



City of Rialto

Legislation Text

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For City Council Meeting [January 26, 2021]

TO: Honorable Mayor and City Council

APPROVAL: Sean Grayson, Acting City Manager

FROM: Michael Tahan, Interim Public Works Director

Request City Council to 1) Conduct a Public Hearing Regarding the Proposed Annexation of Territory to the Rialto Landscaping and Lighting Maintenance District No. 2; 2) Request City Council to Adopt **Resolution No. 7698** Declaring the Results of the Property Owner Protest Ballot Proceedings Conducted for the Proposed Levy of Assessments Related to the Annexation of Territory to the Rialto Landscaping and Lighting Maintenance District No. 2, Commencing in Fiscal Year 2020/2021; and 3) Request City Council to Adopt **Resolution No. 7699** Confirming the Engineer's Report Regarding the Annexation of Territory to the Rialto Landscaping and Lighting Maintenance District No. 2, the Levy of Annual Assessments Described Therein, and the Assessment Diagram Connected Therewith Commencing in Fiscal Year 2020/2021, and Ordering the Levy and Collection of Assessments Commencing in Fiscal Year 2021/2022 for said Annexation.

(ACTION)

BACKGROUND

The Landscaping and Lighting Act of 1972, (the "Act"), beginning with Section 22500 of the California Streets and Highways Code, authorizes the City Council to establish a special district to pay for the costs to operate and maintain public improvements that benefit private properties. In January 2005, the City Council established Rialto Landscaping and Lighting Maintenance District No. 2 (LLMD No. 2) to fund costs for the operation of new streetlights added to the City's street light system, and to fund costs for the maintenance of exterior parkway and median irrigation and landscaping adjacent to and associated with private land development. LLMD No. 2 is currently comprised of seventy-three (73) separate areas throughout the City, the annexation of which occurred along with various developments approved after 2005. Within LLMD No. 2, the City currently maintains a total of over 24.53 acres of landscaped areas.

The City established LLMD No. 2 to annex the public landscaping and lighting related to all new developments within the City. In contrast with LLMD No. 1, the City may annually adjust the special assessments for inflation, using the Consumer Price Index (CPI). The City conditions new development to annex into LLMD No. 2 to fund maintenance of exterior landscaped parkways or medians, and/or new streetlights. Proposition 218 allows for the maximum special assessment rate, levied under LLMD No. 2, to increase annually by the percentage increase of the Local CPI for the Riverside-San Bernardino-Ontario Area for All Urban Consumers from January to January, as originally approved by the voters.

ANALYSIS/DISCUSSION

The City approves land development projects with conditions to construct parkway and/or median landscaping, and to install City streetlights. Developers must annex into LLMD No. 2 as a condition of the City's acceptance of any publicly maintained landscaping and/or street lighting.

Staff currently recommends annexation of the following development projects into LLMD No. 2. The annexation includes the projects identified below and, in the Engineer's Report included in **Attachment 1**.

Non-Residential Annexations:

PPD 2017-0082 (El Rivino Industrial I, LLC): This development is located at the northwest corner of Cactus Avenue and El Rivino Road and consists of a 1,264,102 square foot warehouse on 67.83 acres of land within the Light Industrial (M-1) zone.

PPD 2019-0057 (CDRE Holdings 14, LLC): This development is located at the southwest corner of Casmalia Street and Linden Avenue and consists of three industrial warehouse buildings totaling 116,707 square feet on 6.84 acres of land within the Freeway Incubator Zone (FI) of the Renaissance Specific Plan.

PPD 2019-0066 (El Rivino Industrial II, LLC): This development is located along Cactus Avenue, north of El Rivino Road and consists of a 615,310 square foot warehouse on approximately 54 acres of land within the Light Industrial (M-1) zone.

PPD 2434 (Prologis): This development is located on the east side of Tamarind Avenue, south of Walnut Avenue and consists of a 384,893 square foot warehouse on approximately 16.93 acres of land within the Planned Industrial Development (I-PID) zone.

PPD 2435 (Prologis, LP): This development is located on the west side of Locust Avenue, south of Persimmon Street and consists of a 473,455 square foot warehouse on approximately 21.61 acres of land within the General Manufacturing (I-GM) zone.

The City proposes to annex these areas into LLMD No. 2 to fund, in whole or in part, the expenses required to service and maintain the improvements that provide special benefits to those parcels.

The City previously engaged Webb Municipal Finance as the City's Assessment Engineer to prepare an Engineer's Report identifying the properties for annexation into LLMD No. 2 and levying the special assessments against those properties beginning July 1, 2020. In order to establish an appropriate special benefit connection between the improvements, services provided and the benefits to specific properties, the City has established Zones of benefit within LLMD No. 2. Based on the various improvements, services and the type of property, the Engineer's Report assigns each property to a Zone. The Engineer's Report then allocates to all properties the net annual costs to provide services to each Zone within LLMD No. 2 using a weighted method to ensure that each property receives a reasonable assessment for the special benefits it receives.

The California Constitution requires a protest ballot proceeding prior to the proposed levy of new assessments as described in the Engineer's Report. On January 12, 2021, the City Council adopted Resolution No. 7693 setting a Public Hearing to consider the annexation to Rialto Landscaping and Lighting Maintenance District No. 2 for January 26, 2021. Subsequently, Webb Municipal Finance (on

behalf of the City Clerk) mailed public notices and official ballots to the property owner of record for the property annexed into LLMD No. 2. At the close of the Public Hearing, the City Clerk will open and tabulate the ballots received to determine if the annexation has passed.

Since each of these developments must annex into LLMD No. 2 as a condition of approval, the City must tabulate the ballots separately rather than collectively as a single annexation. If the property owners of a project do not vote in favor of the annexation, the City will remove that development from the annexation. If the annexation passes, the City Council may approve the Engineer's Report, approve the related assessment diagrams, order the annexation of the various properties and confirm the assessments as described in the Engineer's Report. If approved by the City Council, the City will include the assessments in the annual LLMD No. 2 Engineer's Report for Fiscal Year 2020/2021 and submit to the San Bernardino County Auditor/Controller for inclusion on the property tax rolls for each of the affected parcels on the 2021/2022 property tax rolls. A boundary map showing the LLMD No. 2 Parcels and new annexation areas is included as Attachment 2.

ENVIRONMENTAL IMPACT

The administrative process to annex properties into a Special District is not a "Project" as defined by the California Environmental Quality Act (CEQA). Pursuant to Section 15378(a), a "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. According to Section 15378(b), a Project does not include: (5) Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

GENERAL PLAN CONSISTENCY

This action is consistent with Guiding Principle 3 in the General Plan:

Our City government will lead by example, and will operate in an open, transparent, and responsive manner that meets the needs of the citizens and is a good place to do business.

This action is also consistent with the following goals and policies:

Goal 2-11: Design streetscapes in Rialto to support and enhance the City's image as a desirable place to live, work, shop, and dine.

Policy 2-11.1: Require the screening of commercial or industrial parking areas, storage yards, stockpiles, and other collections of equipment from the public right-of-way.

Policy 2-11.2: Provide and maintain street trees and parkway landscaping within the public right-of-way for developed properties within Rialto. Require private development to do the same as per City design regulations.

Policy 2-11.4: Incorporate street trees and other landscape treatments along corridors to provide sufficient shade canopy and promote pedestrian comfort.

Policy 2-11.5: Require that projects with perimeter walls (including gated residential communities) provide an interesting streetscape, with pedestrian access to major travel ways.

LEGAL REVIEW

The City Attorney has reviewed and supports the staff report, resolutions and Engineer's Report.

FINANCIAL IMPACT

The initial Maximum Assessment Rate proposed for the proposed annexation will be as follows:

Annexation PPD No.	Owner	FY 20/21 Maximum Assessment Landscap	FY 20/21 Maximum Assessment Lighting	Type of Development
PPD 2017-018	Rivino Industrial I, LLC	N/A	\$692.44	Commercial
PPD 2019-015	TYRE Holdings 14, LLC	\$16,079.95	\$483.07	Commercial
PPD 2019-016	Rivino Industrial II, LLC	N/A	\$365.93	Commercial
PPD 2434	Prologis	\$61,906.93	\$209.14	Commercial
PPD 2435	Prologis LP	\$23,959.37	\$181.17	Commercial

The Maximum Assessment Rate will increase by an annual inflationary adjustment based on the annual percentage change in the local Consumer Price Index as reported by the United States Department of Labor, Bureau of Labor Statistics, for the Riverside-San Bernardino-Ontario Area for All Urban Consumers annually beginning Fiscal Year 2021/2022.

RECOMMENDATION

Staff recommends that the City Council:

- Conduct a Public Hearing and take public testimony regarding the proposed annexation of territory to the Rialto Landscaping and Lighting Maintenance District No. 2; and
- Close the Public Hearing and tabulate the ballots received; and
- Adopt a Resolution Declaring the Results of the Property Owner Protest Ballot Proceedings Conducted for the Proposed Levy of Assessments Related to the Annexation of Territory to the Rialto Landscaping and Lighting Maintenance District No. 2, Commencing in Fiscal Year 2020/2021; and
- Adopt a Resolution Confirming the Engineer's Report Regarding the Annexation of Territory to the Rialto Landscaping and Lighting Maintenance District No. 2, the Levy of Annual Assessments Described Therein, and the Assessment Diagram Connected Therewith, and Ordering the Levy and Collection of Assessments Commencing in Fiscal Year 2021/2022.