



Item Number: 3

City Council / Board of Directors

Consent Calendar

Meeting of: March 4, 2025

Submitted By:

Fredy Bonilla, City Engineer

Subject:

Reduction of Securities for Tract Map No. 17316

Recommendation:

That the Honorable City Council:

- (1) Approve an 80-percent reduction in Water, Sewer, Drainage, Landscaping Maintenance Assessment District (LMAD), and Street Faithful Performance Securities for Tract Map No. 17316; and
- (2) Accept the completed Water, Sewer, Drainage, Landscaping Maintenance Assessment District (LMAD), and Street Improvements.

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. 17316 (referred to as Tract 17316) is a 36-lot, single-family subdivision located at the northeast corner of Ottawa Street and Arrowhead Drive. On January 18, 2022, the City entered into a Subdivision Improvement Agreement (SIA), secured by improvement bonds, with Richmond American Homes, of Maryland Inc., a Maryland Corporation, to develop the tract. The conditions of approval for the tract required the developer to complete various infrastructure components, including Water, Sewer, Drainage, Landscaping Maintenance Assessment District (LMAD), Street and Monumentation Improvements.

Discussion:

The developer has met the conditions of approval and has successfully completed all the requirements for the Water, Sewer, Drainage, and Street Improvements. In addition to those improvements, the Landscaping Maintenance Assessment District (LMAD) Improvement was placed on a 90-day plant establishment maintenance period, which ended on May 20, 2024.

Therefore, staff recommends that the City Council approve an 80-percent reduction of the Water, Sewer, Drainage, Landscaping Maintenance Assessment District (LMAD) and Street Faithful Performance Securities in accordance with Victorville Municipal Code (VMC) Section 17.64.070(1), as well as accept the completed Water, Sewer, Drainage, Landscaping Maintenance Assessment District (LMAD) and Street Improvements. The remaining 20-percent of the Faithful Performance Securities will be held for the one-year warranty period, in accordance with VMC Section 17.64.070(4)

Staff is available to answer any questions Council may have.

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