



NOTICE OF DETERMINATION

DATE FILED & POSTED

Posted On: 1/15/26

Removed On: 2/20/26

Receipt No: 36-01152026-

025

To: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Rialto
Development Services Department
150 South Palm Avenue
Rialto, CA 92376

☒ Clerk of the Board
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Miro Way and Ayala Drive Project (Related Files: Specific Plan Amendment No. 2024-0005 & Environmental Assessment Review No. 2024-0025)

State Clearinghouse Number: 2024070224

Lead Agency Contact Person: Daniel Casey, Community Development Manager

Area Code/Telephone: (909) 820-2535 – dcasey@rialtoca.gov

Project Location: Approximately 33 acres of land (APNs: 0264-211-15, & -20; 0264-212-12, -17, -30, -44, -45, -46, & -54; Portions of APN's: 0264-212-05 & -06) located between Linden Avenue and Ayala Drive approximately 415 feet north of Baseline Road.

Project Description: 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.


Project Proponent & Address: Lewis-Hillwood Rialto Company, LLC, a Delaware limited Liability Company/Upland, CA – 1156 N. Mountain Avenue, Upland, CA 91786

Contact info & Phone: Glen Crosby - (909) 579-5193 – glen.crosby@lewismc.com

This is to advise that the City of Rialto has approved the above-described project on **January 13, 2026** and has made the following determinations regarding the above-described project.

1. The project {☒ will ☐ will not} have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures {☒ were ☐ were not} made a condition of the approval of the project.
5. A Mitigation Reporting or Monitoring Plan {☒ was ☐ was not} adopted for this project.
6. A Statement of Overriding Considerations {☒ was ☐ was not} adopted for this project.
7. Findings {☒ were ☐ were not} made pursuant to the provisions of CEQA.

This is to certify that the **Environmental Impact Report** and record of project approval is available to the general public at the City of Rialto, Community Development Department, Planning Division, 150 South Palm Avenue, Rialto, CA 92376


Daniel Casey, Community Development Manager

Date: 1-14-2026

Date received for filing and posting at OPR: