



Item Number: 3

City Council / Board of Directors

Consent Calendar

Meeting of: March 21, 2023

Submitted By:

Brian Gengler, City Engineer

Subject:

Reduction of Securities for Tract Map No. 14721

Recommendation:

That the Honorable City Council:

- (1) Approve an 80-percent release of the Faithful Performance LMAD, Sewer, and Drainage securities;
- (2) Approve the full release of the LMAD Labor & Materials security;
- (3) Accept the sewer and drainage public improvements; and
- (4) Approve a 60-percent release of the Faithful Performance Streets Securities.

Fiscal Impact:

There is no fiscal impact associated with this item.

Strategic Plan Goal:

This item aligns with Goal E., Strategy 1. in the Strategic Plan, “Invest in Infrastructure” and “Implement the City’s Capital Improvement Program to meet community needs.” 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. 14721 (Tract 14721) is a 117-lot residential tract located on the southeast corner of Bear Valley Road and Mesa View Drive. In 2007, Victorville Wild Brook LP, also known as Matthews Homes, as the subdivider for Tract 14721, recorded the map after entering into a Subdivision Agreement and posting securities for the required public improvements. Matthews Homes constructed some of the public improvements, but no homes were constructed within the tract, as construction stopped when the Great Recession affected the residential market. The undeveloped lots were vacant until Western Pacific Housing, Inc., a California Corporation (D.R. Horton), acquired and began developing the tract in February of 2020.

Discussion:

Per the Subdivision Agreement recorded on February 21, 2020, D.R. Horton was required to complete the sewer, drainage, street, and Landscape Maintenance Assessment District (LMAD) improvements. At this time the sewer, drainage, and LMAD public improvement have been completed. Therefore, staff recommends an 80-percent release of securities. Per Victorville Municipal Code Section 17.64.070(4), the remaining 20-percent of the Faithful Performance securities are to be held for a one-year warranty period and the Labor & Materials securities will be held for a 6-month warranty period. The LMAD improvements were accepted administratively in 2020, due to the acceptance taking place over two years ago, staff recommends releasing the full LMAD Labor & Materials security. The street public improvements are partially completed, therefore at this time, a 60-percent release is recommended for the street securities.

Staff remains available for any questions Council may have.

Attachments: A. Vicinity Map
 B. Security Tables
 C. Existing Securities