



Item Number: 12

City Council / Board of Directors

Consent Calendar

Meeting of: November 19, 2024

Submitted By:

Fredy Bonilla, City Engineer

Subject:

Reduction of Securities for Tract Map No. 20560

Recommendation:

That the Honorable City Council approve the 60 percent release in Water, Drainage, Street, and Traffic Signal Faithful Performance Securities for Tract Map No. 20560.

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. 20560 is a commercial tract map for The Victorville Connection, which is located on the north side of Bear Valley Road between Second Avenue and Third Avenue. This project will feature a mixed-use development that includes 376 multi-family residential units, as well as 230,632 square feet of commercial space. The commercial area will accommodate a variety of uses, including retail, restaurants, offices, and storage. On April 4, 2023, the City Council approved a Subdivision Improvement Agreement (SIA), secured by both improvement bonds and cash security, with Bear Valley Development Company, LLC, and Bear Valley Road & 2nd Avenue, LLC for the development. The conditions of approval for the tract required the developer to complete several infrastructure components.

Discussion:

The developer has been working diligently on the necessary improvements and has made significant progress. At this time both the Circle K Gas Station located at the northeast corner of Bear Valley Road and Third Avenue and the McDonalds located at the northwest corner of Bear Valley Road and Third Avenue are operational. These developments have led to the completion of the following:

- Road widening on Second Avenue to accommodate a new right-turn pocket for southbound traffic
- A traffic signal modification (to accommodate the widened road) at Bear Valley Road and Second Avenue
- A new traffic signal at Bear Valley Road and Third Avenue, which became operational on September 6, 2024
- The extension of Third Avenue to Bear Valley Road
- The construction of a raised center median on Bear Valley Road
- Street lighting on Bear Valley Road, Second Avenue, and Third Avenue

The raised center median on Bear Valley Road is still under construction and once completed, that will fulfill the developer's responsibilities for the public improvements for The Victorville Connection.

Staff recommends that the City Council release 60 percent of the Faithful Performance Securities for Water, Drainage, Street, and Traffic Signal Improvements for Tract 20560.

Staff is available for any questions Council may have.

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