



City of Rialto

Legislation Text

File #: CC-19-301, Version: 1

For City Council Meeting [April 09, 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. 7493** Approving Tract Map 20084, a Request to Subdivide approximately 4.65 Gross Acres of Land into 29 Single-family Lots and Eight (8) Common Lots Located on the East Side of Cactus Avenue Approximately 280 Feet North of Baseline Road; and Approve the Subdivision Improvement Agreement.

BACKGROUND:

On January 31, 2018, the City of Rialto Planning Commission conditionally approved the following:

1. Tentative Tract Map No. 2017-0004 (TTM 20084), a request to subdivide approximately 4.65 gross acres of land (APN: 0127-281-01) located on the east side of Cactus Avenue approximately 280 feet north of Baseline Road into twenty-nine (29) single-family lots and eight (8) common lots. A location map of Tract Map 20084 is included as **Attachment 1**.
2. Mitigated Negative Declaration (Environmental Assessment Review No. 17-01) prepared by the Planning Division for consideration in conjunction with the project.

On February 27, 2018, the City Council approved a request to allow the subdivision of approximately 4.65 gross acres of land (APN: 0127-281-01) into 29 single-family lots and eight (8) common lots located on the east side of Cactus Avenue approximately 280 feet north of Baseline Road.

A copy of the February 27, 2018, City Council Report and Resolution is included as **Attachment 2**.

ANALYSIS/DISCUSSION:

Casmalia Investment & Development, LLC, a California limited liability company (the "Subdivider") requests that the City Council approve Tract Map 20084 to subdivide 4.65 gross acres of land into 29 single-family lots and eight (8) common lots located on the east side of Cactus Avenue approximately 280 feet north of Baseline Road (APN: 0127-281-01) within the newly changed zone to Multi-Family Residential (R-3) zone. A copy of Tract Map 20084 is included as **Attachment No. 3**.

The Applicant has not completed the required public improvements associated with Tract Map No. 20084 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 4**.

The City Engineer determined that the conditions of approval associated with Tentative Tract Map 20084 have been satisfied and that Tract Map 20084 is in substantial conformance with Tentative Tract Map 20084. Staff recommends that City Council approve Tract Map 20084. Approval of a parcel map is a ministerial action of the City Council, with no discretionary action required.

ENVIRONMENTAL IMPACT:

The Planning Division prepared an Initial Study (Environmental Assessment Review (EAR) No. 17-01) to assess the potential environmental impacts of the proposed project, in accordance with the requirements of the California Environmental Quality Act (CEQA). Based on the findings and recommended mitigation within the Initial Study, staff determined that the project will not have an adverse impact on the environment and recommended the adoption of a Mitigated Negative Declaration. On February 27, 2018, the City Council adopted a Mitigated Negative Declaration for the project, and on March 1, 2018, the Planning Division filed a Notice of Determination, which is included as **Attachment No. 5** with the County of San Bernardino Clerk of the Board of the Board of Supervisors thereby completing the CEQA process.

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:

Operating Budget Impact

Approval of Tract Map No. 20084 accepts adjacent public street improvements at an estimated value of \$59,663.15 into the City street system based on the Governmental Accounting Standards Board 34 (GASB34) form for this specific project. A copy of the GASB34 form is included as **Attachment 6**. The City conditioned the Project to annex into the Community Facilities District to mitigate the fiscal impacts to provide public services.

Acceptance and completion of the required public improvements will add additional infrastructure maintained by the City resulting in increased maintenance costs absorbed by existing maintenance operation budgets. 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 20084.

RECOMMENDATION:

Staff recommends that the City Council:

- Adopt a Resolution approving Tract Map 20084, located on the east side of Cactus Avenue approximately 280 feet north of Baseline Road; and
- Approve the related Subdivision Improvement Agreement.