



Item Number: 9

City Council / Board of Directors

Consent Calendar

Meeting of: February 20, 2024

Submitted By:

Fredy Bonilla, City Engineer

Subject:

Full Reduction of Landscaping Securities for Tract Map No. 17090

Recommendation:

That the Honorable City Council approve the full release of the LMAD Faithful Performance and Labor & Materials Securities for Tract Map No. 17090.

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. 17090 (Tract 17090) was originally a 150-lot, single family subdivision, located at the southwest corner of Mesa View Drive and La Mesa Road. Tract 17090 was partially completed with 36-lots developed. In September 2010, the property owner at the time reverted a portion of the tract back to acreage, thereby eliminating 60-lots. Since the subdivision recorded on March 15, 2007, it has been sold multiple times. The current owner, Richmond American Homes of Maryland, Inc. (Developer), entered into a Subdivision Improvement Agreement (SIA) and provided substitute securities in accordance with VMC Section 17.64.060 on September 15, 2020. The LMAD Improvements were placed into a 90-Day Plant Establishment and Maintenance period in August 2022. The 90-Day maintenance period ended on November 14, 2022.

Discussion:

The Developer has completed the required Landscape Maintenance Assessment District (LMAD) improvements on La Mesa Road. At the January 17, 2023, regular City Council Meeting, the release of 80% of the Faithful Performance Securities for the LMAD was approved due to the required landscaping & irrigation improvements being completed.

At this time, a full release of the LMAD Faithful Performance Security and the Labor & Materials Security is recommended for Tract Map No. 17090, per Victorville Municipal Code Section 17.64.070(4).

Staff remains available for any questions the City Council may have.

Attachments:

- A. Vicinity Map
- B. Securities Table
- C. Existing Securities