



San Bernardino County

Legislation Text

File #: 2259, Agenda Item #: 28

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

June 2, 2020

FROM

BRENDON BIGGS, Interim Director, Department of Public Works - Surveyor
TERRI RAHHAL, Director, Land Use Services Department

SUBJECT

Final Map, Securities and Agreements for Tract No. 20250, Lytle Creek Area

RECOMMENDATIONS

Accept and approve Final Map, as certified and recommended by the County Surveyor, and the securities and agreements for Tract No. 20250 (Lennar Homes of California, Inc., a California Corporation), located at the northeast corner of Glen Helen Parkway and Sycamore Creek Drive in the Lytle Creek North Planned Development, consisting of 10 numbered lots for a proposed 78 unit detached condominium development, 7 letter lots for reciprocal access purposes, and 2 lettered lots for open space and recreational purposes. (Presenter: Brendon Biggs, Interim 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 following securities will remain in effect until the underlying obligations have been satisfied and released by the Board of Supervisors (Board) or the Chief Executive Officer:

Performance Guarantee Agreement (Setting of Final Monuments)	\$11,948.00 (Cash)
Tax Bond	\$146,600.00 (Surety)
Performance and Security and Agreement (Road and Drainage)	\$1,170,000.00 (Surety)
Labor and Material Security and Agreement (Road and Drainage)	\$585,000.00 (Surety)
Performance Security and Agreement (Water)	\$388,000.00 (Surety)
Labor and Material Security and Agreement (Water)	\$194,000.00 (Surety)
Performance Security and Agreement (Sewer)	\$691,000.00 (Surety)
Labor and Material Security and Agreement (Sewer)	\$345,500.00 (Surety)

BACKGROUND INFORMATION

Tract No. 20250 will create 10 numbered lots for a proposed 78 unit detached condominium development, 7

letter lots for reciprocal access purposes, and 2 lettered lots for open space and recreational purposes. The recommended actions will accept and approve the final map of Tract No. 20250, as well as the necessary securities and agreements for Tract No. 20250.

To date, all property corners (final monuments) for Tract No. 20250 have not been set and all required road, drainage, water, and sewer improvements are not completed. The owner of the subdivision, Lennar Homes of California, a California Corporation (Lennar Homes), is required to enter into an agreement with the County to furnish the equipment, labor, and material necessary to complete said improvements. Additionally, Lennar Homes and its surveyor, Robert John Dawson, are required to enter an agreement with the County to complete the monumentation as stated on the final map of Tract No. 20250. The improvements and monumentation are required to be completed within the time specified in the agreements or within two years from the date of recordation of the final map for Tract No. 20250.

The tax bond guarantees the payment of all taxes and special assessments which are a lien against any part of the subdivision but which are not yet payable.

The recommended improvement securities and agreements will ensure the construction and warranty of the required development infrastructure and the setting of final monuments for the project pursuant to the California Subdivision Map Act, the County of San Bernardino General Plan, and the County Code. The labor and material security will secure payment to the contractor, the subcontractors, and persons furnishing labor, materials, or equipment for the improvements.

With the approval of the securities and agreements, all conditions of the Planning Commission, County Code and state law for Tract No. 20250 are to be met. Board approval is required to accept the final map of Tract No. 20250 and the securities and agreements pursuant to Government Code sections 66458, 66462, 66493, 66496, and 66499 and Chapters 87.01 and 87.07 of the County Code. Water service for Tract No. 20250 will be provided by West Valley Water District and sewer service will be provided by Special Districts County Service Area 70 GH.

These actions align with the County and Chief Executive Officer's goal to ensure development of well-planned, balanced and sustainable County by providing new residential condominium sites within the San Bernardino 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 (Suzanne Bryant, Deputy County Counsel, 387-5455) on April 10, 2020; Land Use Services (Jack Leonard, Building Official, 387-4111) on April 30, 2020; Finance (Jessica Trillo, Administrative Analyst, 387-4222) on May 12, 2020; and County Finance and Administration (Matthew Erickson, County Chief Financial Officer, 387-5423) on May 17, 2020.