

1 RESOLUTION NO. _____

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3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
4 RIALTO, STATE OF CALIFORNIA, APPROVING TRACT MAP
5 18827 FOR THE SUBDIVISION OF 4.53 GROSS ACRES OF
6 LAND INTO THIRTY (30) SINGLE-FAMILY LOTS AND SIX (6)
7 COMMON LOTS LOCATED ON THE EAST SIDE OF SPRUCE
8 AVENUE APPROXIMATELY 300 FEET SOUTH OF SAN
9 BERNARDINO AVENUE AND APPROVING THE SUBDIVISION
10 IMPROVEMENT AGREEMENT.

11 **WHEREAS**, MV AMCV LL, a California Limited Liability Company (the "Subdivider")
12 applied for Tentative Tract Map No. 18827 ("TTM 18827") to subdivide 4.53 gross acres of
13 land into thirty (30) single-family lots and six (6) common lots located on the east side of
14 Spruce Avenue approximately 300 feet south of San Bernardino Avenue; and

15 **WHEREAS**, the Planning Commission of the City of Rialto, at its meeting of August
16 29, 2012, approved TTM 18827 subject to conditions; and

17 **WHEREAS**, the Planning Division of the City of Rialto approved a revision to
18 decrease the proposed subdivision from thirty (36) single-family lots to thirty (30) single-
19 family lots and added six (6) common lots as shown on the approved Site Plan dated
20 October 16, 2019; and

21 **WHEREAS**, the Subdivider offers for dedication to the City for public use easements
22 for street and public utilities purposes for Spruce Avenue and Idyllwild Avenue as shown on
23 Tract Map 18827; and

24 **WHEREAS**, required public improvements have not been completed by the
25 Subdivider as of the filing of Tract Map 18827, and all required public improvements have
26 been listed in an Improvement Certificate on the tract map in accordance with Section
27 66411.1(a) of the California Government Code and shall be required to be completed in
28 accordance with a Subdivision Improvement Agreement approved by and between the City
and the Subdivider.

1 **WHEREAS**, the City Engineer has reviewed Tract Map 18827 and has determined
2 that the conditions of approval associated with TTM 18827 have been satisfied, that Tract
3 Map 18827 is in substantial conformance with TTM 18827, and that Tract Map is ready for
4 City Council approval.

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

7 **Section 1:** Tract Map 18827 is in substantial conformance with the approved TTM
8 18827.

9 **Section 2:** Requisite conditions associated with TTM 18827 have been satisfied.

10 **Section 3:** Tract Map 18827 is in conformance with the General Plan.

11 **Section 4:** Tract Map 18827 conforms to all applicable requirements of the
12 Subdivision Map Act of the State of California.

13 **Section 5:** In accordance with Section 66477.1 of the California Government Code,
14 the offers of dedication to the public on Tract Map 18827 shall be accepted by the City Clerk,
15 subject to improvement, who shall certify acceptance by signature on the map thereof.

16 **Section 6:** Tract Map 18827 is hereby approved, subject to the terms of the
17 Subdivision Improvement Agreement approved concurrently herewith, for the purposes
18 therein defined.

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PASSED, APPROVED, AND ADOPTED this 28th day of April, 2020.

DEBORAH ROBERTSON, Mayor

ATTEST:

BARBARA A. 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 28th day of April, 2020.

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 _____, 2020.

BARBARA A. McGEE, CITY CLERK