



City of Rialto

Legislation Text

File #: 18-506, 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. 7344**, Dedicating Portions of City-Owned Property, Located within the Renaissance Specific Plan, as Public Right-of-Way for Scholl Way.

BACKGROUND:

On November 7, 1966, the City Council adopted Resolution No. 1258 initiating the annexation of certain uninhabited territory identified by Annexation No. 92 generally located and bounded by Base Line Road on the south, Cactus Avenue on the east, State Route 210 on the north, and Locust Avenue on the west. A copy of executed Resolution No. 1258 is included as **Attachment 1**.

On November 23, 2010, the City Council adopted Ordinance No. 1478 adopting the Renaissance Specific Plan establishing land use, zoning and development standards for a 1445.30 acre site generally located south of Casmalia Street, north of Base Line Road, west of Ayala Drive, and east of Tamarind Avenue commonly referred to as Renaissance Rialto. A copy of executed Ordinance No. 1478 is included as **Attachment 2**.

On August 8, 2017, the City Council adopted Resolution No. 7177 approving Portions of Annexation Area No. 92 to subdivide into 28 developable parcels of land and one (1) lettered lot for the development of the Retail and Commercial Shopping Center known as Renaissance Marketplace. The August 8, 2017 City Council agenda is included as **Attachment 3** and the recorded Parcel Map, Parcel Map No. 19779 is included as **Attachment 4**.

ANALYSIS/DISCUSSION:

Staff recommends that City Council adopt the proposed resolution authorizing the granting of right-of-way for Scholl Way with references to the legal descriptions and exhibits attached to the resolution for recordation. The proposed Resolution has been prepared to ensure the recordation of the dedication by the County Recorder's Office, allowing the City to establish the public right-of-way for Scholl Way.

ENVIRONMENTAL IMPACT:

The request is not a "Project" as defined by the California Environmental Quality Act (CEQA). Pursuant to Section 15378(a), a "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. According to Section 15378(b), a Project does not include: (5) Organizational or administrative activities of governments that will not result in direct or indirect

physical changes in the environment.

GENERAL PLAN CONSISTENCY:

Approval of this action complies with the City of Rialto General Plan Goal and Policies:

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

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

Goal 4-1: Provide transportation improvements to reduce traffic congestion associated with regional and local trip increases.

Goal 4-10: Provide a circulation system that supports Rialto's position as a logistics hub.

LEGAL REVIEW:

The City Attorney has reviewed and approved the staff report and Resolution.

FINANCIAL IMPACT:

Approval of the subject right-of-way dedication for Scholl Way as a public street, accepts donated infrastructure with an estimated value of \$892,000 based on the Governmental Accounting Standards Board 34 (GASB34) form for this specific project. The GASB34 executed form is included as **Attachment 5**.

Operating Budget Impact

After the City's acceptance and upon construction of the public street improvements along Scholl Way, the City will incur on-going street maintenance costs that will be absorbed into the Public Works Department's annual budget for road maintenance.

Capital Improvement Budget Impact

There is no immediate financial impact to the Capital Improvement Budget with the dedication of Scholl Way as a public street since the Development Review Committee conditioned the Developer to construct the related public improvements on Scholl Way. Construction of Scholl Way is part of the adopted conditions of approval for the Renaissance Marketplace project.

Licensing

Dedication of Scholl Way as a Public Street does not require issuance of a Business License.

RECOMMENDATION:

Staff recommends that the City Council Adopt the proposed Resolution dedicating portions of City-owned property located within the Renaissance Specific Plan as public right-of-way for Scholl Way.