



Item Number: 4

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. 15396

Recommendation:

That the Honorable City Council approve the full release of the Landscape Maintenance Assessment District (LMAD) Faithful Performance Securities for Tract Map No. 15396.

Fiscal Impact:

If approved, a reimbursement of \$40,832.42 will be issued from the Engineering's Deposit Trust Account No. 600-23130. Since this is a trust account, there will be no net fiscal impact to the budgeted Engineering Department accounts.

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. 15396 (Tract 15396) is a 95-lot, single family subdivision, positioned at the northeast corner of Mesa Linda Avenue and Ava Loma Street. On September 1, 2020, the City Council approved a Subdivision Improvement Agreement (SIA) secured by cash with Victorville 105 Lots, LP, a California limited partnership also known as MHP Builders and or Legacy Homes, for tract development. The conditions of approval for the tract mandated the developer to finalize various infrastructure components; those components being Drainage, Landscaping Management Assessment District (LMAD), Monumentation, Sewer, Streets, and Water Public Improvements.

During the regular City Council meeting held on June 18, 2023, the City Council approved an additional 20% decrease in the LMAD Faithful Performance Securities totaling an

overall 80% decrease in securities. Additionally, the City Council also accepted the maintenance of the LMAD Public Improvements for Tract 15396.

Discussion:

Per Victorville Municipal Code Section 17.64.070(3), the remaining 20% of the Faithful Performance security was held for a one-year warranty period. The warranty period was completed on June 18, 2024, and there are no warranty claims. Therefore, staff recommends the full release of the LMAD Public Improvements Faithful Performance Security for Tract 15396.

Staff remains available for any questions Council may have.

Attachments:

- A. Vicinity Map
- B. Securities Table
- C. Security Deposit