



City of Rialto

Legislation Text

File #: 20-0301, **Version:** 1

For City Council and Rialto Utility Authority Meeting [May 12, 2020]

TO: Honorable City Council

APPROVAL: Rod Foster, City Manager

FROM: Thomas J. Crowley, P.E., Utilities Manager

Request City Council/Rialto Utility Authority to **Set a Public Hearing for June 9, 2020**, to Consider the Vacation of a Sewer Easement for the Property Located at 417 West Valley Boulevard, Approximately 330 Feet East of Lilac Avenue, Assessor's Parcel Number 0132-191-15.

BACKGROUND

CDRE Holdings 12 LLC (CDRE) has proposed to develop a vacant lot located at 417 West Valley Boulevard, which is on the southside of Valley Boulevard between Lilac and Willow Avenues. The Assessor's Parcel Number (APN) for the property is 0132-191-15. CDRE is planning to construct a 74,446 square foot warehouse building on the project site.

On November 28, 2018, the Planning Commission approved a Variance and Mitigated Negative Declaration for the project. The Development Review Committee subsequently approved a Precise Plan of Design for the project during December 2018. The applicant is currently in plan check with Community Development's Building Division and Public Work's Engineering Division.

ANALYSIS/DISCUSSION

The project site is currently bisected, nearly in half, by eight (8) inch VCP sewer gravity main sewer line. CDRE is funding the construction of a new sewer line that will run along the exterior edge of the property and connect the existing line at the west and east connection points. In addition, CDRE will be constructing a small lift station on the eastside of the property that will lift sewage from the new sewer line into the existing line. CDRE was conditioned to construct these improvements to meet the City's Building and Safety division requirements and the California Plumbing Code.

In order to effectively maintain the new sewer line, staff will be requesting Council approval of an easement for the sewer line and an access easement for maintenance to the project site at the June 9, 2020 Council meeting. The vacation of an existing easement is also necessary.

This item was presented to the Water Subcommittee on April 29, 2020, who recommended presenting it to the full City Council/Rialto Utility Authority Board for a Public Hearing. It should be noted that this item would have been scheduled for the Utilities Commission (UC); however, the UC meetings have been canceled in compliance with COVID-19/Coronavirus social distancing guidelines as described in Governor Newsom's Executive Order N-33-20. A copy of the Public Hearing Notice is included as **Attachment 1**.

ENVIRONMENTAL IMPACT

On November 28, 2018, the Planning Commission adopted a Mitigated Negative Declaration (Environmental Assessment Review No. 2018-0046) for the project. A copy of the Notice of Determination is included as **Attachment 2**.

GENERAL PLAN CONSISTENCY

Approval of this action complies with the following City of Rialto General Plan Goal and Policies:

Goal 3-9: Upgrade and maintain an improved wastewater system with adequate plant efficiency and capacity to protect the health and safety of all Rialto residents, businesses, and institutions.

The requested action is also consistent with the following goals of the Land Use Element of the Rialto General Plan:

Goal 2-16: Improve the architectural and design quality of development in Rialto.

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.

LEGAL REVIEW

The City Attorney has reviewed and supports the staff report

FINANCIAL IMPACT:

Operating Budget Impact

The Utility Authority will absorb any future operating costs through the Concession Agreement and will continue to account for this service during the annual budget process.

Capital Improvement Budget Impact

CDRE Holdings 12, LLC will bear the full capital cost of construction of the project and any required infrastructure improvements. No City funds will be used to construct the project.

RECOMMENDATION

Staff recommends that the City Council/Rialto Utility Authority set a Public Hearing for June 9, 2020, to consider the vacation of a sewer easement for the property located at 417 West Valley Boulevard, Approximately 330 Feet East of Lilac Avenue, Assessor's Parcel Number 0132-191-15.