



Item Number: 7

City Council / Board of Directors

Consent Calendar

Meeting of: August 20, 2024

Submitted By:

Fredy Bonilla, City Engineer

Subject:

Reduction of Securities for Tract Map No. 16774

Recommendation:

That the Honorable City Council:

- (1) Approve the full release of the Monumentation Faithful Performance Security for Tract Map No. 16774;
- (2) Approve an additional 20% release of the Street Faithful Performance Security for Tract Map No. 16774; and
- (3) Accept the completed Street Improvements.

Fiscal Impact:

There is no fiscal impact resulting from this item.

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. 16774 (Tract 16774) is a 150-lot single-family housing subdivision located at the northwest corner of La Mesa Road and Peña Road. FHII, LLC, also known as Frontier Homes, (Developer) entered into a Subdivision Improvement Agreement (SIA) with the City on March 16, 2021. According to the Subdivision Improvement Agreement (SIA) and the conditions approval, the Developer is obligated to undertake the installation of various Public Improvements. Those improvements include Drainage, Landscape Maintenance Assessment Districts (LMAD), Monumentation, Sewer, Street, and Water Improvements.

Discussion:

Monumentation within a Tract involves the placement of markers within a surveyed land area to delineate its boundaries. This process also encompasses marking points such as street centerlines, right-of-way intersections, the initiation and termination of curves, and corners of individual lots/parcels. Frontier Homes has formally requested the release of the Monumentation Security of Tract 16774. The engineer of record for Tract 16774 has successfully completed the necessary monumentation work and has received full compensation from the Developer. Therefore, it is recommended that the Monumentation Faithful Performance Security for Tract Map No. 16774 be released in its entirety at this time.

At the regular City Council meeting of June 7, 2022, the City Council approved a reduction of 60% for the Street Faithful Performance Security. The Developer has met the terms of their conditions of approval and has completed all the required street improvements. Therefore, staff recommends that the City Council approve an additional 20% reduction of the Street Faithful Performance Security in accordance with Victorville Municipal Code (VMC) Section 17.64.070(1), as well as accept the completed Street Public Improvements. The remaining 20% of the Faithful Performance Security will be held for the one-year warranty period in accordance with VMC Section 17.64.070(4).

Staff remains available for any questions Council may have.

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