



City of Rialto

Legislation Text

File #: 20-0283, Version: 1

For City Council Meeting [May 12, 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. 7610** Approving Parcel Map 20004, a Request to Consolidate Two (2) Parcels of Land into One (1) Parcel of Land to Facilitate the Development of a 67,465 square foot Industrial Warehouse Distribution Facility Located on the east side of Ayala Drive approximately 650 feet north of Base Line Road and Approve the Subdivision Improvement Agreement.

BACKGROUND

On March 20, 2019, the City of Rialto Development Review Committee (DRC) conditionally approved Precise Plan of Design (PPD) 2018-0069 to allow the consolidation of two (2) parcels of land into one (1) parcel of land to facilitate the development of a 67,465 square foot industrial warehouse distribution facility located on the east side of Ayala Drive approximately 650 feet north of Base Line Road (APNs: 0264-212-18 and -55) within the Employment (EMP) zone of the Renaissance Specific Plan. A vicinity location map was prepared and is included as **Attachment 1** and a copy of PPD 2018-0069 is included as **Attachment 2**.

ANALYSIS/DISCUSSION

Thrifty Oil Co., a California Corporation (the "Subdivider") requests that the City Council approve Parcel Map 20004 to consolidate two (2) parcels of land (APNs: 0264-212-18 & -55) into one (1) parcel of land within the Employment (EMP) zone of the Renaissance Specific Plan (collectively "Site") to facilitate the development of a 67,465 square foot industrial warehouse distribution facility ("Project"). A copy of Parcel Map 20004 is included as **Attachment 3**.

The Subdivider has not completed construction of the required public improvements associated with Parcel Map 20004 including road resurfacing along Ayala Drive which is scheduled to occur near the end of May 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 4**.

The City Engineer determined that the conditions of approval associated with PPD 2018-0069 have been satisfied, that Parcel Map 20004 is in conformance with the Subdivision Map Act, and that Parcel Map 20004 is ready for City Council approval. The developer will be resurfacing Ayala Drive as part of the moratorium requirements before the project is accepted.

ENVIRONMENTAL IMPACT

Planning Staff reviewed the Renaissance Specific Plan (RSP) Final Environmental Impact Report (EIR) and Supplemental Final EIR. Based on the project's acreage size of less than five (5) acres and consistency with the RSP EIR, Planning staff determined that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines. A Class 32 Categorical Exemption was prepared for this project pursuant to the provision of the CEQA Guidelines Section 15332. A Notice of Exemption (NOE) was filed with the Clerk of the Board of the County of San Bernardino. A copy of the filed NOE is included as **Attachment 5**.

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 20004 accepts adjacent Public Improvements at an estimated cost of \$83,649.54, based on the executed Governmental Accounting Standard Board 34 (GASB34) form for donated assets included as **Attachment 6**. 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 20004, to Consolidate Two (2) Parcels of Land into One (1) Parcel of Land to Facilitate the Development of a 67,465 square foot Industrial

Warehouse Distribution Facility Located on the east side of Ayala Drive approximately 650 feet north of Base Line Road; and

- Approve the related Subdivision Improvement Agreement.