



City of Rialto

Legislation Text

File #: 20-0491, Version: 1

For City Council Meeting [July 28, 2020]

TO: Honorable City Council

APPROVAL: Rod Foster, City Manager

FROM: Savat Khamphou, Public Works Director/City Engineer

Request City Council to Adopt **Resolution No. 7648** Approving Tract Map 20086, a Request to Subdivide approximately 2.51 Gross Acres of Land into Eight (8) Single-Family Lots Located on the south side of Randall Avenue approximately 475 feet east of Willow Avenue (APN: 0132-031-13); and Approve the Subdivision Improvement Agreement.

BACKGROUND

On August 08, 2018, the City of Rialto Planning Commission conditionally approved the following:

- Tentative Tract Map No. 20086, a request to subdivide 2.51 gross acres of land (APN: 0132-031-13) located on the south side of Randall Avenue approximately 475 feet east Willow Avenue into Eight (8) single-family lots within the Single-Family Residential (R-1C) zone. A project location map was prepared and is included as **Attachment 1**.

A copy of the August 08, 2018 Planning Commission Staff Report is included as **Attachment 2**.

ANALYSIS/DISCUSSION

Diar, LLC, a California Limited Liability Company (the "Subdivider") requests that the City Council approve Tract Map 20086 to subdivide 2.51 gross-acres of land into eight (8) single-family lots located on the south side of Randall Avenue approximately 475 feet east of Willow Avenue (APN: 0132-031-13) within the Single-Family Residential (R-1C) zone. A copy of Tract Map 20086 is included as **Attachment 3**.

The Applicant has not completed the required public improvements associated with Tract Map No. 20086 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 20086 have been satisfied and that Tract Map 20086 is in substantial conformance with Tentative Tract Map 20086. Staff recommends that City Council approve Tract Map 20086. Approval of a parcel map is a ministerial action of the City Council, with no discretionary action required.

ENVIRONMENTAL IMPACT

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development Projects. Class 32 allows for the exemption of a project that is less than 5.00 acres in size and surrounded by existing developments. The completed Notice of Exemption 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. 20086 accepts adjacent public street improvements at an estimated value \$323,923 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 the Business license application deemed necessary for approval of the map including for construction activities.

RECOMMENDATION

Staff recommends that the City Council:

- Adopt a Resolution approving Tract Map 20086, a subdivision of approximately 2.51 Gross Acres of Land into Eight (8) Single-Family Lots Located on the south side of Randall Avenue approximately 475 feet east of Willow Avenue (APN: 0132-031-13); and
- Approve the related Subdivision Improvement Agreement