



# City of Rialto

## Legislation Text

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**File #:** 21-0678, **Version:** 1

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For City Council Meeting [October 26, 2021]

TO: Honorable Mayor and City Council

APPROVAL: Marcus Fuller, City Manager

FROM: Michael Tahan, Interim Public Works Director

Request City Council to Adopt **Resolution No. 7785** Approving Parcel Map 19945 for the Subdivision of Four (4) Parcels of Land into Two (2) Commercial Parcels at the Northeast Corner of Foothill Boulevard and Cactus Avenue.

### **BACKGROUND**

On March 28, 2018, the City of Rialto Planning Commission conditionally approved Tentative Parcel Map 19945, a request to subdivide four (4) parcels of land into two (2) parcels to facilitate the development of a retail shopping center consisting of multi-tenant retail building located on the northeast corner of Foothill Blvd. and Cactus Ave. within the Commercial - Pedestrian Zone of the Foothill Blvd. Specific Plan. A copy of the Planning Commission Resolution No. 18-19 is included as **Attachment 1**.

### **ANALYSIS/DISCUSSION**

Trustees of the Albert and Rhoda King Trust dated December 23, 1998, request that the City Council approve Parcel Map 19945 to subdivide four (4) parcels of land into two (2) parcels to facilitate the development of a retail shopping center consisting of multi-tenant retail building located on the northeast corner of Foothill Blvd. and Cactus Ave within the Commercial - Pedestrian zone of the Foothill Blvd. Specific Plan. A copy of Parcel Map 19945 is included as **Attachment 2**.

The Subdivider has constructed the required public improvements associated with Parcel Map 19945.

The City Engineer determined that the conditions of approval associated with Tentative Parcel Map 19945 have been satisfied and that Parcel Map 19945 is in substantial conformance with Tentative Parcel Map 19945, and that Parcel Map 19945 is ready for City Council approval.

The filing of the parcel map shall constitute abandonment of an alley extending across the northerly side of the property in accordance with Section 66445(j) of the Subdivision Map Act.

Approval of a Parcel Map is a ministerial action, and the City Council cannot condition its approval of the Parcel Map and cannot impose new conditions on the project that were not previously identified at the time the Tentative Parcel Map was approved.

### **ENVIRONMENTAL IMPACT**

The project was previously analyzed in accordance with the requirements of the California Environmental Quality Act (CEQA), the Planning Commission found that the project was Categorically Exempt from the requirements of CEQA pursuant to Section 15315, Minor Land Division. A copy of the Planning Commission Resolution No. 18-19 is included as **Attachment 1**.

### **GENERAL PLAN CONSISTENCY**

Approval of this action complies with the City of Rialto General 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 purpose.**

**Goal 3-1: Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate.**

Policy 3-1.2: Encourage a variety of businesses 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.

**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 and Resolution.

### **FINANCIAL IMPACT**

#### **Operating Budget Impact**

The frontage of the project was largely complete prior to this project. Completion of adjacent public improvements included driveway cuts and the estimated value added is negligible to the City street system based on the Governmental Accounting Standards Board 34 (GASB34) for this specific project.

#### **Capital Improvement Budget Impact**

The proposed action will not affect the City's Capital Improvement Budget.

#### **Licensing**

Prior to execution of any issued On-Site or Off-Site Construction Permits, the developer secured a business license application and paid a Business License tax at the Contractors rate, as well as Administration and State fees for his contractors performing any improvements and shall renew accordingly.

### **RECOMMENDATION**

Staff recommends that the City Council Adopt a Resolution approving Parcel Map 19945 for the subdivision of four (4) parcels of land into two (2) parcels to facilitate the development of a retail shopping center consisting of multi-tenant retail building located on the northeast corner of Foothill Blvd. and Cactus Ave.

