

1 RESOLUTION NO. _____

2
3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
4 RIALTO, STATE OF CALIFORNIA, APPROVING TRACT MAP
5 20217 FOR THE SUBDIVISION OF 15.95 GROSS ACRES OF
6 LAND INTO SEVEN (7) RESIDENTIAL CONDOMINIUM LOTS
7 AND TWO (2) COMMON LOTS FOR THE DEVELOPMENT OF
8 SIXTY-SIX (66) DETACHED SINGLE-FAMILY DWELLING UNITS
9 AND ONE-HUNDRED EIGHTEEN (118) ATTACHED
10 TOWNHOME DWELLING UNITS LOCATED ON THE NORTH
11 SIDE OF FOOTHILL BOULEVARD BETWEEN LARCH AVENUE
12 AND SPRUCE AVENUE AND APPROVING THE SUBDIVISION
13 IMPROVEMENT AGREEMENT.
14

15 **WHEREAS**, Century Communities of California, LLC, a Delaware Limited Liability
16 Company (the "Subdivider") applied for Tentative Tract Map No. 20217 ("TTM 20217") to
17 subdivide 15.95 gross acres of land into seven (7) residential condominium lots and two (2)
18 common lots for the development of Sixty-Six (66) detached single-family dwelling units and
19 one-hundred eighteen (118) attached townhome dwelling units located on the north side of
20 Larch Avenue and Spruce Avenue; and

21 **WHEREAS**, the Planning Commission of the City of Rialto, at its meeting of February
22 27, 2019, approved TTM 202017 subject to conditions; and

23 **WHEREAS**, the Subdivider offers for dedication to the City for public use easements
24 for street and public utilities purposes for Foothill Boulevard, Larch Avenue, Grove Avenue,
25 and Spruce Avenue as shown on Tract Map 20217; and

26 **WHEREAS**, required public improvements have not been completed by the
27 Subdivider as of the filing of Tract Map 20217, and all required public improvements have
28 been listed in an Improvement Certificate on the tract map in accordance with Section
66411.1(a) of the California Government Code and shall be required to be completed in
accordance with a Subdivision Improvement Agreement approved by and between the City
and the Subdivider.

1 **WHEREAS**, the City Engineer has reviewed Tract Map 20217 and has determined
2 that the conditions of approval associated with TTM 20217 have been satisfied, that Tract
3 Map 20217 is in substantial conformance with TTM 20217, 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 20217 is in substantial conformance with the approved TTM
8 20217.

9 **Section 2:** Requisite conditions associated with TTM 20217 have been satisfied.

10 **Section 3:** Tract Map 20217 is in conformance with the General Plan.

11 **Section 4:** Tract Map 20217 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 20217 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 20217 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 July, 2020.

DEBORAH ROBERTSON, Mayor

ATTEST:

BARBARA A. McGEE, City Clerk

APPROVED AS TO FORM:

ERIC S. VAIL, Interim 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 July, 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