



City of Rialto

Legislation Details (With Text)

File #: 17-1007 **Version:** 1 **Name:**
Type: Resolution **Status:** Agenda Ready
File created: 10/26/2017 **In control:** City Council
On agenda: 11/14/2017 **Final action:**
Title: Request City Council to Adopt Resolution No. 7227 Approving Tract Map 17708, a Request to Subdivide a 4.7 Acre Parcel of the Property Located on the West Side of Acacia Avenue between James Street and Merrill Avenue into Twenty-Four (24) Parcels and Approve the Subdivision Improvement Agreement.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment 1 - PC Report, 2. Attachment 2 - TM 17708_Unrecorded, 3. Attachment 3 - Subdivision Improvement Agreement, 4. Attachment 4 - PC Resolution No. 07-18, 5. Resolution Approve TM 17708

Date	Ver.	Action By	Action	Result
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For City Council Meeting [November 14, 2017]

TO: Honorable Mayor and City Council

APPROVAL: Michael E. Story, City Administrator

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

Request City Council to Adopt **Resolution No. 7227** Approving Tract Map 17708, a Request to Subdivide a 4.7 Acre Parcel of the Property Located on the West Side of Acacia Avenue between James Street and Merrill Avenue into Twenty-Four (24) Parcels and Approve the Subdivision Improvement Agreement.

BACKGROUND:

On June 13, 2012, the City of Rialto Planning Commission conditionally approved Tentative Tract Map 17708, a request to subdivide a 5.37 acre parcel, for the property located on the west side of Acacia Avenue between James Street and Merrill Avenue, creating twenty-four (24) lots within the Planned Residential Development (PRD-D) zone of the General Plan. The June 13, 2012, Planning Commission Staff Report is included as **Attachment 1**.

ANALYSIS/DISCUSSION:

Core Equity Properties, LLC, (the "Subdivider") requests that the City Council approve Tract Map 17708 to subdivide a 4.7 acre parcel into twenty-four (24) parcels of land for the development of single family residential lots located on the west side of Acacia Avenue between James Street and Merrill Avenue. A copy of Tract Map 17708 is included as **Attachment 2**.

The Subdivider has not constructed the required public improvements associated with Tract Map

17708. The Subdivider has submitted an executed Subdivision Improvement Agreement to guarantee completion of the remaining public improvements and is included as **Attachment 3**.

The City Engineer determined that the conditions of approval associated with Tentative Tract Map 17708 have been satisfied, that Tract Map 17708 is in substantial conformance with Tentative Tract Map 17708, and that Tract Map 17708 is ready for City Council approval.

Approval of a Tract map is a ministerial action, and the City Council cannot condition its approval of Tract Map 17708 and cannot impose new conditions on the project that were not previously identified at the time Tentative Tract Map 17708 was approved.

ENVIRONMENTAL IMPACT:

On June 13, 2012, the Planning Commission reviewed and approved an Initial Study prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA) and it was determined that the project will not generate any significant impacts and a Negative Declaration has been prepared in accordance with CEQA. Planning Commission Resolution No. 07-18 is included as **Attachment 4**.

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 development 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, Resolution, and Subdivision Improvement Agreement.

FINANCIAL IMPACT:

Approval of Tract Map 17708 accepts adjacent Public Street Improvements into the City street system, adding nominal additional costs associated with street maintenance.

RECOMMENDATION:

Staff recommends that the City Council Adopt a **Resolution** Approving Tract Map 17708, a request to subdivide a 4.7-acre parcel of land into twenty-four (24) single-family residential lots located on the west side of Acacia Avenue between James Street and Merrill Avenue and related Subdivision Improvement Agreement.