



City of Rialto

Legislation Text

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For City Council Meeting [December 11, 2018]

TO: Honorable Mayor and City Council

APPROVAL: Ahmad R. Ansari, Interim City Administrator

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

Request City Council to Adopt **Resolution No. 7434** Approving Parcel Map 19873, Consolidating Three Parcels of Land into One Parcel of Land Totaling 57.06 Acres Located Approximately 510 Feet South of Renaissance Parkway Between Locust Avenue and Linden Avenue.

BACKGROUND:

On August 9, 2017, the City of Rialto Planning Commission conditionally approved the following:

- Tentative Parcel Map 19873, a request to consolidate three (3) parcels of land (APNs: 0240-251-34, and portions of 0240-251-09, and -28) into one (1) 57.06 acre parcel of land to facilitate the development of a 649,800 square foot sorting center (Building 6) located approximately 510 feet south of Renaissance Parkway, between Locust Avenue and Linden Avenue within the business center (B-C) zone of the Renaissance Specific Plan.

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

- 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). The SEIR analyzed the development of the proposed sorting center (Building 6).

A copy of the August 9, 2017 Planning Commission Report and Resolution is included as **Attachment 1**.

ANALYSIS/DISCUSSION:

Rialto Building 6, LLC, a Delaware limited liability company, (the "Subdivider") requests that the City Council approve Parcel Map 19873 to consolidate three parcels of land into one 57.06 acre parcel of land, facilitating the development of a 649,800 square foot warehouse/sorting center (Building 6), located approximately 510 feet south of Renaissance Parkway between Locust Avenue and Linden Avenue within the business center (B-C) zone of the Renaissance Specific Plan. A copy of Parcel Map 19873 is included as **Attachment 2**.

The Applicant has constructed the required public improvements associated with Parcel Map No. 19873 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 19873 have been satisfied, that Parcel Map 19873 is in substantial conformance with Tentative Parcel Map 19873, and that Parcel Map 19873 is ready for City Council approval.

Approval of a parcel map is a ministerial action, and the approval of the Parcel Map 19873 by City Council includes approval of conditions imposed on the project previously identified at the time of Tentative Parcel Map 19873 approval.

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 businesses 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:

Operating Budget Impact

Approval of Parcel Map No. 19873 accepts adjacent Public Street Improvements at an estimated value of \$142,141.66, 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.

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 the resolution approving Parcel Map 19873, located approximately 510 feet south of Renaissance Parkway between Locust Avenue and Linden Avenue.