



Item Number: 5

**City Council / Board of Directors**

**Consent Calendar**

**Meeting of: March 21, 2023**

**Submitted By:**

Brian Gengler, City Engineer

**Subject:**

Full Release of the Water and Sewer Securities for Tract Map No. 15295

**Recommendation:**

That the Honorable City Council approve the full release of the Water and Sewer Faithful Performance and Labor & Materials securities for Tract Map No. 15295.

**Fiscal Impact:**

There is no fiscal impact associated with this action.

**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. 15295 (hereinafter called Tract 15295) is an 82-lot, single family subdivision, located west of Highway 395 and north of Eucalyptus Street. In 2006, Savannah Collection – Victorville, LLC, (Savannah Collection) as the Developer for Tract 15295, recorded the map after entering into a Subdivision Agreement and posting securities for the required public improvements. Savannah Homes constructed most of the public improvements. However, construction stopped when the Great Recession affected the residential market. No homes were constructed within the tract and the lots were vacant until D.R. Horton Los Angeles Holding Company, Inc., a California Corporation, (D.R. Horton), acquired and began developing the tract in April of 2021.

**Discussion:**

The water and sewer Faithful Performance securities were released during the March 15, 2022, City Council meeting. Per Victorville Municipal Code Section 17.64.070(4), 20-

**Attachments:**

- A. Vicinity Map
- B. Security Tables
- C. Existing Securities
- D. March 15, 2022 Staff Report