

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

July 14, 2020

FROM

TERRI RAHHAL, Director, Land Use Services

SUBJECT

Securities and Agreements for Construction of Road and Drainage Improvements for Parcel Map 19951, Redlands Area; Subdivider: Duke Realty Limited Partnership

RECOMMENDATION(S)

Approve agreements with Duke Realty Limited Partnership to guarantee the construction of road and drainage improvements and accept the performance and labor and material securities, as listed in the Financial Impact section, for the construction of the required improvements for Parcel Map 19951, consisting of one parcel located at the northwest corner of Alabama Street and Palmetto Avenue in the Redlands area.

(Presenter: Jevin Kaye, Assistant Director, 387-4431)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Operate in a Fiscally-Responsible and Business-Like Manner.

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

FINANCIAL IMPACT

Approval of this item will not result in the use of any additional Discretionary General Funding (Net County Cost). This item will ensure the construction and warranty of the required development infrastructure for the project per the California Subdivision Map Act (Government Code section 66410 et seq.), the San Bernardino County General Plan, and Title 8 of the San Bernardino County Code (Development Code).

Securities for the required road and drainage improvements for Parcel Map 19951 are as follows:

Improvement	Performance	Labor and Materials
Road and Drainage	\$1,222,000 (Surety)	\$611,000 (Surety)

BACKGROUND INFORMATION

The recommended agreement and securities for Parcel Map 19951 will ensure the construction and warranty of the required development infrastructure pursuant to the California Subdivision Map Act, San Bernardino County General Plan and the Development Code. The labor and materials security will secure payment to the contractor, subcontractors, and persons furnishing labor, materials, or equipment for said improvements.

To date, the required road and drainage improvements have not been completed. As a condition precedent for the approval of a final map, the owner of the subdivision, Duke Realty

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Limited Partnership (Subdivider) is required, in compliance with Development Code section 87.07.040 and the Subdivision Map Act (Government Code sections 66462 and 66499), to enter into an agreement with the County to complete the required improvements at the Subdivider's expense and guarantee the performance with an acceptable security. In the agreement, the contractor agrees to furnish the equipment, labor and material necessary to complete the required road and drainage improvements within two years.

The Land Use Services Department (LUS) is satisfied that the secured amounts for road and drainage are sufficient to complete the construction of the required road and drainage improvements.

The road and drainage performance securities will be held until the Subdivider completes construction of the required improvements and the Board of Supervisors (Board) or the Chief Executive Officer (CEO) accepts the construction and LUS verifies that no liens have been filed with the Clerk of the Board.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Bart Brizzee, Principal County Counsel, and Jason Searles, Deputy County Counsel, 387-5455) on June 11, 2020; Finance (Kathleen Gonzalez, Administrative Analyst III, 387-5412) on June 17, 2020; County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on June 17, 2020.

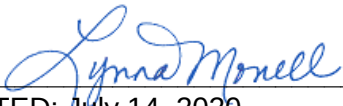
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Record of Action of the Board of Supervisors
County of San Bernardino

APPROVED (CONSENT CALENDAR)

Moved: Robert A. Lovingood Seconded: Josie Gonzales
Ayes: Robert A. Lovingood, Janice Rutherford, Curt Hagman, Josie Gonzales
Absent: Dawn Rowe

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: July 14, 2020



cc: LUSD- Rahhal BAI only
LUSD- Bond Management w/bond
Owner- w/bond
File- Tract No. 19951 w/bond
la 07/17/2020