



Item Number: 14

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. 13816

Recommendation:

That the Honorable City Council:

- (1) Approve an additional 20% release of the Landscape Maintenance Assessment District (LMAD) Faithful Performance Security for Tract Map No. 13816; and
- (2) Accept the completed Landscape Maintenance Assessment District (LMAD) Public 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. 13816 (Tract 13816) encompasses a residential area with 195 lots, located at the northwest corner of Mojave Drive and Cobalt Road. The conditions of approval for the tract required the Developer to complete various infrastructure components, including the Landscaping Maintenance Assessment District (LMAD), Monumentation, Sewer, Streets, and Water Public Improvements. On April 20, 2021, the City Council approved a Subdivision Improvement Agreement (SIA) secured by improvement securities with D.R. Horton Los Angeles Holding Company, Inc., also known as D.R. Horton, for the development of the tract. Since then, D.R. Horton has been progressing with the development of Tract 13816.

Discussion:

The Developer has completed the LMAD Improvements along Mojave Drive and entered a 90-day plant establishment maintenance period which ended on May 16, 2024. Therefore, staff recommends that the City Council approve a 20% reduction in the Faithful Performance Securities in accordance with Victorville Municipal Code (VMC) Section 17.64.070(1) and accept the completed LMAD Improvements. The remaining 20% of the Faithful Performance Security will be held for the one-year warranty period as stipulated in 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