



RIALTO
UNIFIED SCHOOL DISTRICT
BRIDGING FUTURES THROUGH INNOVATION



08/24/23

Dionne Joubert
City of Rialto/Planning
150 S Palm Avenue
Rialto, CA 92376

RE: **PPD # 2022-0058 191,000 Sq.Ft. Industrial Warehouse
S/E Locust Ave and Vineyard ave**

Dear Sir,

Thank you for the notification of the listed project. By the project description, this plan does fall within the boundary of the Rialto Unified School District.

MITIGATION FEES

The Rialto Unified School District requests to be notified in writing in advance of any and all notices regarding this development. The Rialto Unified School district is empowered to collect all Mitigation Fees pursuant to Board of Education Resolution. The fee must be paid prior to the issuance of any building permits. Upon payment of fees, a Certificate of Compliance will be issued.

COMMERCIAL TRAFFIC / AIR QUALITY

Please Note: This project is within (0.85) miles from Carte High School – located at 2630 N linden Ave. See attached map.

RUSD needs to be assured that any increase in truck traffic in the area will not interfere with school district functions and/or that the existing school district functions will not interfere with the operations of the listed project. In addition, the District is concerned about air quality impacts that may affect District students. Ambient air quality impacts from project construction and operational activities need to be adequately examined and addressed.

SAFE ROUTES

Rialto Unified School District participates in the Safe Routes to School Program and wants to make sure that this project coincides with any Safe Route improvements within the area such as fully developed safe walking patterns and biking paths to and from existing schools for all pedestrians.

Sincerely,

George Palma
Facilities Planning Services Technician

Board of Education

Mrs. Stephanie E. Lewis, President | Mrs. Nancy G. O'Kelley, Vice President | Mr. Joseph W. Martinez, Clerk | Mrs. Evelyn Dominguez, Member
Mr. Edgar Montes, Member | Dr. Cuauhtémoc Avila, RUSD Superintendent | Mrs. Diane Romo, Lead Business Services Agent



**CITY OF RIALTO
PUBLIC NOTICE OF INTENT TO ISSUE A
MITIGATED NEGATIVE DECLARATION**

Project Title: 2223 & 2271 N. Locust Avenue Light Industrial Project (Related Files: Conditional Development Permit No. 2022-0034, Precise Plan of Design No. 2022-0058, and Environmental Assessment Review No. 2022-0056)

Lead Agency Contact Person: Dionne Joubert, M. Arch, Senior Planner

Phone & Email: (909) 820-2525, ext. 2139 – djoubert@rialtoca.gov

Project Location: 9.04 gross acres of land (APNs: 1133-22-101, 1133-22-104, 1133-22-105) located on the corner of North Locust Avenue and West Vineyard Avenue within the Planned Industrial Development (I-PID) zone of the Rialto Airport Specific Plan in the City of Rialto, San Bernardino County.

Project Description: The Project proposes to develop the vacant site with a new industrial warehouse building. The proposed Project would include the development of a two-story tilt-up 191,000 square-foot commerce center, including 5,000 square-foot of office space on the approximately 9.04-acre site. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and driveway.

Project Proponent & Address: Daniel Ricks c/o Xebec Realty LLC.,
3010 Old Ranch Parkway,
Suite 470 Seal Beach, CA 90740

Contact Name & Telephone: Danny Ricks, Development Manager - (714) 650-7111

This is to notify the public and interested parties of the City of Rialto's intent to adopt a **Mitigated Negative Declaration** for the above reference project. The mandatory public review period will begin on **August 14, 2023**, and end on **September 14, 2023**. The Initial Study and supporting technical studies are available for public review at the public counter in the Development Services Department, Planning Division, 150 South Palm Avenue, Rialto, CA 92376. For additional information about the project, call (909) 820-2535.

The project site is not listed in the State of California Hazardous Waste and Substances Sites List pursuant to Government Code Section 65962.5 (E).

Signature: Dionne Joubert
Dionne Joubert, Senior Planner

Date: 8/14/23

CARTER HIGH

LEGEND



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HOW TO USE THIS MAP

This suggested route to school map is intended to encourage adults and students to walk to school.

Adults are responsible for choosing the most appropriate option based on their knowledge of the local area and the skill level of their student.

Recommended routes are based on routes currently used by students, the relative presence of quality side and safe crosswalks.

The City of Rialto does not guarantee the safety of these routes and is not liable for injuries or damages.

