



San Bernardino County

Legislation Text

File #: 2391, Agenda Item #: 69

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

June 23, 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. 20267, Montclair Area

RECOMMENDATIONS

Accept and approve Final Map, as certified and recommended by the County Surveyor, and the securities and agreements for Tract No. 20267 (Crestwood Communities), located westerly of South Benson Avenue along Mission Boulevard in the Montclair area, consisting of one lot for a proposed 40 unit detached condominium development and two residential lots.

(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)	\$1,972.00 (Cash)
Tax Bond	\$51,900.00 (Surety)
Performance and Security and Agreement (Road and Drainage)	\$81,000.00 (Surety)
Labor and Material Security and Agreement (Road and Drainage)	\$40,500.00 (Surety)

BACKGROUND INFORMATION

Tract No. 20267 will create one lot for a proposed 40 unit detached condominium development and two residential lots. The recommended actions will accept and approve the final map of Tract No. 20267, as well as the necessary securities and agreements for Tract No. 20267.

To date, all property corners (final monuments) for Tract No. 20267 have not been set and all required road and drainage improvements are not completed. The owner of the subdivision, Crestwood Communities, is required to enter into an agreement with the County to furnish the equipment, labor, and material necessary to

complete said improvements. Additionally, Crestwood Communities and its surveyor, Robert T. Kelsoe, are required to enter an agreement with the County to complete the monumentation as stated on the final map of Tract No. 20267. 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. 20267.

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. 20267 are to be met. Board approval is required to accept the final map of Tract No. 20267 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. 20267 will be provided by Monte Vista Water District and sewer service will be provided by the City of Montclair.

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 May 11, 2020; Land Use Services (Jack Leonard, Building Official, 387-4111) on May 7, 2020; Finance (Jessica Trillo, Administrative Analyst, 387-4222) on June 3, 2020; and County Finance and Administration (Matthew Erickson, County Chief Financial Officer, 387-5423) on June 7, 2020.