



Item Number: {{item.number}}

City Council / Board of Directors

Consent Calendar

Meeting of: January 21, 2025

Submitted By:

Fredy Bonilla, City Engineer

Subject:

Reduction of securities and the release of Subdivision Improvement Agreements and Utility Surety Agreements for Tract Map No. 15310

Recommendation:

That the Honorable City Council:

- (1) Approve the full release of the Street Faithful Performance Security for Tract Map Nos. 15310-1, 15310-2 and 15310-3;
- (2) Approve the full release of the Street Labor and Material Security for Tract Map Nos. 15310-1, 15310-2 and 15310-3;
- (3) The release of the Subdivision Improvement Agreement for Tract Map Nos. 15310-1, through 15310-4;
- (4) The release of the Subdivision Improvement Agreement for Tract Map Nos. 15310-5 through 15310-6 and;
- (5) The release of Utility Surety Agreement for Tract Map No. 15310-1 through 15310-4.

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. 15310 (Tract 15310) is a 6-phase tract map that includes a total of 221 residential lots located at the northwest corner of La Mesa Road and Mesa Linda Avenue. In 2007, Standard Pacific Corporation, the subdivider for Tract 15310, recorded the map after entering into a subdivision agreement and posting securities for the required public

improvements. Standard Pacific Corporation completed most of the public improvements and built a total of 100 homes before construction was halted due to the Great Recession. Frontier Communities (Frontier) acquired the tract and began developing it in November 2017. The conditions of approval for the tract required Frontier to complete various infrastructure components, including monumentation, sewer, and street improvements. Frontier has diligently completed all required public improvements, which have been accepted by the City Council.

Discussion:

In accordance with Victorville Municipal Code Section 17.64.070(3), the remaining 20-percent of the Faithful Performance Securities are to be held for a one-year warranty period, and Labor and Materials securities will be held for a six-month period. Therefore, staff recommends the full release of the Street Improvement Faithful Performance Security and Labor and Material Security for Tract Map Nos. 15310-1, 15310-2, and 15310-3, as the acceptance of the Street public improvements took place at the regular City Council meeting on January 16, 2024.

Given that the public improvements have been completed and accepted by the City Council, staff also recommends the release of the Subdivision Improvement Agreement for Tract Map Nos. 15310-1 through 15310-4, the release of the Subdivision Improvement Agreement for Tract Map Nos. 15310-5 through 15310-6, and the release of the Utility Surety Agreement for Tract Map Nos. 15310-1 through 15310-4.

Staff remains available for any questions Council may have.

Attachments:

- A. Vicinity Map
- B. Securities Table
- C. Existing Securities
- D. Subdivision Improvement Agreement for Tract Map Nos. 15310-1 through 15310-4
- E. Subdivision Improvement Agreement for Tract Map Nos. 15310-5 through 15310-6
- F. Release of Subdivision Improvement Agreement for Tract Map Nos. 15310-1 through 15310-4
- G. Release of Subdivision Improvement Agreement for Tract Map Nos. 15310-5 through 15310-6
- H. Utility Surety Agreement
- I. Satisfaction and Release of Utility Surety Agreement