



Item Number: 16

City Council / Board of Directors

Consent Calendar

Meeting of: August 20, 2024

Submitted By:

Fredy Bonilla, City Engineer

Subject:

Release of Subdivision Improvement Agreement and Faithful Performance Security for Tract Map No. 15598

Recommendation:

That the Honorable City Council approve the:

- (1) Full release of the Street Faithful Performance Securities for Tract Map No. 15598;
and
- (2) The release of the Subdivision Improvement Agreement for Tract Map No. 15598.

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. 15598 (Tract 15598) is a divided into five phases and includes 458 residential lots located south of Rancho Road and east of Boh Lane. The subdivisions Improvement Agreement (SIA) with LGI Homes - California, LLC (LGI Homes), recorded on January 23, 2019, stipulated that the Developer complete various infrastructure components. These components include Drainage, Landscaping Maintenance Assessment District (LMAD), Monumentation, Sewer, Streets, and Water Public Improvements. All public Improvements for Tract Maps Nos. 15598-3, 15598-4, and 15598-5 have now been completed and accepted by the City Council. The final Public Improvement completed was the Street Improvements which were accepted by the City Council at the regular City Council meeting held on August 15, 2023.

Discussion:

Per Victorville Municipal Code Section 17.64.070, the remaining 20-percent of the Faithful Performance security was held for a one-year warranty period. The warranty period was completed as of August 15, 2024, and there were no warranty claims. Therefore, staff recommends that the City Council approve the full release of the Street Faithful Performance Security of the release of the Subdivision Improvement Agreement for Tract Map No. 15598.

Staff appreciates LGI Homes being a great development partner. In addition to completing the undeveloped tracts, LGI Homes complied with the City's Punch List including the removal & replacement of previously completed and non-complaint curb ramps and the slurry-sealing of Rancho Road, which had been completed by the prior developer.

Staff remains available for any questions the Council may have.

Attachments:

- A. Vicinity Map
- B. Securities Table
- C. Existing Securities
- D. Release of Subdivision Improvement Agreement
- E. Existing Subdivision Improvement Agreement