

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

March 14, 2023

**FROM**

**BRENDON BIGGS, Director, Department of Public Works – Surveyor**

**SUBJECT**

Final Map, Securities, and Agreement for Tract No. 20016, Fontana Area

**RECOMMENDATION(S)**

Accept and approve the Final Tract Map No. 20016, as certified and recommended by the County Surveyor, and the securities and agreement to construct the required road and drainage improvements with Hamed Monshizadeh & Inland Senior Development, LLC, for Tract Map No. 20016, consisting of 112 new condominium units located at the west side of Banana Avenue, approximately 600 feet south of Foothill Bouvard, within the Fontana 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 additional Discretionary General Funding (Net County Cost). The Department of Public Works – Surveyor will have no financial impact related to this item. The following securities will remain in effect until the road and drainage improvements have been constructed and remain in satisfactory condition for a period of 12 months. The securities will be released by the Board of Supervisors (Board) through the Chief Executive Officer approval, pursuant to County Code Section 87.07.040(f):

Tax Bond	\$16,000 (Cash)
Construction and Maintenance Bond and Agreement (Road and Drainage)	\$110,000 (Surety)

**BACKGROUND INFORMATION**

On July 15, 2022, the Land Use Services Department (LUS) granted Hamed Monshizadeh & Inland Senior Development, LLC (Subdivider) conditional approval to develop a 112-unit multiple family condominium project on approximately 6.7 acres of land as represented on tentative Tract Map No. 20016. The recommended actions will accept and approve the Final Map of Tract Map No. 20016, as well as the necessary road and drainage securities and agreements with the Subdivider.

To date, all required water and sewer improvements and property corners marking the limits of the parcel of land for the Tract Map have been completed. All required road and drainage improvements for the Tract have not been completed. The Subdivider must construct and

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March 14, 2023**

maintain the road and drainage improvements required by the California Subdivision Map Act, the San Bernardino County General Plan, and the County Code. The Subdivider must also enter into a Road and Drainage Agreement for maintenance of improvements with the County. Commencing on the date of Board acceptance and approval, as specified in the road and drainage improvement security and agreement, the Subdivider is to furnish the equipment, labor, and material necessary to maintain and repair said road and drainage improvements for a period of 12 months.

Government Code sections 66492, 66493, and 66494 require security for the payment of all property taxes. The security in the form of a tax bond guarantees the payment of all State, County, Municipal or local property taxes, and all special assessments, collected as taxes, which at the time of the filing of this map with the County Recorder are a lien against any part of this Tract Map.

The recommended road and drainage improvement security and agreement will ensure the warranty of the required development infrastructure for the Tract Map pursuant to the California Subdivision Map Act, the San Bernardino County General Plan, and the County Code.

With the approval of the road and drainage improvement security and agreement, 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 required road and drainage improvement security and agreement pursuant to Government Code sections 66458, 66462, 66496, and 66499, and Chapters 87.01 and 87.07 of the County Code. Water and sewer service for the Tract will be provided by the City of Fontana.

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

**PROCUREMENT**

Not applicable.

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Aaron Gest, Deputy County Counsel, 387-5455) on February 16, 2023; Land Use Services (Greg Griffith, Interim Building Official, 387-4111) on February 17, 2023; Finance (Carl Lofton, Administrative Analyst, 387-5404) on February 24, 2023; and County Finance and Administration (Paloma Hernandez-Barker, Deputy Executive Officer, 387-5423) on February 27, 2023.

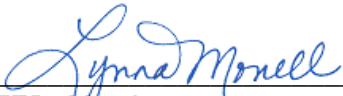
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Record of Action of the Board of Supervisors  
San Bernardino County

**APPROVED (CONSENT CALENDAR)**

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

Lynna Monell, CLERK OF THE BOARD

BY   
DATED: March 14, 2023



cc: Owner w/ bond  
PW-Surveyor - Division Chief w/ bond  
LUSD/Land Development w/ bond  
File - Tract No. 20016 w/ bond

JLL 03/15/2023