



City of Rialto

Legislation Text

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For City Council Meeting [February 12, 2019]

TO: Honorable Mayor and City Council

APPROVAL: Sean Grayson, Interim City Administrator

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

Request City Council to Adopt **Resolution No. 7458** Approving Parcel Map 19966, a Request to Subdivide 0.44 Acres of Land into Two (2) Single-Family Lots Located at 1081 North Riverside Avenue.

BACKGROUND:

On September 12, 2018, the City of Rialto Planning Commission conditionally approved the following:

1. Tentative Parcel Map 19966, a request to subdivide 0.44 gross acres of land (APN: 0127-331-21) into two (2) parcels single-family lots located at 1081 North Riverside Avenue within the Single-Family Residential (R-1B) zone.
2. Environmental Assessment No. 2018-0047: A Negative Declaration prepared for the project in accordance with the California Environmental Quality Act (CEQA)

A copy of the September 12, 2018, Planning Commission Report and Resolution is included as **Attachment 1**.

ANALYSIS/DISCUSSION:

Rafael Iniguez, sole property owner (the "Subdivider") requests that the City Council approve Parcel Map 19966 to subdivide 0.44 gross acres of land into two (2) single-family lots located at 1081 North Riverside Avenue, APN: 0127-331-21, within the Single-Family Residential (R-1B) zone. A copy of Parcel Map 19966 is included as **Attachment No. 2**.

The property is located in an infill area where public improvements already exist and therefore there is no need for a Subdivision Improvement Agreement

The City Engineer determined that the conditions of approval associated with Tentative Parcel Map 19966 have been satisfied and that Parcel Map 19966 is in substantial conformance with Tentative Parcel Map 19966. Staff recommends that City Council approve Parcel Map 19966.

Approval of a parcel map is a ministerial action, and the approval of the Parcel Map 19966 by City Council includes approval of conditions imposed on the project previously identified at the time of the Tentative Parcel Map 19966 approval.

ENVIRONMENTAL IMPACT:

On September 12, 2018, the Planning Commission reviewed an Initial Study and Negative Declaration (Environmental Assessment Review (EAR) No. 2018-0047) and determined that there is no substantial evidence that supports a fair argument that the approval of the Project would result in a significant adverse effect on the environment, thus, a Negative Declaration was prepared and notice thereof was given in the manner required by law pursuant to the provision of the California Environmental Quality Act, Public Resources Code Section 21000 et. seq. (CEQA), the State's CEQA Guidelines, California Code of Regulations, Title 14, Section 15000 et. seq., and Government Code Section 65962.5(f) (Hazardous Waste and Substances Statement). The filed Notice of Determination (NOD) is included as **Attachment No. 3**.

GENERAL PLAN CONSISTENCY:

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

Goal 2-8: Preserve and improve established residential neighborhoods in Rialto.

Goal 2-16: Improve the architectural and design quality of the development in Rialto.

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

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

Goal 3-6: Require that all developed areas within Rialto are adequately served with essential public services and infrastructure.

LEGAL REVIEW:

The City Attorney has reviewed and approved the staff report and Resolution.

FINANCIAL IMPACT:

Approval of Parcel Map No. 19966 accepts dedicated adjacent Public Right-of-Way along the property frontage at an estimated value of \$17,464.32 into the City street system based on the Governmental Accounting Standards Board 34 (GASB34 **Attachment 4**) form for this specific project.

Operating Budget Impact

With this action, no public improvements are added to existing infrastructure, resulting in no increase to existing maintenance costs.

Capital Improvement Budget Impact

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

Licensing

Subdivision of parcels does not trigger business license fees.

RECOMMENDATION:

Staff recommends that the City Council Adopt the Resolution approving Parcel Map 19966, located at 1081 North Riverside Avenue, APN: 0127-331-21.