



City of Rialto

Legislation Text

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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 Adopt **Resolution No. 7807** Approving Parcel Map 20152 Located on the South Side of Casmalia Street between Maple Avenue and Linden Avenue, and Approving a Subdivision Improvement Agreement with CDRE Holdings 14, LLC, a Nevada Limited Liability Company

BACKGROUND

Tentative Parcel Map No. 20152 was approved by the City of Rialto Planning Commission on September 9, 2020. A copy of the Planning Commission Resolution No. 2020-23 is included as **Attachment 1**.

The site has a General Plan designation of Specific Plan with a Specific Plan Overlay, and a zoning designation of Freeway Incubator (FI) within the Renaissance Specific Plan. The project will subdivide the site into three (3) new parcels of land, Parcel 1 (1.66 net acres), Parcel 2 (2.37 net acres), and Parcel 3 (2.81 net acres), to facilitate the development of three (3) new industrial warehouse buildings. Per Table 3-5 (Development Standards), of the Renaissance Specific Plan, the required minimum parcel size within the Freeway Incubator (FI) zone is twenty-two thousand five hundred (22,500) square feet. The proposed parcels greatly exceed the required minimum size. A copy of Parcel Map 20152 is included as **Attachment 2**.

The design and improvements of the proposed tentative parcel map are consistent with the Subdivision Ordinance, the General Plan of the City of Rialto, and the Freeway Incubator (FI) zone of the Renaissance Specific Plan. The project complies with all technical standards required by the Subdivision Map Act, the General Plan of the City of Rialto, and the FI zone of the Renaissance Specific Plan. The proposed parcels exceed the minimum lot dimensions as required by the FI zone of the Renaissance Specific Plan.

ANALYSIS/DISCUSSION

The applicant/owner, CDRE Holdings 14 LLC, A Nevada Limited Liability, is requesting approval of Parcel Map No. 20152. The property is compatible with the surrounding uses, which have a zoning designation as stated. The site contains 6.8 net acres, relatively flat piece of land and the development of the vacant land can be accommodated. The property is adjacent to streets, which will be able to accommodate the proposed use.

To the north of the project site, across Casmalia Street, is a 428,164 square feet industrial warehouse

building occupied by Guitar Center and Kuehne+Nagel on 18.4 acres. To the east, across Linden Avenue, is a 36,581 square foot industrial warehouse building on 2.1 acres. To the south, is both a San Bernardino County Flood Control Channel and the SR-210 Freeway. And to the west is approximately 3.07 acres of vacant land.

The purpose of the subdivision is to subdivide the site into three (3) new parcels of land, Parcel 1 (1.66 net acres), Parcel 2 (2.37 net acres), and Parcel 3 (2.81 net acres) to facilitate the construction of one (1) 26,432 square foot industrial warehouse building, one (1) 41,266 square foot industrial warehouse building, and one (1) 49,009 square foot industrial warehouse building. The maximum allowable Floor Area Ratio (FAR) for parcels less than 5.0 acres within Planning Area 5 is 40.0 percent. The FAR proposed for each parcel is as follows: Parcel 1 - 36.6%, Parcel 2 - 40.0%, and Parcel 3 - 40.0%. The FAR for each parcel is within the allowable limit established by the Renaissance Specific Plan.

No dedication of public right of way is needed by Parcel Map No. 20152 as Casmalia Street and Linden Ave meet or exceed the minimum required width as dictated by the Renaissance Specific Plan. Moreover, the owner is required to provide documentation of a recorded reciprocal access easement with the owner of the property adjacent to the west of the project site (APN: 1133-251-05). The easement grants the adjacent property owner access to the proposed shared driveway connected to Casmalia Street at the west end of the project site. In addition, the owner is required to replace and improve the frontage according to City Standards, as per conditions to construct right of way improvements.

The site is physically suitable for the proposed density of development. The Parcel Map No. 20152 has been reviewed and found in conformance with the approved tentative map and consistent with the conditions set forth by the Planning Commission, provisions of the Subdivision Map Act, The City of Rialto Standards, the Subdivision Ordinance, the General Plan of the City of Rialto, City's Development and Design Standards and Guidelines. The Project is consistent with Freeway Incubator (FI) zone within the Renaissance Specific Plan. The site is sufficient in size and shape to accommodate the proposed density.

The conditions imposed in Planning Commission Resolution No. 2020-35 include grading on-site, street, water, sewer, and street light improvements. In addition, landscaping and irrigation improvements, and street dedications to ultimate Right-Of-Way and corner cut-offs are required.

The owner is providing a Subdivision Improvement Agreement and posting Faithful Performance and Labor and Materials bonds in the amounts of \$473,144.84 each, Monumentation Bond in the amount of \$6,100.00, and the Maintenance and Warranty Bond in the amount of \$47,314.48, for permission to record Parcel Map No. 20152. A copy of Subdivision Improvement agreement is included as **Attachment 3**.

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

ENVIRONMENTAL IMPACT

The site is completely undeveloped and covered by natural grasses and shrubs. The design of the land division is not likely to cause substantial environmental damage of substantially injure fish, wildlife, or their habitat. The Site does not have suitable habitat for any threatened or endangered species.

An Initial Study (Environmental Assessment Review No. 2019-0067) was prepared for the Project in accordance with the California Environmental Quality Act (CEQA). Based on the findings and recommended mitigation with the Initial Study, the City determined that the project will have no adverse impact on the environment, provided mitigation measures are implemented. Thus, a Mitigated Negative Declaration was prepared in accordance with CEQA. On September 9, 2020, the Planning Commission adopted the Mitigated Negative Declaration and the necessary documentation was filed with the Clerk of the Board of Supervisors for San Bernardino County.

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 Parcel Map No. 20152 is consistent with the following goals and objectives:

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

Goal 2-22: To promote commercial and/or industrial development that is functionally efficient for its purpose.

Policy 2-22.3: Require that landscape plantings be incorporated into commercial and industrial projects to define and enhance the entrances and front of a building facing a parking lot.

Goal 2-23: To minimize the visual impact of the parking lot.

Policy 2-23-1: Require mature trees and landscaping in off-street parking areas to make them more inviting and aesthetically appealing, and to provide sufficient shading to reduce heat.

Policy 2-23.3: Require use of drainage improvements designed, with native vegetation where possible, to retain or detain water runoff and minimize pollutants into the drainage system.

Goal 2-36: To reduce the amount of fugitive dust released into the atmosphere

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 Parcel Map No. 20152. 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 Parcel Map No. 20152.

Capital Improvement Budget Impact

The proposed action will not affect the Capital Improvement Budget.

Licensing

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

RECOMMENDATION

Staff recommends that the City Council Adopt the Resolution Approving Parcel Map 20152 Located on the South Side of Casmalia Street between Maple Avenue and Linden Avenue, and Approving a Subdivision Improvement Agreement with CDRE Holdings 14, LLC, a Nevada Limited Liability Company