

**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 for Tract No. 20360 in the Phelan Area

RECOMMENDATION(S)

Accept and approve the Final Map for Tract No. 20360, as certified and recommended by the County Surveyor, consisting of eight new residential lots located 6.5 miles west of Interstate 15 along Bear Valley Road, within the Phelan area, in an 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 Discretionary General Funding (Net County Cost). The Department of Public Works – Surveyor will have no financial impact in relation to this item. There are no outstanding improvements to be constructed for Tract No. 20360 (Tract), all monumentation has been completed, and the property taxes are paid, thus no securities, bonds, or agreements are required for this Tract.

BACKGROUND INFORMATION

The Tract will create eight new residential lots of 2.5 acres each. The recommended action will accept and approve the Final Map of the Tract.

Any improvements necessary for conventional residential development and property corners (final monuments) for the Tract have been completed. The project developers, Jesus and Ivan Bobadilla, and Ronnie and Bonnie Crew, have constructed the required improvements, and installed final property monuments as required by the California Subdivision Map Act, the San Bernardino County General Plan and the County Code. Because no deferred construction of improvements is necessary, the developers are not required to enter into Construction and Maintenance Agreements for the water, road, and drainage improvements; a Road and Drainage Agreement for maintenance of improvements; or a Maintenance Agreement for water improvements to furnish the equipment, labor, and material necessary to maintain and repair said improvements for a period of 12 months.

All taxes are currently paid, therefore there is no requirement for a tax bond to guarantee the payment of taxes and special assessments. All final property monuments have been installed, therefore, no monumentation bond is necessary as specified in the project's Final Map. Lastly,

**Final Map for Tract No. 20360 in the Phelan Area
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the required development infrastructure for the project exists, satisfying the California Subdivision Map Act, the San Bernardino County General Plan and the County Code.

With the approval of the Final Map, all conditions of the Planning Commission, County Code, and state law for the Tract will be met. Board of Supervisors approval is required to accept the Final Map of the Tract pursuant to Government Code sections 66458, 66462, 66496, and 66499 and Chapters 87.01 and 87.07 of the County Code. Water service for the Tract will be provided by San Bernardino County CSA 70-Zone J. Sewer service for the Tract will be provided on each new lot by an onsite private wastewater treatment system (septic system) to be constructed at the time of house construction.

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 November 8, 2023; Finance (Carl Lofton, Administrative Analyst, 387-5404) on November 30, 2023; and County Finance and Administration (Paloma Hernandez-Barker, Deputy Executive Officer, 387-5423) on December 4, 2023.

**Final Map for Tract No. 20360 in the Phelan Area
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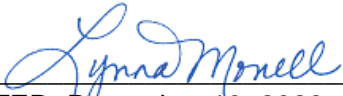
Record of Action of the Board of Supervisors
San Bernardino County

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: File - Tract No. 20360 w/ attachments

JLL 12/22/2023