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2 A RESOLUTION OF THE PLANNING COMMISSION OF  
3 THE CITY OF RIALTO, CALIFORNIA FINDING THAT  
4 THE LOCATION, PURPOSE, AND EXTENT OF THE  
5 VACATION OF A PORTION OF MAPLE AVENUE  
BETWEEN CASMALIA STREET AND STATE ROUTE 210  
IS IN CONFORMANCE WITH THE GENERAL PLAN.

7 WHEREAS, the right-of-way for Maple Avenue was dedicated to the City on December  
8 22, 1989, as Instrument No. 89-500121, and on April 9, 1990, as Instrument No. 90-135216, and  
9 on October 31, 1990, as Instrument No. 90-437172; and

WHEREAS, Streets and Highways Code Sections 8300 *et seq.* allow for vacation of excess street right-of-way and access rights; and

WHEREAS, California Government Code Section 65402(a) states, "If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body;"; and

23 WHEREAS, CDRE Holdings 14 LLC (“Applicant”), has submitted a request (“Street  
24 Vacation”) for the City of Rialto (“City”) to vacate a certain portion of existing excess right-of-  
25 way for Maple Avenue, as described herein and depicted in Exhibit A to this Resolution (“Excess  
26 Street-Right-Of-Way”); and

1 WHEREAS, the General Plan of the City of Rialto Circulation Element indicates that the  
2 Renaissance Specific Plan should be referenced to determine street sections, street classifications,  
3 and circulation standards in the area of the proposed right-of-way vacation; and

4 WHEREAS, the Mobility Element of the Renaissance Specific Plan does not identify  
5 Maple Avenue at this location, but instead denotes the area by the current dedicated Maple Avenue  
6 as part of the Freeway Incubator (FI) zone; and

7 WHEREAS, currently as dedicated, Maple Avenue has a width of 60 feet; and

8 WHEREAS, because the excess street right-of-way on Maple Avenue between Casmalia  
9 Street and State Route 210 is not necessary to be reserved, improved, or maintained as a public  
10 roadway under the General Plan, it may be vacated by the City.

11 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

12 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rialto  
13 as follows:

14 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set  
15 forth in the recitals above of this Resolution are true and correct and incorporated herein.

16 SECTION 2. The Planning Commission hereby finds that location, purpose, and extent  
17 of the vacation of a portion of Maple Avenue, as depicted on Exhibit A to this Resolution, is in  
18 conformance with the City's General Plan.

19 SECTION 3. The Chairman of the Planning Commission shall sign the passage and  
20 adoption of this resolution and thereupon the same shall take effect and be in force.

21 PASSED, APPROVED AND ADOPTED this 11th day of March, 2020.

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25 JOHN FEUKERT, CHAIR  
26 CITY OF RIALTO PLANNING COMMISSION  
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