



# City of Rialto

## Legislation Text

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For City Council Meeting [January 28, 2020]

TO: Honorable Mayor and City Council

APPROVAL: Rod Foster, City Manager

FROM: Savat Khamphou, Public Works Director/City Engineer

Request City Council to Adopt **Resolution No. 7592** Approving Parcel Map 19942, a Request to Consolidate Three (3) Parcels of Land into One (1) Parcel of Land to Facilitate the Development of a 188,712 square foot Industrial Warehouse Distribution Facility Located at the Southwest Corner of Alder Avenue and Walnut Avenue.

### **BACKGROUND**

On November 28, 2018, the City Planning Commission approved Resolution No. 18-65 approving Tentative Parcel Map No. 2018-0002 (TPM 19942) to allow the consolidation of three (3) parcels of land into one (1) parcel of land to facilitate the development of a 188,712 square foot industrial warehouse distribution facility located at the southwest corner of Alder Avenue and Walnut Avenue (APNs: 0240-201-31, -60, and -02) within the Employment (EMP) zone of the Renaissance Specific Plan. A copy of Resolution No. 18-65 is included as **Attachment 1**.

### **ANALYSIS/DISCUSSION**

Pacific Industrial, LLC (the "Subdivider") requests that the City Council approve Parcel Map 19942 to consolidate three (3) parcels of land (APNs: 0240-201-31, -60, and -02) into one (1) parcel of land within the Employment (EMP) zone of the Renaissance Specific Plan (collectively "Site") to facilitate the development of a 188,712 square foot industrial warehouse distribution facility ("Project"). A copy of Parcel Map 19942 is included as **Attachment 2**.

The Subdivider has not constructed the required public improvements associated with Parcel Map 19942 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 19942 have been satisfied, that Parcel Map 19942 is in substantial conformance with Tentative Parcel Map 19942, and that Parcel Map 19942 is ready for City Council approval.

### **ENVIRONMENTAL IMPACT**

A Mitigated Negative Declaration (Environmental Assessment Review No. 2018-0002) was prepared for consideration in conjunction with the project in accordance with the requirements of the California Environmental Quality Act (CEQA). Based on the findings and recommended mitigation measures within the prepared Initial Study, staff determined that the project would not have adverse impact on

the environment, provided that mitigation measures are implemented, and a Mitigated Negative Declaration (MND) was prepared. On November 28, 2018, the Planning Commission approved a Resolution adopting the prepared MND for the project. A copy of the filed Notice of Determination for the MND is included as **Attachment 4**.

### **GENERAL PLAN CONSISTENCY**

Approval of this action complies with the City of Rialto 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 purpose.**

**Goal 3-1: Strengthen and diversify the economic base and employment opportunities, 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, logistics-based businesses, and restaurants/entertainment uses to promote the development of a diversified local economy.

### **LEGAL REVIEW**

The City Attorney has reviewed and supports this staff report, Subdivision Improvement Agreement and Resolution.

### **FINANCIAL IMPACT**

#### **Operating Budget Impact**

Approval of Parcel Map 19942 accepts adjacent Public Improvements at an estimated cost of \$113,645.06, based on the executed Governmental Accounting Standards Board Statement 34 (GASB 34) 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 for this request.

### **RECOMMENDATION**

Staff recommends that the City Council:

- Adopt a Resolution approving Parcel Map 19942, located at the southwest corner of Walnut Avenue and Alder Avenue.
- Approve the related Subdivision Improvement Agreement.