



City of Rialto

Legislation Text

File #: 20-0280, **Version:** 1

For City Council Meeting [April 28, 2020]

TO: Honorable City Council

APPROVAL: Rod Foster, City Manager

FROM: Savat Khamphou, Public Works Director/City Engineer
Matt Schneider, Community Development Director

Request City Council to Adopt **Resolution No. 7606** Approving Tract Map 18827, a Request to Subdivide approximately 4.53 Gross Acres of Land into Thirty (30) Single-Family Lots and Six (6) Common Lots Located on the east side of Spruce Avenue approximately 300 feet south of San Bernardino Avenue (APNs: 0128-221-01, -02, -03, -10, -11, and -12); and Approve the Subdivision Improvement Agreement.

BACKGROUND:

On August 29, 2012, the City of Rialto Planning Commission conditionally approved the following:

1. Tentative Tract Map No. 18827, a request to subdivide 4.53 gross acres of land (APNs: 0128-221-01, -02, -03, -10, -11, and -12) located on the east side of Spruce Avenue approximately 300 feet south of San Bernardino Avenue into Thirty-Six (36) single-family lots. A vicinity map was prepared and is included as **Attachment 1**.
2. Mitigated Negative Declaration (Environmental Assessment Review No. 11-31) prepared for consideration in conjunction with the project.

A copy of the August 29, 2012 Planning Commission Resolution No. 12-25 is included as **Attachment 2**.

On November 27, 2012, the City Council adopted a Mitigated Negative Declaration for the project by accepting General Plan Amendment No. 11-01 and Ordinance Zone Change No. 331 completing the CEQA process for the development.

ANALYSIS/DISCUSSION:

MV AMCV LLC, a California Limited Liability Company (the "Subdivider") requests that the City Council approve Tract Map 18827 subdividing 4.53 gross-acres of land into thirty (30) single-family lots and six (6) common lots located on the east side of Spruce Avenue approximately 300 feet south of San Bernardino Avenue (APNs: 0128-221-01, -02, -03, -10, -11, and -12) within the Planned Residential Development-Detached (PRD-D) zone. A copy of Tract Map 18827 is included as **Attachment 3**.

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

18827 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 18827 have been satisfied and that Tract Map 18827 is in substantial conformance with Tentative Tract Map 18827.

ENVIRONMENTAL IMPACT:

City Planning Staff prepared an Initial Study (Environmental Assessment Review No. 11-31) 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 November 27, 2012, the City Council adopted a Mitigated Negative Declaration for the project by accepting General Plan Amendment No. 11-01 and Ordinance Zone Change No. 331 and thus completing the CEQA process. A copy of the November 12, 2012 City Council Staff Report is included as **Attachment 5**.

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 supports this staff report, Resolution and Subdivision Improvement Agreement.

FINANCIAL IMPACT:

Operating Budget Impact

Approval of Tract Map No. 18827 accepts adjacent public street improvements at an estimated value \$103,657.53 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 Landscape and Lighting Maintenance District No. 2 (LLMD2) to mitigate the fiscal impacts to provide public services specifically to public street lighting and public landscaping and irrigation improvements.

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 has filed any Business license applications deemed necessary for approval of the map including for construction activities. The Business license on file for construction activities is for Century American Development Corporation, BL17-0301. BL17-0301 which expires on 12/17/2020 is included as **Attachment 7**.

RECOMMENDATION:

Staff recommends that the City Council:

- Adopt a Resolution approving Tract Map 18827, Subdivide approximately 4.53 Gross Acres of Land into Thirty (30) Single-Family Lots and Six (6) Common Lots Located on the east side of Spruce Avenue approximately 300 feet south of San Bernardino Avenue (APNs: 0128-221-01, -02, -03, -10, -11, and -12); and
- Approve the related Subdivision Improvement Agreement.