

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY
AND RECORD OF ACTION**

December 19, 2023

FROM

BRENDON BIGGS, Director, Department of Public Works – Surveyor

SUBJECT

Final Map, Securities, and Agreements for Tract No. 20394 in the Chino Outside Area

RECOMMENDATION(S)

Accept and approve the Final Map, as certified and recommended by the County Surveyor, and the securities and agreements with Richmond American Homes of Maryland, Inc., a Maryland corporation, Developer for Tract No. 20394, consisting of 45 single-family residential lots located north of Highway 60 in the Chino Outside Area, at the northwest corner of Francis Avenue and Yorba Avenue, in the unincorporated portion of San Bernardino County.
(Presenter: Brendon Biggs, Director, 387-7906)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

FINANCIAL IMPACT

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). The Department of Public Works – Surveyor will have no financial impact in relation to this item. The following securities will remain in effect until the underlying obligations have been satisfied for a period of 12 months and the property is released by the Board of Supervisors (Board) through the Chief Executive Officer, pursuant to County Code Section 87.07.040(f):

Subdivision Bonds	Type	Amount
Property Tax Bond	Cash	\$80,200
Monumentation Bond (Property Corners)	Cash	\$ 20,209
Construction and Maintenance Bond and Agreement (Road and Drainage)	Surety	\$359,000
Guarantee/Warranty (Road and Drainage)		\$ 35,900
Labor and Material Bond and Agreement (Road and Drainage)	Surety	\$179,500

BACKGROUND INFORMATION

Tract No. 20394 (Tract) will create 45 new single-family residential lots. The recommended actions will accept and approve the Final Map of the Tract, as well as the necessary securities and agreements.

The required sewer and water improvements and property corners (final monuments) as well as the required road and drainage improvements for the Tract, as shown on the Street Improvement Plans for Tract Map No. 20394, have not been completed. The project developer,

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Richmond American Homes of Maryland, Inc., a Maryland corporation (Developer), is required to construct and maintain water and sewer improvements, road and drainage improvements, and install final property monuments as required by the California Subdivision Map Act, the San Bernardino County General Plan, and the County Code. The Developer must enter into Construction and Maintenance Agreements for the water, sewer, road, and drainage improvements, as well as a Road and Drainage Agreement for maintenance of improvements to furnish the equipment, labor, and material necessary to maintain and repair said improvements for a period of 12 months.

The tax bond guarantees the payment of all taxes and special assessments, which is a lien against any part of this subdivision, however, not yet payable. The monumentation bond guarantees that all final property monuments will be installed as specified in the project's Final Map.

The recommended improvement securities and agreements will ensure the warranty of the required development infrastructure for the project pursuant to the California Subdivision Map Act, the San Bernardino County General Plan, and the County Code.

With the approval of the securities and agreements, all conditions of the Planning Commission, County Code, and state law for the Tract will be in place to be met. Board approval is required to accept the Final Map of the Tract and the securities and agreements pursuant to Government Code sections 66458, 66462, 66496, and 66499 and Chapters 87.01 and 87.07 of the County Code. Water and sewer services for the Tract will be provided by the Monte Vista Water District.

These actions align with the County and the Chief Executive Officer's goals and objectives to ensure development of a well-planned, balanced, and sustainable County by providing new residential lots within the County that are served by proper road, drainage, water, and sewage improvements.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Aaron Gest, Deputy County Counsel, 387-5455) on Nov. 27, 2023; Finance (Carl Lofton, Administrative Analyst, 387-5404) on December 1, 2023; and County Finance and Administration (Paloma Hernandez-Barker, Deputy Executive Officer, 387-5423) on December 4, 2023.

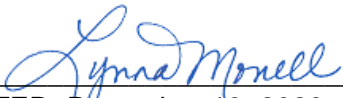
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Record of Action of the Board of Supervisors
San Bernardino County

APPROVED (CONSENT CALENDAR)

Moved: Curt Hagman Seconded: Col. Paul Cook (Ret.)
Ayes: Col. Paul Cook (Ret.), Jesse Armendarez, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: December 19, 2023



cc: Owner w/ bond
 PW/Surveyor - Division Chief w/ bond
 LUSD/Land Development w/ bond
 File - Tract No. 20394 w/ bond
JLL 12/21/2023