



City of Rialto

Legislation Text

File #: 22-827, **Version:** 3

For City Council Meeting [September 13, 2022]

TO: Honorable Mayor and City Council

APPROVAL: Marcus Fuller, City Manager

FROM: Marcus Fuller, Acting City Engineer

Request City Council to Adopt **Resolution No. 7969** Approving Tract Map 20204 for the Subdivision of Land into 130 Single-Family Lots of the Neighborhood II of the Lytle Creek Ranch Specific Plan and Approving an Associated Subdivision Improvement Agreement.

BACKGROUND

On May 25, 2022, the City of Rialto Planning Commission conditionally approved Tentative Tract Map 20204. Tentative Tract Map No. 20204 shows the creation of 130 single-family lots within neighborhood II of the Lytle Creek Ranch Specific Plan. A copy of the Planning Commission Staff Report is included as **Attachment 1**.

ANALYSIS/DISCUSSION

AG Essential Housing CA 4, LP, a Delaware Limited Partnership, (the “Owner”) requests that the City Council approve Tract Map 20204 to subdivide one (1) parcel of land into 130 single family residential lots and 4 lettered lots to facilitate the development of a residential master planned community located within Neighborhood II of the Lytle Creek Ranch Specific Plan (LCRSP) and more particularly located approximately one-quarter mile northeast of Riverside Avenue between Highland Avenue and Country Club Drive. A copy of Tract Map 20204 is included as **Attachment 2**.

Lennar Homes of California, LLC, as the “Subdivider” is developing the new homes and constructing the required public improvements; however, the Subdivider has not completed the required public improvements associated with Tract Map 20204 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**. A copy of the conflict-of-interest disclosure form is included as **Attachment 4**.

The City Engineer determined that the conditions of approval associated with Tentative Tract Map 20204 have been satisfied and that Tract Map 20204 is in substantial conformance with Tentative Tract Map 20204, and that Tract Map 20204 is ready for City Council approval.

Approval of a Tract Map is a ministerial action, and the City Council cannot condition its approval of the Tract Map and cannot impose new conditions on the project that were not previously identified at the time the Tentative Tract Map was approved.

ENVIRONMENTAL IMPACT

The Project falls within the scope of the previously certified LCRSP EIR and the Addendum. Electronic copies of the environmental analysis are available for review in the Community Development Department, Planning Division.

GENERAL PLAN CONSISTENCY

The project is consistent with the following goals of the Land Use Element of the Rialto General Plan:

Goal 2-19: Encourage neighborhood preservation, stabilization, and property maintenance.

Goal 2-21: Ensure high-quality planned developments in Rialto.

LEGAL REVIEW

The City Attorney has reviewed and recommends approval of this staff report, agreement and Resolution.

FINANCIAL IMPACT

Operating Budget Impact

Completion of public improvements adds an estimated value of \$3,061,503 to the city street system based on the Governmental Accounting Standards Board 34 (GASB34) for this specific project.

Capital Improvement Budget Impact

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

Licensing

Before execution of any issued On-Site or Off-Site Construction Permits, the Subdivider secured a business license application and paid a Business License tax at the Contractors rate, as well as Administration and State fees for his contractors performing any improvements and shall renew accordingly.

RECOMMENDATION

Request City Council to adopt the Resolution approving Tract Map 20204 for the Subdivision of Land into 130 Single-Family Lots of the Neighborhood II of the Lytle Creek Ranch Specific Plan and Approving an Associated Subdivision Improvement Agreement.