



City of Rialto

Legislation Text

File #: 21-0619, Version: 1

For City Council Meeting [December 14, 2021]

TO: Honorable Mayor and City Council

APPROVAL: Marcus Fuller, City Manager

FROM: Michael Tahan, Interim Public Works Director

Request City Council to: (1) Adopt **Resolution No. 7806** Approving Tract Map 20092 for the Subdivision of Six (6) Parcels of Land into Six (6) Buildable Lots, One (1) Remainder Parcel and Thirteen (13) Lettered Lots to Facilitate the Development of the Lytle Creek Ranch Specific Plan Mastered Planned Community, and Approving an Associated Subdivision Improvement Agreement; and (2) Authorize the City Manager to Execute All Documents

BACKGROUND

Tentative Tract Map No. 20092 shows the creation of six (6) developable lots, one (1) remainder lot, and thirteen (13) lettered lots for public open space, utilities, and infrastructure within the Lytle Creek Ranch Specific Plan (LCRSP). Tentative Tract Map No. 20092 was approved by the Planning Commission on February 13, 2018. A copy of the Planning Commission Resolution No. 7278 is included as **Attachment 1**.

ANALYSIS/DISCUSSION

The applicant/owner, AG Essential Housing CA 4, LP, is requesting approval of Tract Map No. 20092. The property is compatible with the surrounding uses, which have a zoning designation of residential development within the LCRSP. The site contains 183.1 acres, fairly level, vacant and unimproved. The property is adjacent to arterial streets, which will be able to accommodate the proposed use. A copy of Tract Map 20092 is included as **Attachment 2**.

The purpose of the subdivision is to create six (6) developable lots, known as B-maps (Tract Map No. 20092 is known as the A-map), one (1) remainder lot, and thirteen (13) lettered lots for public open space, utilities, and infrastructure within the LCRSP. Tract Map No, 20092 will establish a collector street, local roads, and the entryways into the project at Country Club Drive and Highland Ave.

The site is physically suitable for the proposed density of development. Tract Map No. 20092 will meet all criteria and development standards of the LCRSP, as all subsequent maps to apportion Tract Map No. 20092 into separate residential lots totaling 776 residential units which will require separate approval by the Planning Commission. The site is sufficient in size and shape to accommodate the proposed density.

The conditions imposed in Planning Commission Resolution No. 7558 include extensive street, sidewalk, streetlight, sewer, water, and storm drain improvements and establishing
The subdivider is providing a Subdivision Improvement Agreement and posting Faithful Performance

and Labor and Materials bonds in the amounts of \$5,708,662.79 each for to allow recordation of Tract Map No. 20092 prior to completion of the improvements. A copy of Subdivision Improvement agreement is included as **Attachment 3**.

The map has been reviewed and found to be in conformance with the approved tentative map/lot split, the conditions set forth by the Planning Commission, provisions of the Subdivision Map Act and the City of Rialto Standards. The Final Map is consistent with the Subdivision Ordinance, the General Plan of the City of Rialto, and the LCRSP.

Disclosure Form is included as **Attachment 4**.

ENVIRONMENTAL IMPACT

The LCRSP EIR was adopted by the City Council on August 14, 2012, in accordance with the California Environmental Quality Act (CEQA). The applicant prepared a Revised Addendum to the LCRSP EIR and associated technical studies to evaluate the potential impacts associated with TTM No. 20092. The City Council approved an EIT for the project on September 10, 2019, per Resolution NO. 7557.

As provided in the Revised Addendum to the LCRSP EIR, TTM No. 20092 would not cause substantial environmental damage or substantially cause injury to fish or wildlife or their habitat. TTM No. 20092 would not result in any new significant impacts that were not analyzed in the LCRSP EIR, nor would the project cause a substantial increase in the severity of any previously identified environmental impacts.

The potential impacts associated with this TTM No. 20092 would be the same or less than those described in the LCRSP EIR.

In addition, there are no substantial changes to the circumstances under which the TTM No. 20092 would be undertaken that would result in new or more severe environmental impacts than previously addressed in the LCRSP EIR, nor has any new information regarding the potential for new or more severe significant environmental impacts been identified. Implementation of mitigation measures identified in the LCRSP EIR reduces potentially significant impacts to a level of insignificance.

A Negative Declaration was approved by the Planning Commission on August 25, 2010.

GENERAL PLAN CONSISTENCY

The City identified several goals and objectives within the City's recently adopted General Plan through which the City looks to improve the community. Approving Tract Map No. 20092 is consistent with the following goals and objectives:

Goal 2-16: To improve architectural and design quality of development within the City.

Goal 2-21: To ensure high-quality planned developments in Rialto by providing more developable land.

Goal 2-24: To increase and enhance the open space within the City.

Policy 2-24.2: Improving the aesthetics of the open space used as parkland or recreational areas.

Goal 6-2: To promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region by increasing the housing stock availability to all segments of the population.

LEGAL REVIEW

The City Attorney has reviewed and supports this staff report.

FINANCIAL IMPACT

Operating Budget Impact

Activity bonds received and released will be recorded and tracked by the Treasurer's Office. There is no financial impact with recordation of Tract Map No. 20092. Improvements are accepted by the City for operation and maintenance and added to the City's GASB 34 Inventory upon completion of the one-year warranty period after approval of construction of the improvements and subsequent to the recordation of Tract Map No. 20092.

Capital Improvement Budget Impact

The proposed action will not affect the Capital Improvement Budget.

Licensing

The proposed action will not require the payment of a business license tax.

RECOMMENDATION

Staff recommends that the City Council:

- (1) Adopt **Resolution No. 7806** Approving Tract Map 20092 for the Subdivision of Six (6) Parcels of Land into Six (6) Buildable Lots, One (1) Remainder Parcel and Thirteen (13) Lettered Lots to Facilitate the Development of the Lytle Creek Ranch Specific Plan Mastered Planned Community, and Approving an Associated Subdivision Improvement Agreement; and
- (2) Authorize the City Manager to Execute All Documents