

1 RESOLUTION NO. _____

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3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
4 RIALTO, STATE OF CALIFORNIA, APPROVING PARCEL MAP
5 19639 FOR THE CONSOLIDATION OF SIX (6) PARCELS OF
6 LAND INTO ONE (1) 24.34 ACRE PARCEL OF LAND TO
7 FACILITATE THE DEVELOPMENT OF A 525,110 SQUARE
8 FOOT WAREHOUSE BUILDING LOCATED AT THE
9 NORTHEAST CORNER OF WILLOW AVENUE AND SANTA ANA
10 AVENUE (APN'S 0258-041-04, -06, -12, -31, -33 & -34).

11 **WHEREAS**, IDIL Willow, LLC, a Delaware limited liability company, (the "Subdivider")
12 applied for Tentative Parcel Map No. 19639 ("TPM 19639") to consolidate six (6) parcels of
13 land (APN's: 0258-041-04, -06, -12, -31, -33, -34) into one (1) 24.34 acre parcel ("Project")
14 located at the northeast corner of Willow Avenue and Santa Ana Avenue; and

15 **WHEREAS**, the City Council, at its meeting of June 13, 2017, approved TPM 19639
16 subject to conditions; and

17 **WHEREAS**, the Subdivider offers for dedication to the City for public use easements
18 for street and public utilities purposes for Willow Avenue, Santa Ana Avenue, and Riverside
19 Avenue as shown on Parcel Map 19639; and

20 **WHEREAS**, required public improvements have not been completed by the
21 Subdivider as of the filing of Parcel Map 19639, and all required public improvements have
22 been listed in an Improvement Certificate on the parcel map in accordance with Section
23 66411.1(a) of the California Government Code and shall be required to be completed in
24 accordance with a Subdivision Improvement Agreement approved by and between the City
25 and the Subdivider.

26 **WHEREAS**, the City Engineer has reviewed Parcel Map 19639 and has determined
27 that the conditions of approval associated with TPM 19639 have been satisfied, that Parcel
28 Map 19639 is in substantial conformance with TPM 19639, and that Parcel Map 19639 is
ready for City Council approval.

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

3 **Section 1:** Parcel Map 19639 is in substantial conformance with the approved TPM
4 19639.

5 **Section 2:** Requisite conditions associated with TPM 19639 have been satisfied.

6 **Section 3:** Parcel Map 19639 is in conformance with the General Plan.

7 **Section 4:** Parcel Map 19639 conforms to all applicable requirements of the
8 Subdivision Map Act of the State of California.

9 **Section 5:** In accordance with Section 66477.1 of the California Government Code,
10 the offers of dedication to the public on Parcel Map 19639 shall be accepted by the City
11 Clerk, subject to improvement, who shall certify acceptance by signature on the map thereof.

12 **Section 6:** Parcel Map 19639 is hereby approved, subject to the terms of the
13 Subdivision Improvement Agreement approved concurrently herewith, for the purposes therein
14 defined.

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PASSED, APPROVED, AND ADOPTED this 12th day of February, 2019.

DEBORAH ROBERTSON, Mayor

ATTEST:

BARBARA A. McGEE, City Clerk

APPROVED AS TO FORM:

FRED GALANTE, Esq., 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 12th day of February, 2019.

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 _____, 2019.

BARBARA A. McGEE, CITY CLERK