



City of Rialto

Legislation Text

File #: 17-1026, Version: 1

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. 7225** Approving Parcel Map 19815, a Request to Consolidate Six (6) Parcels into One (1) 49.95 Acre Parcel, Located Approximately 0.26 Miles South of Renaissance Parkway, Between Locust Avenue and Linden Avenue.

BACKGROUND:

On July 26, 2017, the City of Rialto Planning Commission conditionally approved Tentative Parcel Map 19815, a request to consolidate six (6) parcels of land into one (1) 49.95 net acre parcel of land to construct a 614,848 square foot fulfillment center located approximately 0.26 miles south of Renaissance Parkway between Locust and Linden Avenue (APN 0240-251-04-10, -11 and portions of -09, -28, and -38) within the Business Center (B-C) zone of the Renaissance Specific Plan. The Resolution of the Planning Commission approving the Tentative Parcel Map is included as **Attachment No. 1**.

ANALYSIS/DISCUSSION:

Rialto Building 5, LLC, (the "Subdivider") requests that the City Council approve Parcel Map 19815 to consolidate six (6) parcels of land into one (1) 49.95 acre parcel to construct a 614,848 square foot fulfillment center located approximately 0.26 miles south of Renaissance Parkway between Locust Avenue and Linden Avenue. A copy of a vicinity map showing the location of Parcel Map 19815 is included as **Attachment No. 2**.

The Subdivider has constructed the required public improvements associated with Parcel Map 19815.

The City Engineer determined that the conditions of approval associated with Tentative Parcel Map 19815 have been satisfied, that Parcel Map 19815 is in substantial conformance with Tentative Parcel Map 19815, and that Parcel Map 19815 is ready for City Council approval.

Approval of a parcel map is a ministerial action, and the City Council cannot condition its approval of Parcel Map 19815 and cannot impose new conditions on the project that were not previously identified at the time Tentative Parcel Map 19815 was approved.

ENVIRONMENTAL IMPACT:

On December 13, 2016, a Subsequent Environmental Impact Report (SEIR) (Environmental Assessment Review No. 16-55) for the Renaissance Specific Plan, in accordance with the California

Environmental Quality Act (CEQA) was reviewed and certified by the City Council. The SEIR analyzed the development of the fulfillment center (Building 5). Under CEQA, no further review for the project is required. The filed Notice of Determination 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 2-22: 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 and Resolution.

FINANCIAL IMPACT:

Approval of Parcel Map No. 19815 accepts adjacent Public Street Improvements into the City street system, adding nominal additional costs associated with street maintenance. Funding for maintenance activities are adopted by City Council during the annual budget process.

RECOMMENDATION:

Staff recommends that the City Council adopt the Resolution, approving Parcel Map 19815, to consolidate six parcels into one 49.95 acre parcel for the development of a 614,848 square foot fulfillment center located approximately 0.26 miles south of Renaissance Parkway between Locust Avenue and Linden Avenue.