



City of Rialto

Legislation Text

File #: CC-19-842, Version: 1

For City Council Meeting [September 10, 2019]

TO: Honorable Mayor and City Council

APPROVAL: Rod Foster, City Administrator

FROM: Sean Grayson, Acting Public Works Director

Request City Council to Adopt **Resolution No. 7565** Approving Parcel Map 19981, a Request to Consolidate Six Parcels of Land into One Parcel of Land totaling 7.55 Acres, Located at the Northwest Corner of Base Line Road and Tamarind Avenue.

BACKGROUND:

On January 9, 2019, the City Planning Commission approved Resolution No. 19-03 approving Tentative Parcel Map 19981 to allow the consolidation of six (6) parcels of land (APNs: 0240-181-22, -26, -27, -30, -34 & -35) into one (1) 7.55 net acre parcel of land to facilitate the development of a 156,500 square foot industrial warehouse building at the northwest corner of Base Line Road and Tamarind Avenue within the Employment (EMP) zone of the Renaissance Specific Plan. A copy of Resolution No. 19-03 is included as **Attachment 1**.

ANALYSIS/DISCUSSION:

Oakmont Industrial Group, (the "Subdivider") requests that the City Council approve Parcel Map 19981 to consolidate six (6) parcels of land (APNs: 0240-181-22, -26, -27, -30, -34, & -35) located at the northwest corner of Base Line Road and Tamarind Avenue within the Employment (EMP) zone of the Renaissance Specific Plan (collectively "Site") into one (1) 7.55 net-acre parcel of land ("Project"). A copy of Parcel Map 19981 is included as **Attachment 2**.

The Subdivider has not constructed the required public improvement associated with Parcel Map 19981 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 19981 have been satisfied, that Parcel Map 19981 is in substantial conformance with Tentative Parcel Map 19981, and that Parcel Map 19981 is ready for City Council approval.

ENVIRONMENTAL IMPACT:

An Initial Study (Environmental Assessment Review No. 2018-0084) was prepared for the project and staff determined that the project will not have an adverse impact on the environment, provided that mitigation measures are implemented and a Mitigated Negative Declaration was prepared. The Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA). On January 9, 2019, the Planning Commission approved the Mitigated Negative

Declaration prepared for the project. Subsequently, on January 14, 2019, the Planning Division filed a Notice of Determination with the San Bernardino County Clerk of the Board of Supervisors, thereby completing the CEQA process for the project (**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 this staff report, Subdivision Improvement Agreement and Resolution.

FINANCIAL IMPACT:

Operating Budget Impact

Approval of Parcel Map 19981 accepts adjacent Public Improvements at an estimated cost of \$177,492.02, based on the executed Governmental Accounting Standard Board 34 (GASB34) form for donated assets included as **Attachment 5**. The subdivision includes public improvements that will be 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 Impact

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 19981, located at the northwest corner of Base Line Road and Tamarind Avenue.
- Approve the related Subdivision Improvement Agreement.