



City of Rialto

Legislation Text

File #: CC-19-015, **Version:** 1

For City Council Meeting [February 12, 2019]

TO: Honorable Mayor and City Council

APPROVAL: Sean Grayson, Interim City Administrator

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

Request City Council to Adopt **Resolution No. 7455** Accepting Dedication of Lot 1 of Tract No. 19916 as Part of the Landscape and Lighting Maintenance District No. 2, Special Districts Annexation.

BACKGROUND:

On August 2, 2016, the Development Review Committee of the City of Rialto conditioned Casmalia Development & Investment, LLC, ("Applicant"), certain conditions of approval for the development of 19 single-family residences on approximately 3.02 gross acres (2.72 net acres) of land located on the south side of Casmalia Street approximately 250 feet west of Spruce Avenue within the Low Density Residential (LDR) zone of the Renaissance Specific Plan. A copy of Precise Plan of Design (PPD) No. 2445, illustrating all the department's conditions of approval is included as **Attachment 1**.

A condition of approval required the Applicant to record Tract Map No. 19916 upon acceptance by the City Council. City Council accepted Tract Map No. 19916 on April 25, 2017, and subsequently the tract map was recorded on May 4, 2017. A copy of the recorded Tract Map No. 19916 is included as **Attachment 2**.

The conditions of approval require the applicant to apply for annexation into the City of Rialto's Landscaping & Lighting Maintenance District (LLMD) No. 2. Casmalia Investment and Development LLC paid the application fee of \$5,000 at the time of application. Annexation into LLMD2 is a condition of acceptance of any new median and/or parkway landscaping, or any new public street lighting improvements, to be maintained by the City of Rialto. On June 13, 2017, the City Council annexed PPD 2445 into LLMD2, which included Lot 1 of Tract No. 19916 for the detention/retention of storm water runoff from the subdivision. A copy of the City Council action approving the annexation into LLMD2 is included as **Attachment 3**.

ANALYSIS/DISCUSSION:

Casmalia Investment and Development LLC, a California Limited Liability Company, ("Applicant") requests that the City Council accept dedication of Lot 1 of Tract Map No. 19916 for the retention/detention basin (infiltration basin) currently maintained as part of Lighting and Landscape Maintenance District No. 2 (LLMD2). A copy of the Grant of Dedication for Lot 1 of Tract Map No. 19916 is included as **Attachment 4**.

ENVIRONMENTAL IMPACT:

A condition of approval required the Applicant to abide by California State Water Resources Control Board requirements in accordance with site development requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Rialto issued by the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the Applicant shall ensure development of the site incorporates post-construction Best Management Practices (“BMPs”) in accordance with the Model Water Quality Management Plan (“WQMP”) approved for use in the Santa Ana River Watershed. The City advised the applicant to incorporate applicable Site Design BMPs into the final site design, pursuant to a site specific WQMP submitted to the City Engineer for review and approval. The applicant has executed a Water Quality Management Plan and Storm Water BMP Transfer, Access, and Maintenance Agreement. A copy of the recorded executed agreement is included as **Attachment 5**.

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: Improvement 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 this staff report and Resolution.

FINANCIAL IMPACT:

Operating Budget Impact

Approval of the Dedication of Lot 1 of Tract Map 19916 for landscape and irrigation maintenance purposes under the Special District Annexation, LLMD2, has a yearly operating cost of approximately \$369.42, and this cost is included in the initial Maximum Assessment Rate proposed for the entire development in the amount of \$7,019.02. Approval of the proposed dedication includes an added value of \$37,210.22 to the City based on the Governmental Accounting Standards Board No. 34 (GASB34). A copy of the GASB34 form is included as **Attachment 6**.

Capital Improvement Budget Impact

There is no Capital Improvement Budget Impact with this action.

Licensing

A Business License tax is not applicable with this action.

RECOMMENDATION:

Staff recommends that the City Council Adopt a Resolution accepting dedication of Lot 1 of Tract Map 19916.