



City of Rialto

Legislation Text

File #: 18-499, **Version:** 1

For City Council Meeting [June 12, 2018]

TO: Honorable Mayor and City Council

APPROVAL: Robb R. Steel, Interim City Administrator

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

Request City Council to Adopt **Resolution No. 7341** Approving Parcel Map 19806, a Request to Consolidate Four (4) Parcels of Land into Two (2) Parcels of Land totaling 69.71 Acres Located on the North Side of Miro Way between Locust Avenue and Linden Avenue.

BACKGROUND:

On August 30, 2017, the City of Rialto Planning Commission conditionally approved the following:

- Tentative Parcel Map 19806, a request to consolidate four (4) parcels of land (APNs: 0240-251-37, 0240-251-44, Parcel A, B, C, and D) into two (2) parcels of land located on the north side of Miro Way between Locust Avenue and Linden Avenue to facilitate the development of a 1,099,046 square foot Distribution Center (Monster) within the Business Center (B-C) Zone of the Renaissance Specific Plan.

On July 26, 2016, the City Council certified the following:

- An Addendum to the previously certified 2010 Final Environmental Impact Report for the Renaissance Specific Plan (Environmental Assessment Review No. 16-33).

On December 13, 2016, the City Council certified the following:

- A Subsequent Environmental Impact Report for the Renaissance Specific Plan (Environmental Assessment Review No. 16-55), for Planning Area 108, a portion of which includes the Project Site.

A copy of the August 30, 2017 Planning Commission Report and Resolution is included as **Attachment 1**.

ANALYSIS/DISCUSSION:

Rialto Renaissance, LLC, a California limited liability company, (the "Subdivider") requests that the City Council approve Parcel Map 19806 to consolidate four parcels of vacant land (Parcel A, B, C, D) into two parcels (APN 0240-251-37 and 0240-251-44): Parcel 1 (APN 0240-251-37) will consolidate Parcels B, C, D and a portion of Parcel A into 48.83 acres, and Parcel 2 (APN 0240-251-44) will consolidate a portion of Parcel A into 20.9 acres to facilitate the development of a 1,099,046 square foot Monster Energy Distribution Center located north of Miro Way between Locust Avenue within the

Business Center (B-C) zone of the Renaissance Specific Plan. A copy of Parcel Map 19806 is included as **Attachment 2**.

The Applicant has completed the required public improvements associated with Parcel Map No. 19806 and as such, an executed Subdivision Improvement Agreement to guarantee completion of public improvements is not required.

The City Engineer determined that the conditions of approval associated with Tentative Parcel Map 19806 have been satisfied, that Parcel Map 19806 is in substantial conformance with Tentative Parcel Map 19806, and that Parcel Map 19806 is ready for City Council approval.

Approval of a parcel map is a ministerial action, and the approval of the Parcel Map 19806 by City Council includes approval of conditions imposed on the project previously identified at the time of the Tentative Parcel Map 19806 approval.

ENVIRONMENTAL IMPACT:

On July 26, 2016, the City Council certified an Addendum to the previously certified 2010 Final Environmental Impact Report for the Renaissance Plan (Environmental Assessment Review No. 16-33) and subsequently certified a Subsequent Environmental Impact Report for the Renaissance Plan (Environmental Assessment Review No. 16-55) in the December 13, 2016 City Council Meeting for Planning Area 108, a portion of which includes the Project Site in accordance with the California Environmental Quality Act (CEQA). No further review under CEQA is required for the project. Further additional documents needed through the Subsequent Environmental Impact Report were required prior to any building issuance. The filed Notice of Determination (NOD) and further Notice of Exemption (NOE) are included as **Attachment 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. 19806 accepts adjacent Public Street Improvements at an estimated cost of \$3,359,539, based on the executed Governmental Accounting Standard Board 34 (GASB34)

form for donated assets included as **Attachment 4**. There is no impact to the Capital Improvement Program budget.

Operating Budget Impact

The subdivision includes public improvements that have been constructed adding nominal cost to the City's annual maintenance activities. The City Council adopts funding for operations and maintenance activities during the annual budget process.

Capital Improvement Budget

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

Licensing

A Business License tax is not applicable to this request.

RECOMMENDATION:

Staff recommends that the City Council Adopt a **Resolution** approving Parcel Map 19806, located on the north side of Miro Way between Locust Avenue and Linden Avenue.