

1 RESOLUTION NO. _____

2
3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
4 RIALTO, STATE OF CALIFORNIA, APPROVING TRACT MAP
5 20084 FOR THE SUBDIVISION OF APPROXIMATELY 4.65
6 GROSS ACRES OF LAND INTO TWENTY-NINE (29) SINGLE-
7 FAMILY LOTS AND EIGHT (8) COMMON LOTS LOCATED ON
8 THE EAST SIDE OF CACTUS AVENUE APPROXIMATELY 280
9 FEET NORTH OF BASELINE ROAD AND APPROVING THE
10 SUBDIVISION IMPROVEMENT AGREEMENT.

11 **WHEREAS**, Casmalia Investment & Development, LLC, a California limited liability
12 company (the "Subdivider") applied for Tentative Tract Map No. 20084 ("TTM 20084") to
13 subdivide 4.65 gross acres of land into twenty-nine (29) single-family lots and eight (8)
14 common lots located on the east side of Cactus Avenue approximately 280 feet north of
15 Baseline Road; and

16 **WHEREAS**, the Planning Commission of the City of Rialto, at its meeting of January
17 31, 2018, approved TTM 20084 subject to conditions; and

18 **WHEREAS**, the Subdivider offers for dedication to the City for public use easements
19 for street and public utilities purposes for Cactus Avenue as shown on Tract Map 20084; and

20 **WHEREAS**, required public improvements have not been completed by the
21 Subdivider as of the filing of Tract Map 20084, 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 Tract Map 20084 and has determined
27 that the conditions of approval associated with TTM 20084 have been satisfied, that Tract
28 Map 20084 is in substantial conformance with TTM 20084, and that Tract Map 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:** Tract Map 20084 is in substantial conformance with the approved TTM
4 20084.

5 **Section 2:** Requisite conditions associated with TTM 20084 have been satisfied.

6 **Section 3:** Tract Map 20084 is in conformance with the General Plan.

7 **Section 4:** Tract Map 20084 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 Tract Map 20084 shall be accepted by the City Clerk,
11 subject to improvement, who shall certify acceptance by signature on the map thereof.

12 **Section 6:** Tract Map 20084 is hereby approved, subject to the terms of the
13 Subdivision Improvement Agreement approved concurrently herewith, for the purposes
14 therein defined.

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PASSED, APPROVED, AND ADOPTED this 9th day of April, 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 9th day of April, 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