



Item Number: {{item.number}}

City Council / Board of Directors

Consent Calendar

Meeting of: January 21, 2025

Submitted By:

Fredy Bonilla, City Engineer

Subject:

Security Substitution for Tract Map No. 20275

Recommendation:

That the Honorable City Council:

- (1) Accept new securities (bonds) for the required public improvements for Tract Map No. 20275; and
- (2) Approve the execution of a release of the existing lien agreement with KB Homes Greater Los Angeles Inc., for Tract Map No. 20275.

Fiscal Impact:

There is no fiscal impact associated with 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. 20275 (Tract 20275) was recorded on November 8, 2022, after the City Council approved the final map at the September 6, 2022, City Council Meeting. At the time of recordation, the Subdivider, KB Homes Greater Los Angeles Inc., a California corporation (KB Homes), provided a lien agreement as security for the final map since they were not ready to develop the tract at that time due to the requirement to acquire an Incidental Take Permit (ITP) from the California Department of Fish & Wildlife (CDFW) for the Western Joshua Trees that were on the property.

Discussion:

KB Homes is now ready to begin developing Tract No. 20275 as they are set to obtain the required permits from CDFW in February, which is why they have provided substitute securities in accordance with Section 17.64.060 of the Victorville Municipal Code (Attachment C). With the bonds in place, the existing lien agreement can be released.

Once the City Council accepts the substitute securities and KB Homes acquires the ITP, Engineering Staff will issue a permit to KB Homes to begin developing the tract. Rough grading is tentatively scheduled to commence in April 2025 and will take three months to complete, followed by the construction of wet utilities and street improvements. KB Homes anticipates the model homes will be constructed in October 2025.

Staff recommends that the City Council accept new securities (bonds) for the required public improvements for Tract Map 20275 and approve the execution of a release of the existing lien agreement with KB Homes for Tract Map 20275.

Staff remains available for any questions Council may have.

Attachments:

- A. Vicinity Map
- B. Subdivision Improvement Agreement for Tract Map 20275
- C. New Securities for Tract Map 20275
- D. Satisfaction and Release of Lien Agreement
- E. Existing Lien Agreement