City of Rialto

Legislation Details (With Text)

File #:	18-486	**Version:** 1	**Name:**	
Type:	Resolution		**Status:**	Agenda Ready
File created:	5/16/2018		**In control:**	City Council
On agenda:	6/12/2018		**Final action:**	
Title:	Request City Council to Adopt Resolution No. 7340 Approving Parcel Map 19407, a Request to Consolidate Seven (7) Parcels of Land into Two (2) Parcels of Land Totaling 23.23 Net Acres Located on the East Side of Tamarind Avenue Approximately 250 Feet South of Walnut Avenue; and Approve the Subdivision Improvement Agreement.			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	1. Attachment 1 - PC Packet--11-30-16, 2. Attachement 2 - Unapproved Parcel Map No. 19407, 3. Attachment 3 - Unrecorded Subdivision Improvement Agreement, 4. Attachment 4 - Notice of Determination, 5. Attachment 5 - GASB34, 6. Attachment 6 - Bonds, 7. Resolution Approve PM 19407 05-22-18			

Date	Ver.	Action By	Action	Result

For City Council Meeting [June 12, 2018]

TO:　　　　　　Honorable Mayor and City Council

APPROVAL:　Robb R. Steel, Interim City Administrator

FROM:　　　　Robert G. Eisenbeisz, P.E., Public Works Director/City Engineer

Request City Council to Adopt **Resolution No. 7340** Approving Parcel Map 19407, a Request to Consolidate Seven (7) Parcels of Land into Two (2) Parcels of Land Totaling 23.23 Net Acres Located on the East Side of Tamarind Avenue Approximately 250 Feet South of Walnut Avenue; and Approve the Subdivision Improvement Agreement.

BACKGROUND:

On November 30, 2016, the City of Rialto Planning Commission conditionally approved the following:

1. Tentative Parcel Map 19407, a request to consolidate seven (7) parcels of land (APNs: 0240-201-26, -28, -29, -36, -48, -49, & -61) into two (2) parcel of land located on the east side of Tamarind Avenue approximately 250 feet south of Walnut Avenue within the Planned Industrial Development (I-PID) zone of the Rialto Airport Specific Plan. Proposed Parcel 1 will comprise 16.93 net acres of land to facilitate the development of a 384,893 square foot warehouse building. Parcel 2 will comprise 6.30 net acres of land containing an existing storm water detention basin.

2.　　　A Mitigated Negative Declaration (Environmental Assessment Review No. 16-05)

A copy of the Planning Commission Report and Resolution are included as **Attachment 1**.

ANALYSIS/DISCUSSION:

Prologis, A Maryland Real Estate Investment Trust, (the "Subdivider") requests that the City Council approve Parcel Map 19407 to consolidate seven parcels of land into two parcels totaling 23.23 acres to construct a 384,893 square foot warehouse building, located on the east side of Tamarind Avenue approximately 250 feet south of Walnut Avenue. A copy of Parcel Map 19407 is included as **Attachment No. 2**.

The Applicant has not completed the required public improvements associated with Parcel Map No. 19407 and has submitted an executed Subdivision Improvement Agreement to guarantee completion of the remaining public improvements. A copy of the Subdivision Improvement Agreement is included as **Attachment 3**.

The City Engineer determined that the conditions of approval associated with Tentative Parcel Map 19407 have been satisfied, that Parcel Map 19407 is in substantial conformance with Tentative Parcel Map 19407, and that Parcel Map 19407 is ready for City Council approval.

Approval of a parcel map is a ministerial action, and the approval of the Parcel Map 19407 by City Council includes approval of conditions impose on the project previously identified at the time of the Tentative Parcel Map 19407 approval.

ENVIRONMENTAL IMPACT:

On November 30, 2016, a the Planning Commission reviewed an Initial Study (Environmental Assessment Review No. 16-12) for the project in accordance with the requirements of the California Environmental Quality Act (CEQA). Staff determined that the project will not have an adverse impact on the environment and a Mitigated Negative Declaration was prepared. The Planning Commission adopted the prepared Mitigated Negative Declaration and authorized staff to file a Notice of Determination (NOD) at the Clerk of the Board of San Bernardino County. The filed NOD is included as **Attachment No. 4**.

GENERAL PLAN CONSISTENCY:

Approval of this action complies with the City of Rialto General Plan Goal and Policies:

Goal 2-22: Promote commercial and/or industrial development that is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purposes.

Goal 3-1: Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate.

Policy 3-1.2: Encourage a variety of business to locate in Rialto, including retail, high technology, professional services, clean industries, logistic-based businesses, and restaurants/entertainment uses to promote the development of a diversified local economy.

LEGAL REVIEW:

The City Attorney has reviewed and approved the staff report, Resolution and Subdivision Improvement Agreement.

FINANCIAL IMPACT:

Approval of Parcel Map No. 19407 accepts adjacent Public Street Improvements at an estimated value of $492,020, based on the approved Engineering Cost Estimate and Bond amounts, into the City street system.

Operating Budget Impact

Completion of the required public improvements will add additional infrastructure maintained by the City resulting in a nominal increase to maintenance costs. The City Council adopts funding for operations and maintenance activities during the annual budget process.

Capital Improvement Budget Impact

The proposed action will not affect the City's Capital Improvement Budget.

Licensing

A Business License tax is not applicable to this request.

RECOMMENDATION:

Staff recommends that the City Council:

- Adopt the **Resolution** approving Parcel Map 19407, located on the east side of Tamarind Avenue approximately 250 feet south of Walnut Avenue.

- Approve the related Subdivision Improvement Agreement.