

1 RESOLUTION NO. _____

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 RIALTO, CALIFORNIA, APPROVING THE PUBLIC
4 IMPROVEMENT AGREEMENT FOR PUBLIC IMPROVEMENTS
5 ALONG RIVERSIDE AVENUE AND SANTA ANA AVENUE
6 RELATED TO THE PRECISE PLAN OF DESIGN (PPD) 2018-0036
7 FOR THE DEVELOPMENT OF 2.06 ACRES WITH A
8 CONVENIENCE STORE WITH A FOOD PICK-UP AND GAS
9 STATION AND ASSOCIATED PAVING, LANDSCAPING,
10 SCREEN WALLS, LIGHTING, AND DRAINAGE IMPROVEMENTS.

11 **WHEREAS**, the Development Review Committee of the City of Rialto, on August 21,
12 2019, approved PPD 2018-0036 subject to conditions; and

13 **WHEREAS**, Dhanlaxmibaa LLC (hereinafter the "Developer"), has submitted a Public
14 Improvement Agreement with security; and

15 **WHEREAS**, not all public improvements have been completed by the Developer prior
16 to issuance of building permits, and the Developer has requested that the City enter into a
17 Public Improvement Agreement with the Developer to secure the cost of public improvements.

18 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIALTO DOES HEREBY
19 FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

20 **Section 1:** Requisite conditions associated with PPD 2018-0036 have been satisfied
21 or supported with the necessary security for construction of improvements.

22 **Section 2:** The City Council hereby approves a Public Improvement Agreement for
23 PPD 2018-0036 with the Developer and accepts public improvement securities in conformance
24 with the requirements therein for public improvements. The City Manager is hereby authorized
25 to execute the Public Improvement Agreement on behalf of the City.

26 **Section 3:** The City Clerk shall cause to have recorded with the San Bernardino
27 County Recorder the Public Improvement Agreement.

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WHEREFORE, this Resolution is passed, approved and adopted this 25th day of November, 2025.

JOE BACA, Mayor

ATTEST:

BARBARA McGEE, City Clerk

APPROVED AS TO FORM:

ERIC S. VAIL City Attorney

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, Barbara McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing Resolution No. _____ was duly passed and adopted at a regular meeting of the City Council of the City of Rialto held on the 25th day of November, 2025.

Upon motion of Council Member _____, seconded by Council Member _____, the foregoing Resolution No. _____ was duly passed and adopted.

Vote on the motion:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City
of Rialto this _____ day of _____, 2025.

BARBARA McGEE, CITY CLERK