



# City of Rialto

## Legislation Text

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**File #:** CC-19-128, **Version:** 1

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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. 7456** Approving Parcel Map 19639, a Request to Consolidate Six Parcels of Land into One Parcel of Land totaling 24.34 Acres, Located at the Northeast Corner of Willow Avenue and Santa Ana Avenue.

### **BACKGROUND:**

On June 13, 2017, the City Council held a Public Hearing adopting the following Resolutions, which are included within **Attachment 1**:

- Resolution No. 7140 approving Amendment No. 6 to the Agua Mansa Specific Plan, which requested to modify the required amount of off-street parking for Warehouse/Storage uses contained within Table 10 of the Agua Mansa Specific Plan;
- Resolution No. 7141 approving Tentative Parcel Map No. 19639, which requested to allow the consolidation of six (6) parcels of land (APNs: 0258-041-04, -06, -12, -32, -33, & -34) into one (1) 24.34 net-acre parcel of land to facilitate the development of a 525,110 square foot warehouse building, and
- Resolution No. 7142 certifying the Environmental Impact Report (Environmental Assessment Review No. 15-19) prepared for consideration in conjunction with the project.

### **ANALYSIS/DISCUSSION:**

IDIL Willow, LLC, a Delaware limited liability company, (the "Subdivider") requests that the City Council approve Parcel Map 19639 to consolidate six parcels of land (APNs" 0258-041-04, -06, -12, -32, -33, & -34) into a single 24.34-acre parcel of land to facilitate the development of a 525,110 square foot warehouse building located at the northeast corner of Willow Avenue and Santa Ana Avenue within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. A copy of Parcel Map 19639 is included as **Attachment 2**.

The Applicant has not constructed the required public improvements associated with Parcel Map No. 19639 and as such, an executed Subdivision Improvement Agreement to guarantee completion of public improvements has been submitted. The Subdivision Improvement Agreement is included as **Attachment 3**.

The City Engineer determined that the conditions of approval associated with Tentative Parcel Map 19639 have been satisfied, that Parcel Map 19639 is in substantial conformance with Tentative Parcel Map 19639, and that Parcel Map 19639 is ready for City Council approval.

### **ENVIRONMENTAL IMPACT:**

On June 13, 2017, the City Council adopted Resolution No. 7142 certifying the Environmental Impact Report (Environmental Assessment Review No. 15-19) prepared for consideration in conjunction with the project in accordance with the California Environmental Quality Act (CEQA). The filed Notice of Determination is included as **Attachment 4**.

### **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, Subdivision Improvement Agreement, and Resolution.

### **FINANCIAL IMPACT:**

#### Operating Budget Impact

Approval of Parcel Map No. 19639 accepts adjacent Public Street Improvements at an estimated cost of \$939,421.67, based on the executed Governmental Accounting Standard Board 34 (GASB34) form for donated assets included as **Attachment 5**. The subdivision includes public improvements that have been constructed adding 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 19639, located at the northeast corner of Willow Avenue and Santa

Avenue.

- Approve the related Subdivision Improvement Agreement.