



City of Rialto

Legislation Text

File #: 20-0133, Version: 1

For City Council Meeting [February 11, 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. 7595**, Approving Parcel Map 19968, a Request to Consolidate Twelve (12) Parcels of Land into one (1) Parcel of Land 11.48 acres in size to Facilitate the Development of a 255,173 square foot Warehouse Distribution Building Located on the Northwest Corner of Alder Avenue and Base Line Road.

BACKGROUND

On January 30, 2019, the City Planning Commission approved Resolution No. 19-07 approving Tentative Parcel Map No. 2018-0003 (TPM 19968) to allow the consolidation of twelve (12) parcels of land into one (1) parcel of land 11.48 acres in size to facilitate the development of a 255,173 square foot warehouse distribution building located at the northwest corner of Alder Avenue and Base Line Road (APNs: 0240-201-10, -12 thru -15, -18, -38, -42, & -44 thru -47) within the Employment (EMP) Zone of the Renaissance Specific Plan. A copy of Resolution No. 19-07 is included as **Attachment 1**.

ANALYSIS/DISCUSSION

Pacific Industrial, LLC (the "Subdivider") requests that the City Council approve Parcel Map 19968 to consolidate twelve (12) parcels of land (APNs: 0240-201-10, -12 thru -15, -18, -38, -42, and -44 thru -47) into one (1) parcel of land within the EMP of the Renaissance Specific Plan (collectively "Site") to facilitate the development of a 255,173 square foot warehouse distribution building ("Project"). A copy of Parcel Map 19968 is included as **Attachment 2**.

The Subdivider has not constructed the required public improvements associated with Parcel Map 19968 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 19968 have been satisfied, that Parcel Map 19968 is in substantial conformance with Tentative Parcel Map 19968, and that Parcel Map 19968 is ready for City Council approval.

ENVIRONMENTAL IMPACT

A Mitigated Negative Declaration (Environmental Assessment Review No. 2018-0029) 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 January 30, 2019, 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 purposes.

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 business 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 19968 accepts adjacent Public Improvements at an estimated cost of \$85,875.47, 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 for this request.

RECOMMENDATION

Staff recommends that the City Council:

- Adopt a Resolution approving Parcel Map 19968, located at the northwest corner of Alder Avenue and Base Line Road
- Approve the related Subdivision Improvement Agreement