



# City of Rialto

## Legislation Text

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**File #:** 18-503, **Version:** 1

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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. 7343** Approving Tract Map 20085, a Request to Subdivide 2.5 Acres of Land into Eight (8) Single-family Lots Located on the West Side of Linden Avenue Approximately 950 Feet South of Etiwanda Avenue and Approve the Subdivision Improvement Agreement.

### **BACKGROUND:**

On July 12, 2017, the City of Rialto Planning Commission conditionally approved the following:

1. Tentative Tract Map 20085, a request to subdivide 2.50 gross acres of land into eight (8) single-family lots located on the west side of Linden Avenue approximately 950 feet south of Etiwanda Avenue (APN: 0243-151-07) within the Single-Family Residential (R-1C) zone.
2. Categorical exemption pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA)

A copy of the July 12, 2017 Planning Commission Report and Resolution is included as **Attachment 1**.

### **ANALYSIS/DISCUSSION:**

SA Golden Investments, Inc., (the "Subdivider") requests that the City Council approve Tract Map 20085 to subdivide 2.50 gross acres of land into eight (8) single-family lots located on the west side of Linden Avenue approximately 950 feet south of Etiwanda Avenue (APN: 0243-151-07) within the Single-Family Residential (R-1C) zone. A copy of Tract Map 20085 is included as **Attachment No. 2**.

The Applicant has not completed the required public improvements associated with Tract Map No. 20085 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 3**.

The City Engineer determined that the conditions of approval associated with Tentative Tract Map 20085 have been satisfied and that Tract Map 20085 is in substantial conformance with Tentative Tract Map 20085. Staff recommends that City Council approve Tract Map 20085.

Approval of a parcel map is a ministerial action, and the approval of the Tract Map 20085 by City

Council includes approval of conditions impose on the project previously identified at the time of the Tentative Tract Map 20085 approval.

**ENVIRONMENTAL IMPACT:**

On July 12, 2017, the Planning Commission reviewed Tract Map No. 20085 and concluded pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA) the project is considered Categorically Exempt. Class 32 allows for the exemption of a project that is less than 5.0 acres in size and is surrounded by existing developments. The filed Notice of Exemption (NOE) is included as **Attachment No. 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 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 approved the staff report, Resolution and Subdivision Improvement Agreement.

**FINANCIAL IMPACT:**

Approval of Tract Map No. 20085 accepts adjacent Public Street Improvements at an estimated value \$425,360.64 into the City street system based on the Governmental Accounting Standards Board 34 (GASB34) form for this specific project. A copy of the completed GASB34 form is included as **Attachment 5**.

**Operating Budget Impact**

Completion of the required public improvements will add additional infrastructure maintained by the City resulting in a nominal increase to maintenance costs. The City Council adopts funding for operations and maintenance activities during the annual budget process.

**Capital Improvement Budget Impact**

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

**Licensing**

The subdivider will file any Business license applications deemed necessary for approval of the map. The Business License requirements will be reviewed accordingly prior to the recordation of Tract Map 20085.

**RECOMMENDATION:**

Staff recommends that the City Council:

- Adopt the **Resolution** approving Tract Map 20085, located on the west side of Linde Avenue approximately 950 feet south of Etiwanda Avenue.
- Approve the related Subdivision Improvement Agreement.