



San Bernardino County

Legislation Text

File #: 3670, Agenda Item #: 44

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

February 9, 2021

FROM

BRENDON BIGGS, Director, Department of Public Works - Surveyor

TERRI RAHHAL, Director, Land Use Services Department

SUBJECT

Final Map, Securities, and Agreement for Tract No. 20313, San Bernardino Area

RECOMMENDATIONS

Accept and approve Final Map, as certified and recommended by the County Surveyor, and the Agreement for Construction and Maintenance of Improvements for Tract No. 20313 with SB 24713 6th, LLC, located between Pedley Road and Whitlock Avenue, bounded by 6th Street to the north and Ward Street to the south, within the City of San Bernardino Sphere of Influence, consisting of one lot for a proposed 16-unit multi-family residential condominium project.

(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 relating to this item. 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:

Tax Bond	\$5,200 (Cash)
Performance and Security and Agreement (Road and Drainage)	\$12,000 (Cash)
Labor and Material Security and Agreement (Road and Drainage)	\$6,000 (Cash)
Guarantee/Warranty	\$1,200 (Cash)

BACKGROUND INFORMATION

Tract No. 20313 will create one lot for a proposed 16-unit detached condominium development. The recommended actions will accept and approve the final map of Tract No. 20313, as well as the necessary securities and agreements for Tract No. 20313.

To date, all property corners (final monuments) for Tract No. 20313 have been set and all required water and

sewer improvements have been completed. All required road and drainage improvements are not complete and therefore the owner of the subdivision, SB 24713 6th, LLC, is required to enter into an agreement with the County to furnish the equipment, labor, and material necessary to complete said improvements. The improvements are required to be completed within the time specified in the agreement or within two years from the date of recordation of the final map for Tract No. 20313.

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 agreement will ensure the construction and warranty of the required development infrastructure 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. 20313 will be in place to be met. Board approval is required to accept the final map of Tract No. 20313 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 and sewer service for Tract No. 20313 will be provided by City of San Bernardino Municipal Water Department.

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 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 February 2, 2021; Land Use Services (Jevin Kaye, Assistant Director, 387-4431) on February 2, 2021; Finance (Jessica Trillo, Administrative Analyst, 387-4222) on February 2, 2021; and County Finance and Administration (Matthew Erickson, County Chief Financial Officer, 387-5423) on February 2, 2021.