



# TOWN OF APPLE VALLEY

## TOWN COUNCIL STAFF REPORT

**To:** Honorable Mayor and Town Council **Date:** July 24, 2018

**From:** Brad Miller, Town Engineer **Item No:** 4  
Engineering Department

**Subject:** CHANGE OF OWNERSHIP, RELEASE OF ORIGINAL SECURITIES,  
AND APPROVE NEW AGREEMENTS AND SECURITIES FOR TRACT  
MAP 17453

**T.M. Approval:** \_\_\_\_\_ **Budgeted Item:**  Yes  No  N/A

### RECOMMENDED ACTION:

That the Town Council approve new securities and agreements, subject to approval as to form by the Town Attorney and as to content by the Town Manager, reflecting 100% security for the remaining improvements yet to be completed. The securities and agreements will remain in place until all public improvements within Tract Map No. 17453 are complete and eligible for the one-year maintenance period to begin.

### SUMMARY:

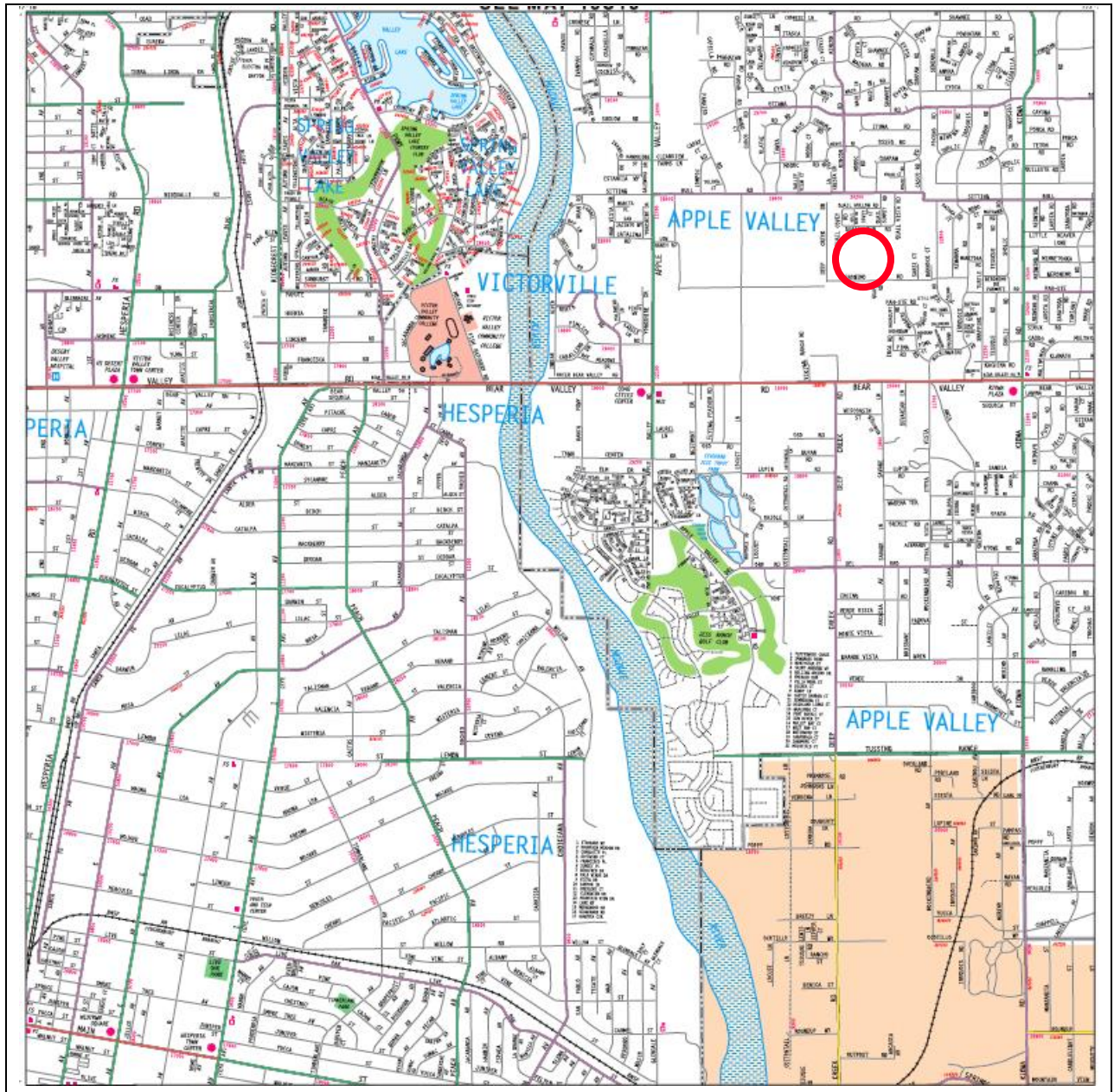
The following is a summary of the new securities with their amounts to secure the remaining work to be completed:

Improvement	Performance	Labor and Materials
Street Improvements	\$260,635	\$130,317
Sewer Improvements	\$49,594	\$24,797
Water Improvements	\$15,933	\$7,966
Landscape Improvements	\$23,218	\$11,609
Storm Drain Improvements	\$11,275	\$5,637
Monumentation	\$5,000 cash deposit	

**BACKGROUND:**

When Town Council accepted the final map for Tract Map No. 17453 on September 11, 2007, the construction agreements and securities for various improvements were required for improvements not constructed at that time. The original developer, Hopper Real Estate, is selling the tract to a new developer, Paul and Beth Flemming. As part of the transfer of ownership, the new developer is requesting approval of new agreements and securities for the required improvements yet to be completed to Town standards.

**FISCAL IMPACT:** N/A



LOCATION MAP

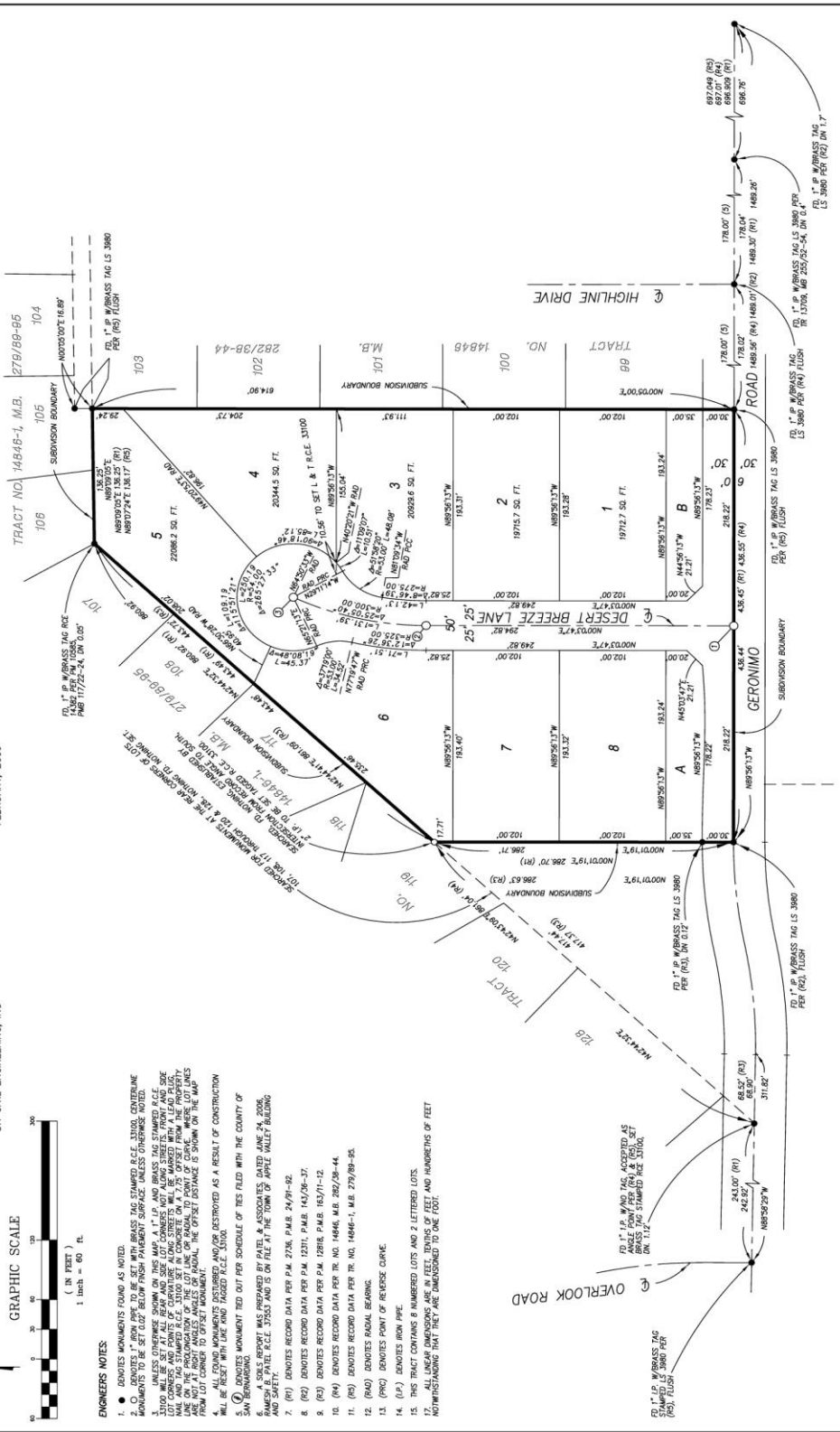
IN THE TOWN OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

# TRACT NO. 17453

BEING A SUBDIVISION OF PARCEL 1, OF PARCEL MAP NO. 2736, RECORDED IN BOOK 74, PAGES 91, AND 92 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, T. 5 N., R. 3 W., SAN BERNARDINO MERIDIAN

FEBRUARY, 2006  
DH CIVIL ENGINEERING, INC

**BASIS OF BEARINGS:**  
BEARINGS ARE BASED ON THE CENTERLINE OF GERONIMO ROAD PER PARCEL MAP NO. 12311 RECORDED IN P.M.B. 14/24-37 SHOWN THEREON, AS N 89°58'13" W.



- ENGINEERS' NOTES:**
- IDENTIFY MONUMENTS FOUND AS NOTED
  - IDENTIFY 1" IRON PIPE TO BE SET WITH BRASS TAG STAMPED R.E.L. 3100, CENTERLINE MONUMENTS TO BE SET 0.02' BELOW FINISH PAVEMENT SURFACE, UNLESS OTHERWISE NOTED.
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  - (R1) DENOTES RECORD DATA PER P.M. 2736, P.M.B. 24/91-92.
  - (R2) DENOTES RECORD DATA PER P.M. 12311, P.M.B. 143/26-37.
  - (R3) DENOTES RECORD DATA PER P.M. 12918, P.M.B. 163/71-12.
  - (R4) DENOTES RECORD DATA PER P.M. NO. 14846, M.B. 282/29-44.
  - (R5) DENOTES RECORD DATA PER P.M. NO. 14846-1, M.B. 279/89-95.
  - (R6) DENOTES RECORD DATA PER P.M. NO. 14846-1, M.B. 279/89-95.
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