City Council / Board of Directors

Consent Calendar

Meeting of: January 21, 2025

Submitted By:
Fredy Bonilla, City Engineer

Subject:
Reduction of Securities for Tract Map No. 14741

Recommendation:
That the Honorable City Council approve the full release of the Water, Sewer, Storm Drain and Street Public Improvement Labor and Material Securities for Tract Map No. 14741.

Fiscal Impact:
There is no fiscal impact as a result of this action.

Strategic Plan Goal:
This item aligns with "Goal E Invest in Infrastructure" in the City of Victorville Strategic Plan 2023-2026. Although this is not a Capital Improvement Project, we apply the same strategy to private development projects as they are essential in meeting the community's needs.

Background:
Tract Map No. 14741 (Tract 14741) is a 159-lot single residential tract located on the northeast corner of Topaz Road and Luna Road. On May 1, 2018, the City Council approved a Subdivision Improvement Agreement (SIA) secured by improvement bonds with K. Hovnanian Ca Land Holding, LLC, as known as K. Hovnanian, for tract development. The conditions of approval for the tract required the developer to finalize various infrastructure components; those components being Landscaping Maintenance Assessment District (LMAD), Monumentation, Water, Sewer, Storm Drain, and Street Improvements. The developer has made significant progress in the development of the tract, as all conditioned public improvements have been completed and accepted by the City Council.

Discussion:
Per Victorville Municipal Code Section 17.64.070(3), the Labor and Materials securities are held for a 6-month period. Therefore, staff recommends the full release of the Water, Sewer, Storm Drain and Street Public Improvements Labor and Material Securities due to the acceptance taking place at the July 16, 2024, regular City Council meeting.

Staff remains available for any questions Council may have.

Attachments: A. Vicinity Map
B. Securities Table
C. Existing Securities