A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIALTO, STATE OF CALIFORNIA, 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.

RESOLUTION NO.

WHEREAS, the Planning Commission of the City of Rialto, at its meeting of February 13, 2018, approved Tentative Tract Map 20092 subject to conditions; and

WHEREAS, AG ESSENTIAL HOUSING CA 4, LP, a Delaware Limited Partnership,, (hereinafter the "Subdivider"), has filed Tract Map 20092 with the City Council of the City of Rialto, (hereinafter the "City"), in accordance with Section 66456 of the California Government Code; and

WHEREAS, pursuant to Section 66434(g) of the California Government Code Subdivider proposes the abandonment of all portions of water line easements within the boundary of Tract Map 20092 acquired by the City of Rialto per documents recorded June 10, 1935 in Book 1064, Page 155, and September 20, 1972, in Book 8024, page 801, and all portions of Oakdale Avenue within the boundary of Tract Map 20092 acquired by the City of Rialto per Map of Semi-Tropic Land and Water Company recorded in Book 6, Page 12 of Maps, all as Official Records of San Bernardino County; and

WHEREAS, the Subdivider offers for dedication to the City of Rialto, the public in general, and public utility companies, an easement for streets and public utility purposes in, under, over, through and across Alpine Way, Country Club Drive, El Rancho Verde Parkway, Folsom Drive, Fowler Way, Havasu Way, Potomac Drive, and Powell Drive, subject to improvement, as shown on Tract Map 20092; and

WHEREAS, the Subdivider offers for dedication to the City of Rialto, easement for sewer and storm drain purposes in, under, over, through, and across Lots "C", "H", "J", and "L" as shown on Tract Map 20092; and

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WHEREAS, the Subdivider offers for dedication to the City of Rialto, an easement for
sewer and storm drain facilities in, under, over, through, and across Lot "F", as shown on
Tract Map 20092; and

WHEREAS, not all public improvements have been completed by the Subdivider as of the filing of Tract Map 20092, and the Subdivider has requested that the City enter into a Subdivision Improvement Agreement with the Subdivider to secure the cost of public improvements in accordance with Section 66462 of the California Government Code.

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

Section 1: Tract Map 20092 is in substantial conformance with the approved Tentative Tract Map 20092.

12Section 2:Requisite conditions associated with Tentative Tract Map 20092 have13been satisfied.

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Section 3: Tract Map 20092 is in conformance with the General Plan.

15 <u>Section 4:</u> Tract Map 20092 conforms to all applicable requirements of the
16 Subdivision Map Act of the State of California.

Section 5: The abandonment of all portions of water line easements within the boundary of Tract Map 20092 acquired by the City of Rialto per documents recorded June 10, 1935 in Book 1064, Page 155, and September 20, 1972, in Book 8024, page 801, and all portions of Oakdale Avenue within the boundary of Tract Map 20092 acquired by the City of Rialto per Map of Semi-Tropic Land and Water Company recorded in Book 6, Page 12 of Maps, all as Official Records of San Bernardino County, is approved pursuant to Section 66434(g) of the California Government Code.

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Section 6: In accordance with Section 66477.1 of the California Government Code, the offers of dedication to the public on Tract Map 20092 shall be accepted by the City Clerk, subject to improvement, who shall certify acceptance by signature on the map thereof.

Section 7: The City Council hereby approves a Subdivision Improvement Agreement for Tract Map 20092 with the Subdivider's designee, Lennar Homes of California,

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| 1 | Inc., a California corporation, and accepts subdivision improvement securities in |
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| 2 | conformance with the requirements therein for public improvements. |
| 3 | Section 8: The City Clerk shall cause to have recorded with the San Bernardino |
| 4 | County Recorder the Subdivision Improvement Agreement. |
| 5 | Section 9: Tract Map 20092 is hereby approved for the purposes therein defined. |
| 6 | PASSED, APPROVED, AND ADOPTED this 14th day of December, 2021. |
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| 9 | DEBORAH ROBERTSON, Mayor |
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| 12 | ATTEST: |
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| 14 15 | |
| 15 | BARBARA A. McGEE, City Clerk |
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| 18 | APPROVED AS TO FORM: |
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| 21 | ERIC VAIL, City Attorney |
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| 1 2 | STATE OF CALIFORNIA) COUNTY OF SAN BERNARDINO) ss CITY OF RIALTO) |
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| 4 | I, Barbara McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing |
| 5 | Resolution No was duly passed and adopted at a regular meeting of the City Council |
| 6 | of the City of Rialto held on the 14th day of December, 2021. |
| 7 | Upon motion of Council Member, seconded by Council |
| 8 | Member, the foregoing Resolution Nowas duly passed and adopted. |
| 9 | Vote on the motion: |
| 10 | AYES: |
| 11 | NOES: |
| 12 | ABSENT: |
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| 14 | IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the |
| 15 | City of Rialto this day of, 2021. |
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| 17 | BARBARA A. McGEE, CITY CLERK |
| 18 | DARDARA A. WICGEE, CITT CLERK |
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