

1 RESOLUTION NO. \_\_\_\_\_

2  
3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
4 RIALTO, CALIFORNIA, APPROVING PARCEL MAP 19680 FOR  
5 THE SUBDIVISION OF THREE (3) PARCELS OF LAND INTO  
6 FOUR (4) PARCELS AND ONE (1) REMAINDER PARCEL TO  
7 FACILITATE THE DEVELOPMENT OF AN 80,000 SQUARE FOOT  
8 COMMERCIAL CENTER.

9 WHEREAS, the City Council of the City of Rialto, at its meeting of August 22, 2017,  
10 approved Tentative Parcel Map 19680 subject to conditions; and

11 WHEREAS, ALRAHAMAN, a California limited liability company, (hereinafter the  
12 "Subdivider"), has filed Parcel Map 19680 with the City Council of the City of Rialto, (hereinafter  
13 the "City"), in accordance with Section 66456 of the California Government Code; and

14 WHEREAS, the Subdivider offers to dedicate to the City of Rialto, the public in general,  
15 and public utility companies, an easement for street and public utility purposes in, under, over,  
16 through and across Renaissance Parkway, subject to improvements, as shown on Parcel Map  
17 19680; and

18 WHEREAS, the Subdivider offers to dedicate to the City of Rialto, a 10 foot wide  
19 landscape easement for landscape purposes across Parcels 1, 2 and 4 as shown on Parcel  
20 Map 19680; and

21 WHEREAS, not all public improvements have been completed by the Subdivider as of  
22 the filing of Parcel Map 19680, and the Subdivider has requested that the City enter into a  
23 Subdivision Improvement Agreement with the Subdivider to secure the cost of public  
24 improvement in accordance with Section 66462 of the California Government Code.

25 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIALTO DOES HEREBY  
26 FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

27 Section 1: Parcel Map 19680 is in substantial conformance with the approved  
28 Tentative Parcel Map 19680.

1       **Section 2:** Requisite conditions associated with Parcel Map 19680 have been  
2 satisfied or supported with the necessary bonds for construction improvements.

3       **Section 3:** Parcel Map 19680 is in conformance with the General Plan.

4       **Section 4:** Parcel Map 19680 conforms to all applicable requirements of the  
5 Subdivision Map Act of the State of California.

6       **Section 5:** In accordance with Section 66477.1 of the California Government Code,  
7 the offers of dedication to the public on Parcel Map 19680 shall be accepted by the City Clerk,  
8 subject to improvement, who shall certify acceptance by signature on the map thereof.

9       **Section 6:** The City Council hereby approves a Subdivision Improvement Agreement  
10 for Parcel Map 19680 with the Subdivider's designee, ALRAHAMAN, LLC, a California limited  
11 liability corporation, and accepts subdivision improvement securities in conformance with the  
12 requirements therein for public improvements. The City Manager is hereby authorized to  
13 execute the Subdivision Improvement Agreement on behalf of the City.

14       **Section 7:** The City Clerk shall cause to have recorded with the San Bernardino  
15 County Recorder the Subdivision Improvement Agreement.

16       **Section 8:** Parcel Map 19680 is hereby approved for the purposes therein defined.

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1           **WHEREFORE**, this Resolution is passed, approved, and adopted this 13th day of June  
2 2023.

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5 DEBORAH ROBERTSON, Mayor

6 **ATTEST:**

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8  
9 BARBARA McGEE, City Clerk

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11  
12 **APPROVED AS TO FORM:**

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15  
16 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 13<sup>th</sup> day of June 2023.

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 \_\_\_\_\_, 2023.

BARBARA McGEE, CITY CLERK