



City of Rialto

Legislation Text

File #: 18-529, **Version:** 1

For City Council Meeting [June 12, 2018]

TO: Honorable Mayor and City Council

APPROVAL: Robb R. Steel, Interim City Administrator

Request City Council to set a Public Hearing for **June 26, 2018** for Development Agreement No. 2018-0001 by and between the City of Rialto and Oakmont El Rivino, LLC.

BACKGROUND:

California Government Code (Section 65864 et. seq.) and the City of Rialto Municipal Code (RMC Section 18.79) authorize the negotiation and approval of Development Agreements. Development agreements eliminate uncertainty with respect to the development process and promote more orderly and efficient development, thereby improving the local economy. The City wishes to grant such certainty to induce for development that creates jobs and public revenues. Development agreements typically vest certain land use entitlements, fix development impact fees, and specify conditions of approval in exchange for consideration that includes higher development impact fees, expanded public improvements, or accelerated development.

PDC OC/IE, LLC, a Delaware limited liability company, has requested a Development Agreement for the Rialto Fulfillment Center ("Project"). Oakmont El Rivino LLC is the Owner. PDC OC/IE, LLC submitted various development applications on behalf of the Owner.

The Project consists of the development of a 1,264,102 sq. ft. warehouse building and a 988,765 sq. ft. warehouse building generally located at the Northwest corner of Cactus Avenue and El Rivino Rd ("Site") within the Light Industrial (M-1) Zone of the Rialto General Plan. The Site Plan is attached hereto as **Exhibit A**.

Staff will explain the terms of the Development Agreement in the staff report prepared for the public hearing.

ANALYSIS/DISCUSSION:

The City will notice the public hearing as required by Section 65090-65092 of the Government Code as follows:

- The City will publish notice in a newspaper of general circulation at least 10 days prior to the public hearing;
- The City will mail notice at least 10 days prior to the public hearing to all property owners within 300 feet of the Property;

- The City will mail notice at least 10 days prior to the public hearing to the property owner; and
- The City will mail notice at least 10 days prior to the public hearing to all service agencies expected to serve the Project.

On May 30, 2018, the Planning Commission voted 6-0 to recommend approval of the Development Agreement to the City Council.

GENERAL PLAN CONSISTENCY:

The City of Rialto has identified several goals and objectives within the City's recently adopted General Plan through which the City looks to improve the community. The proposed action is consistent with the following goals and objectives contained in the General Plan:

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 businesses to locate in Rialto, including retail, high technology, professional services, clean industries, logistics-based businesses, and restaurants/entertainment uses to promote the development of a diversified local economy.

Goal 3-3: Attract, expand, and retain commercial and industrial businesses to reduce blighted conditions and encourage job growth.

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

Policy 3-6.1: Coordinate all development proposals with other affected public entities to ensure the provision of adequate public facilities and infrastructure services.

Goal 3-7: Upgrade public infrastructure as an inducement to promote private investment.

ENVIRONMENTAL IMPACT:

The EIR Addendum for the Project and other entitlements encompasses Development Agreement No. 2018-0001. On December 20, 2017, the Rialto Development Review Committee approved the EIR Addendum and no further environmental review was warranted or required regarding the Project. The City filed a Notice of Determination (NOD) with the Clerk of the Board of San Bernardino County on December 22, 2017.

LEGAL REVIEW:

The City Attorney reviewed and approved this staff report.

FINANCIAL IMPACT:

Operating Budget Impact

The noticing of the public hearing cost is nominal and the Owner will absorb the cost via the processing fee levied by the City.

Capital Improvement Budget Impact

There is no capital improvement budget impact.

Licensing

Not applicable for this action.

RECOMMENDATION:

Request City Council to set a Public Hearing for **June 26, 2018** to consider Development Agreement No. 2018-0001 by and between the City of Rialto and Oakmont El Rivino, LLC.