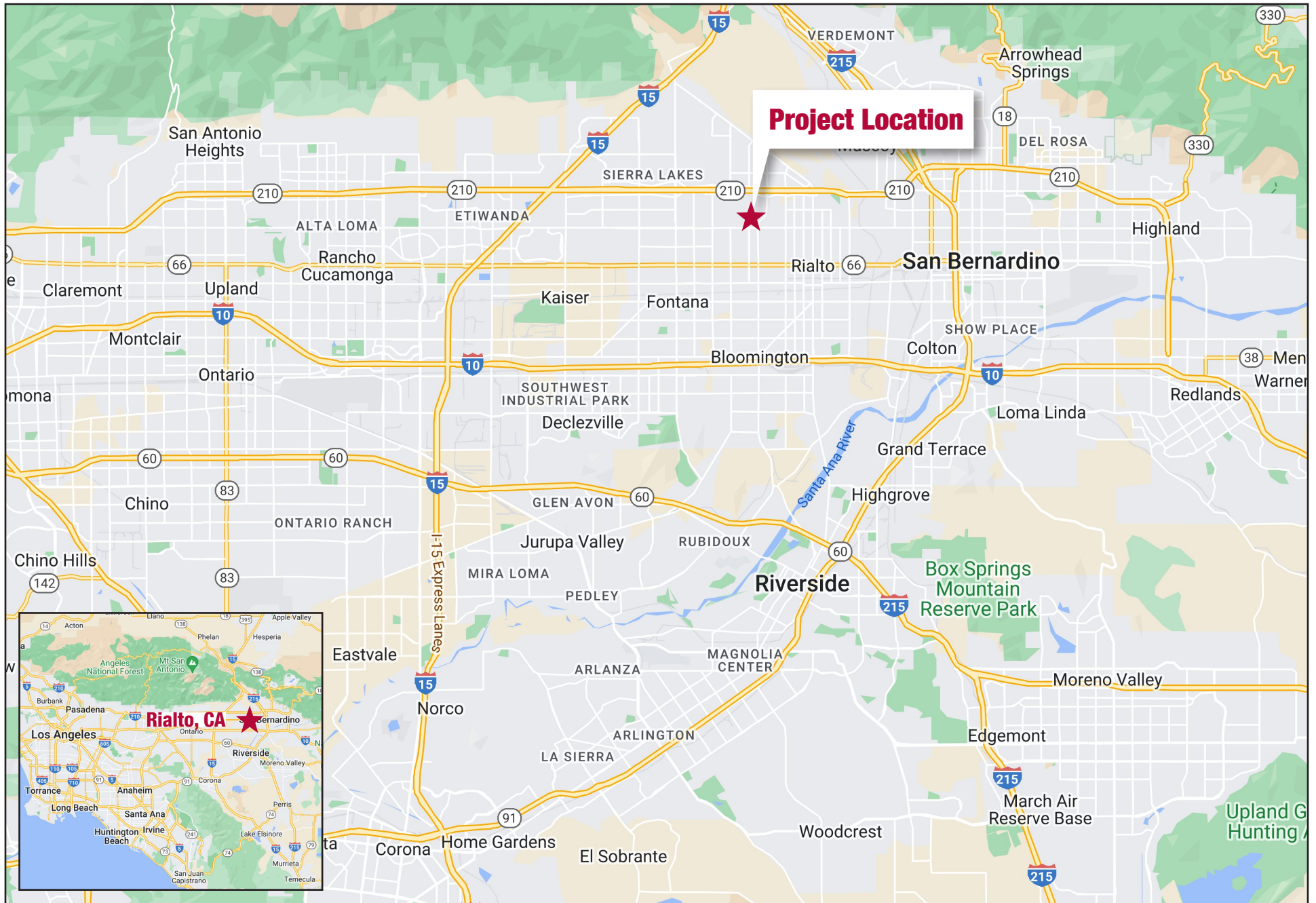
Figure 1: Regional Vicinity Map

Figure 2: Project Vicinity Map

Figure 3: Conceptual Site Plan

Figure 4: Existing 2016 Renaissance Specific Plan Area

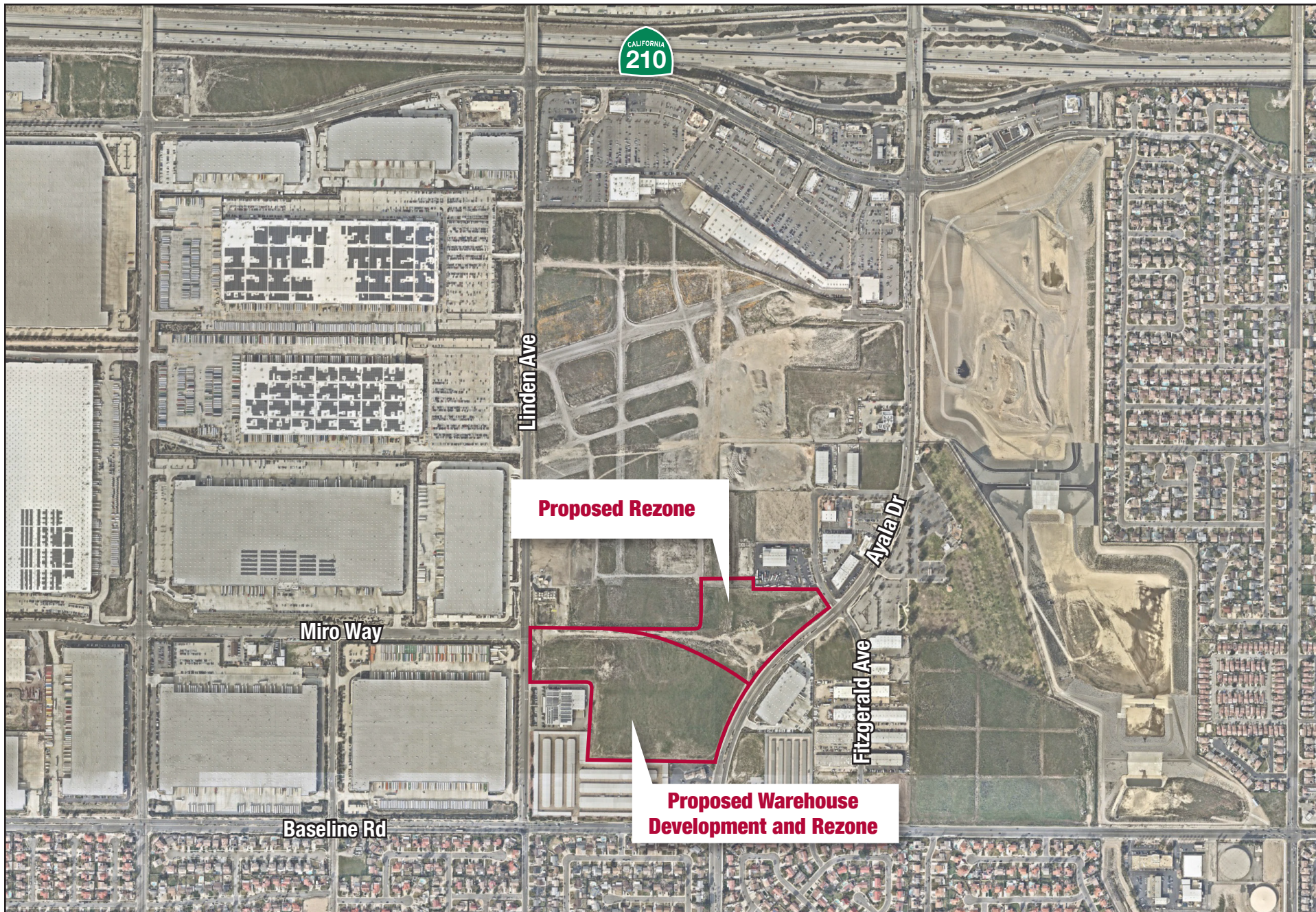
Figure 5: Proposed 2024 Renaissance Specific Plan Area



Source: Google Maps, 2023

FIGURE 1: Regional Vicinity Map
 Miro Way and Ayala Drive
 Rialto, CA

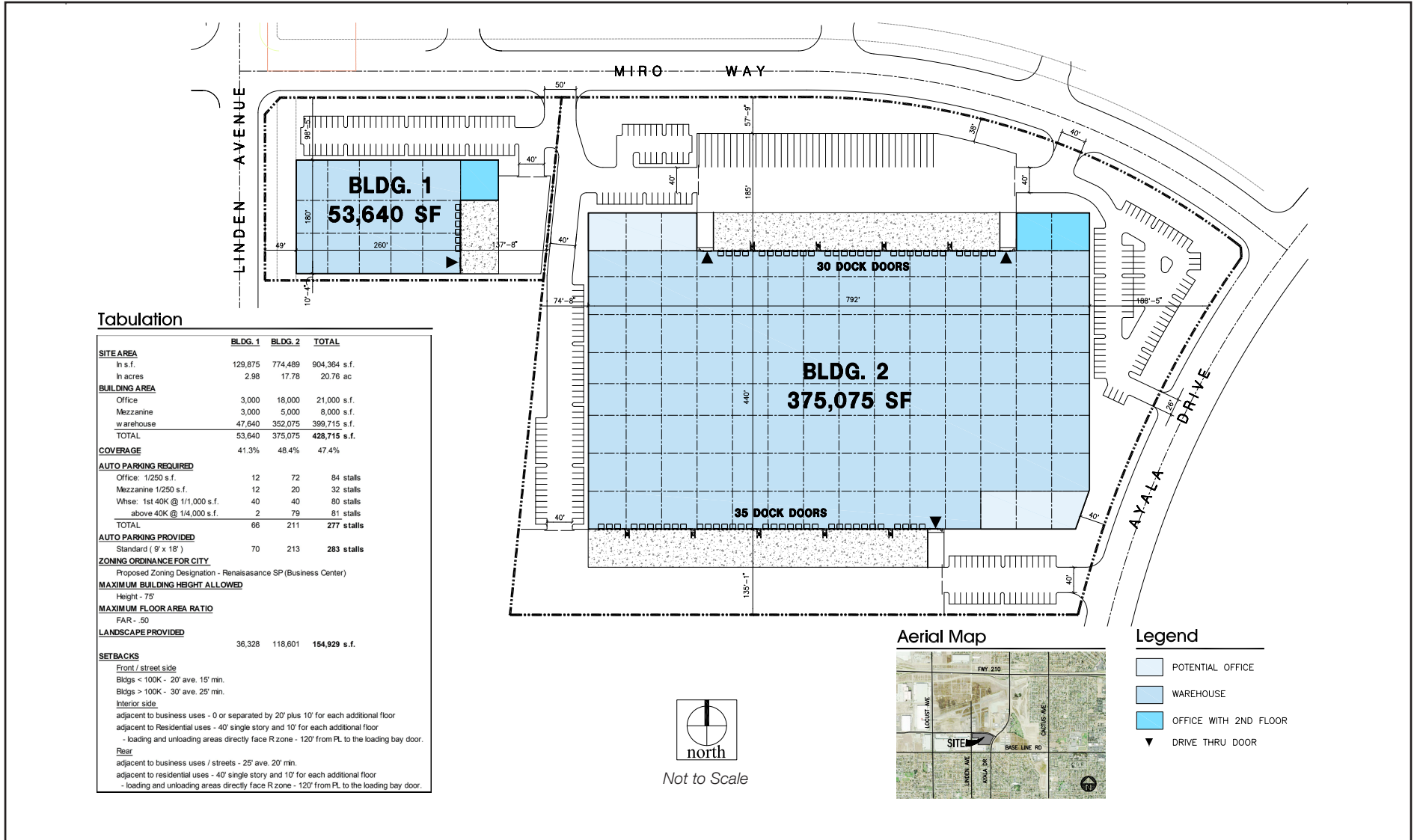
 **Kimley»Horn**



Source: Nearmap, 2023

FIGURE 2: Project Vicinity Map

Miro Way and Ayala Drive
Rialto, CA



Source: HPA Architecture, 2023

FIGURE 3: Conceptual Site Plan
 Miro Way and Ayala Drive
 Rialto, CA

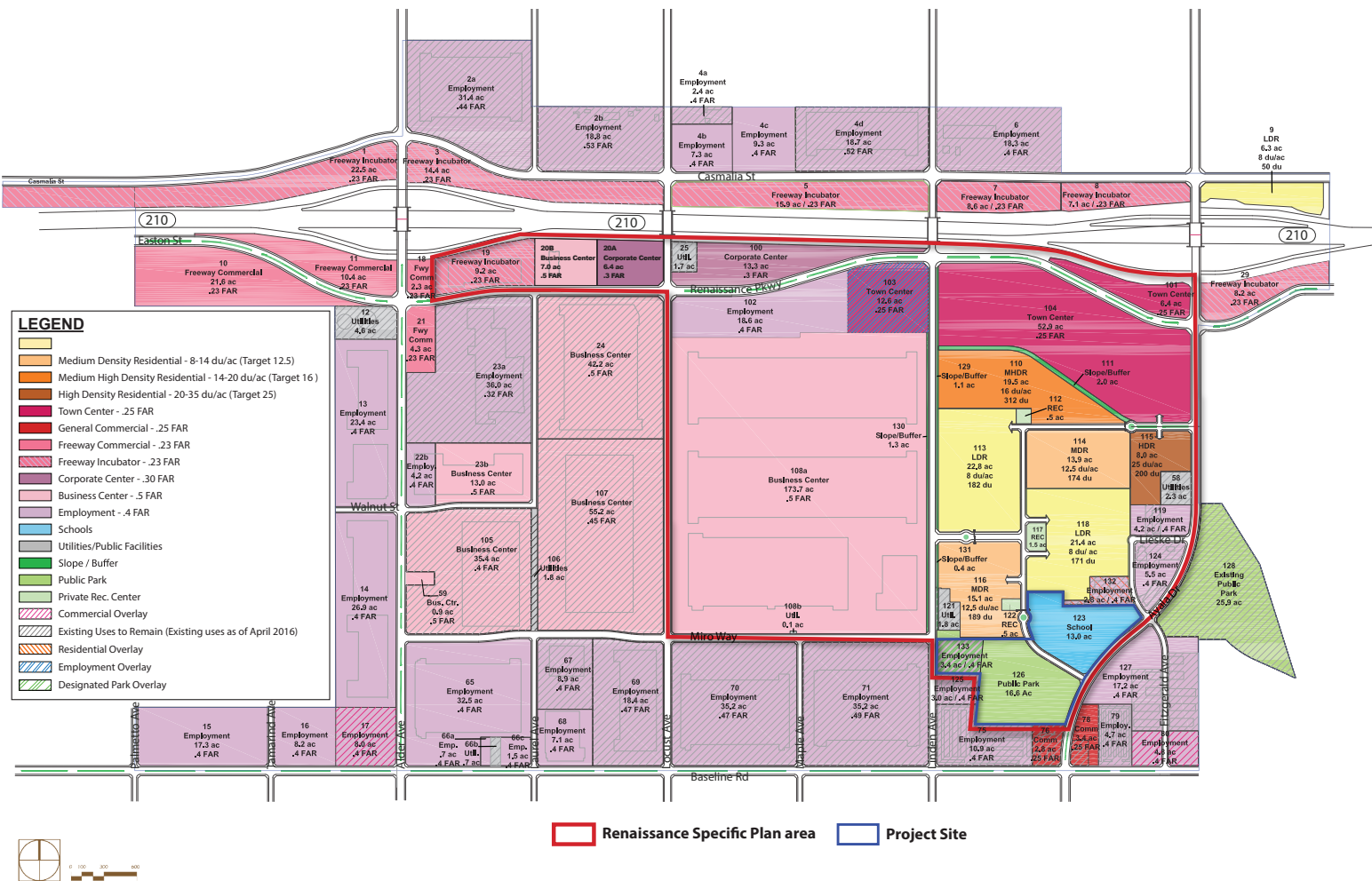


Figure 2-2 Land Use Diagram
(Renaissance Specific Plan Amendment)

FIGURE 4: Existing 2016 Renaissance Specific Plan Amendment Area

Miro Way and Ayala Drive
Rialto, CA



Miro Way and Ayala Drive
Rialto, CA