



City of Rialto

Legislation Details (With Text)

File #: 20-0537 **Version:** 1 **Name:**
Type: Resolution **Status:** Agenda Ready
File created: 7/15/2020 **In control:** City Council
On agenda: 7/28/2020 **Final action:**
Title: Request City Council to Adopt Resolution No. 7649 Approving Tract Map 20217, a Request to subdivide approximately 15.95 Gross Acres of Land into Seven (7) Residential Condominium Lots and Two (2) Common Lots for the Development of Sixty-Six (66) Detached Single-Family Dwelling Units and One-Hundred Eighteen (118) Attached Townhome Dwelling Units Located on the North side of Foothill Boulevard Between Larch Avenue and Spruce Avenue (APNs: 0128-051-10, -27, & -34); and Request that the City Council Approve the Associated Subdivision Improvement Agreement.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment 1 - Vicinity Map.pdf, 2. Attachment 2 - PC Resolution No. 19-13.pdf, 3. Attachment 3 - TM 20127.pdf, 4. Attachment 4 - Subdivision Improvement Agreement.pdf, 5. Attachment 5 - Filed NOD SCH 2018121036 2019-02-28.pdf, 6. Attachment 6 - GASB34 Form.pdf, 7. Resolution.pdf

Date	Ver.	Action By	Action	Result
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For City Council Meeting [July 28, 2020]

TO: Honorable City Council

APPROVAL: Rod Foster, City Manager

FROM: Savat Khamphou, Public Works Director/City Engineer

Request City Council to Adopt **Resolution No. 7649** Approving Tract Map 20217, a Request to subdivide approximately 15.95 Gross Acres of Land into Seven (7) Residential Condominium Lots and Two (2) Common Lots for the Development of Sixty-Six (66) Detached Single-Family Dwelling Units and One-Hundred Eighteen (118) Attached Townhome Dwelling Units Located on the North side of Foothill Boulevard Between Larch Avenue and Spruce Avenue (APNs: 0128-051-10, -27, & -34); and Request that the City Council Approve the Associated Subdivision Improvement Agreement.

BACKGROUND:

On February 27, 2019, the City of Rialto Planning Commission conditionally approved the following:

1. Tentative Tract Map No. 2018-0003 (Tract Map No. 20217), a request to subdivide approximately 15.95 gross acres of land (APNs: 0128-051-10, -27, & -34) located on the north side of Foothill Boulevard between Larch Avenue and Spruce Avenue within the Residential-High Density (R-HD) zone of the Foothill Boulevard Specific Plan into seven (7) residential condominium lots and two (2) common lots. A Vicinity Map is included as **Attachment 1**; and
2. Mitigated Negative Declaration (Environmental Assessment Review (EAR) No. 2018-0066).

A copy of the executed February 27, 2019, Planning Commission Resolution is included as **Attachment 2**.

ANALYSIS/DISCUSSION:

Century Communities of California, LLC, a Delaware Limited Liability Company, formerly Christopher Development Group, Inc. (the “Subdivider”) requests that the City Council approve Tract Map 20217 to subdivide 15.95 gross-acres of land into seven (7) residential condominium lots and two (2) common lots located on the north side of Foothill Boulevard between Larch Avenue and Spruce Avenue (APNs: 0128-051-10, -27, & -34) within the Residential-High Density (R-HD) zone of the Foothill Boulevard Specific Plan, to facilitate the development of a residential project consisting of 66 detached single-family dwelling units and 118 attached townhome dwelling units. A copy of the unrecorded Tract Map 20217 is included as **Attachment 3**.

The Applicant has not completed the required public improvements associated with Tract Map No. 20217 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 4**.

The City Engineer determined that the conditions of approval associated with Tentative Tract Map 20217 have been satisfied and that Tract Map 20217 is in substantial conformance with Tentative Tract Map 20217. Staff recommends that City Council approve Tract Map 20217. Approval of a tract map is a ministerial action of the City Council, with no discretionary action required.

ENVIRONMENTAL IMPACT:

The City reviewed an Initial Study (Environmental Assessment Review No. 2018-0066) prepared by LSA Associates, Inc. and determined that there is no substantial evidence that the approval of the Project would result in a significant adverse effect on the environment, provided appropriate mitigation measures are imposed on the Project; thus a Mitigated Negative Declaration was prepared to assess the potential environmental impacts of the proposed project, in accordance with the requirements of the California Environmental Quality Act (CEQA). Based on the findings and recommended mitigation measures within the Initial Study, staff determined that the project will not have an adverse impact on the environment and recommended adoption of the Mitigated Negative Declaration and, thus, completing the CEQA process. On February 27, 2019, the Planning Commission adopted the Mitigated Negative Declaration prepared for the project, and on February 28, 2019, the Planning Division filed a Notice of Determination for the project with the County of San Bernardino Clerk of the Board of Supervisors. A copy of the February 28, 2019 filed Notice of Determination (NOD) is included as **Attachment 5**.

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 supports this staff report, Resolution and Subdivision Improvement Agreement.

FINANCIAL IMPACT:

Operating Budget Impact

Approval of Tract Map No. 20217 accepts adjacent public street improvements at an estimated value \$849,716 into the City street system based on the Governmental Accounting Standards Board 34 (GASB 34) form for this specific project. A copy of the GASB 34 form is included as **Attachment 6**. Acceptance and completion of the required public improvements will add additional infrastructure to be maintained by the City resulting in increased maintenance costs to be included in future annual maintenance operation budgets. The City Council adopts funding for operations and maintenance activities during the annual budget process. Also, the City has conditioned the Project to annex into Landscape and Lighting Maintenance District No. 2 (LLMD 2) to mitigate the fiscal impact of providing public street lighting and landscaping. The amount of revenue to be derived by the City for the inclusion of this project in LLMD 2 will be determined annually based on City Council approved rates pursuant to an annual Engineer's Report prepared by a duly approved Special Districts Administration Consultant. In addition, the City has conditioned the project to annex into CFD 2016-1 for Police, Fire and other City services. At the proposed rates for FY 2020-21 for CFD 2016-1, the inclusion of the Project in the district will generate revenue for City Services of approximately \$48,000 annually, at build-out of the Project.

Capital Improvement Budget Impact

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

Licensing

The Subdivider has filed the Business license application deemed necessary for approval of the map, including for construction activities.

RECOMMENDATION:

Staff recommends that the City Council:

- Adopt a Resolution approving Tract Map 20217, a subdivision of approximately 15.95 Gross Acres of Land into Seven (7) Residential Condominium Lots and Two (2) Common Lots for the Development of 66 Detached Single-Family Dwelling Units and 118 Attached Townhome Dwelling Units Located on the North side of Foothill Boulevard Between Larch Avenue and Spruce Avenue (APNs: 0128-051-10, -27, & -34); and
- Approve the associated Subdivision Improvement Agreement.