



Item Number: 12

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. 15295

Recommendation:

That the Honorable City Council:

- (1) Approve an 80% reduction of the Landscape Maintenance Assessment District (LMAD) Public Improvement Faithful Performance Security for Tract Map No. 15295; and
- (2) Accept the completed Landscape Maintenance Assessment District (LMAD) Public Improvements.

Fiscal Impact:

There is no fiscal impact associated with 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. 15295 (hereinafter referred to as Tract 15295) is an 82-lot single-family subdivision located west of Highway 395 and north of Eucalyptus Street. In 2006, Savannah Collection – Victorville, LLC (Savannah Collection), the subdivider for Tract 15295, recorded the map after entering into a Subdivision Improvement Agreement (SIA) and posting securities for the required public improvements. Savannah Homes completed most of the public improvements. However, construction was halted due to an economic downturn that impacted the residential market. No homes were built within the tract and the lots remained vacant until D.R. Horton Los Angeles Holding Company, Inc., a California corporation (D.R. Horton), acquired and began developing Tract 15295 in April

of 2021. The conditions of approval for the tract required that D.R. Horton finalize various infrastructure components; those components being Landscaping Maintenance Assessment District (LMAD), Monumentation, Water, Sewer, Storm Drain, and Streets Public Improvements.

Discussion:

D.R. Horton has completed the LMAD Public Improvements, and the 90-Day Plant Establishment maintenance period ended on May 26, 2024. It is recommended that an 80% reduction of the LMAD Faithful Performance security be released, and that the City accepts and maintains the LMAD Public Improvements. Per Victorville Municipal Code Section 17.64.070(4), the remaining 20% of the Faithful Performance Security are to be held for a one-year warranty period and the Labor & Materials Security will be held for a 6-month period.

Staff remains available for any questions Council may have.

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