

1 RESOLUTION NO. _____
2

3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
4 RIALTO, CALIFORNIA, APPROVING TRACT MAP 20204 FOR
5 THE SUBDIVISION OF LAND INTO 130 RESIDENTIAL LOTS TO
6 FACILITATE THE DEVELOPMENT OF THE LYTLE CREEK
7 RANCH SPECIFIC PLAN MASTER PLANNED COMMUNITY; AND
8 APPROVING AN ASSOCIATED SUBDIVISION IMPROVEMENT
9 AGREEMENT.

10 WHEREAS, the Planning Commission of the City of Rialto, at its meeting of May 25,
11 2022, approved Tentative Tract Map 20204 subject to conditions; and

12 WHEREAS, AG ESSENTIAL HOUSING CA 4, LP, a Delaware Limited Partnership,
13 (hereinafter the "Subdivider"), has filed Tract Map 20204 with the City Council of the City of
14 Rialto, (hereinafter the "City"), in accordance with Section 66456 of the California Government
15 Code; and

16 WHEREAS, the Subdivider offers for dedication to the City of Rialto, the public in
17 general, and public utility companies, an easement for streets and public utility purposes in,
18 under, over, through and across Alpine Way, Bacon Ridge Way, Bridgeport Drive, Briggs
19 Road, Calderwood Lane, Colorado Drive, Emerald Bay Drive, Holston Street, Hunter Drive,
20 Lake Mendoza Street, Lone Pine Drive, and Oakflat Drive, subject to improvement, as shown
21 on Tract Map 20204; and

22 WHEREAS, the Subdivider offers for dedication to the City of Rialto, a 3 feet wide public
23 access and utility easement over Lots 1 through 130, inclusive, and Lots "A", "B", and "C," for
24 the use of the public in general and the several public utility companies authorized to serve
25 within the Tract; and

26 WHEREAS, the Subdivider offers for dedication to the City of Rialto, a 20 feet wide
27 easement for access and maintenance of water appurtenances through Lot "C"; and

28 WHEREAS, not all public improvements have been completed by the Subdivider as of
the filing of Tract Map 20204, and the Subdivider has requested that the City enter into a

1 Subdivision Improvement Agreement with the Subdivider to secure the cost of public
2 improvement in accordance with Section 66462 of the California Government Code.

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

5 **Section 1:** Tract Map 20204 is in substantial conformance with the approved
6 Tentative Tract Map 20204

7 **Section 2:** Requisite conditions associated with Tentative Tract Map 20204 have
8 been satisfied.

9 **Section 3:** Tract Map 20204 is in conformance with the General Plan.

10 **Section 4:** Tract Map 20204 conforms to all applicable requirements of the
11 Subdivision Map Act of the State of California.

12 **Section 5:** In accordance with Section 66477.1 of the California Government Code,
13 the offers of dedication to the public on Tract Map 20204 shall be accepted by the City Clerk,
14 subject to improvement, who shall certify acceptance by signature on the map thereof.

15 **Section 6:** The City Council hereby approves a Subdivision Improvement Agreement
16 for Tract Map 20204 with the Subdivider's designee, Lennar Homes of California, LLC, a
17 California limited liability corporation, and accepts subdivision improvement securities in
18 conformance with the requirements therein for public improvements. The City Manager is
19 hereby authorized to execute the Subdivision Improvement Agreement on behalf of the City.

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

22 **Section 8:** Tract Map 20204 is hereby approved for the purposed therein defined.

23 \\\

WHEREFORE, this Resolution is passed, approved and adopted this 13th day of September, 2022.

DEBORAH ROBERTSON, 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 13th day of September, 2022.

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 _____, 2022.

BARBARA McGEE, CITY CLERK