



Item Number: 6

City Council / Board of Directors

Consent Calendar

Meeting of: June 6, 2023

Submitted By:

Brian Gengler, City Engineer

Subject:

Tract Map No. 17516 Securities Reduction

Recommendation:

That the Honorable City Council:

- (1) Approve a reduction of 80-percent of the Faithful Performance Securities for the water, sewer, and drainage improvements for Tract Map No. 17516;
- (2) Accept the water, sewer, and drainage improvements for maintenance; and
- (3) Approve a 60-percent reduction of the Faithful Performance Securities for the street improvements for said tract map.

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. 17516 (Tract 17516) is a 39-lot, single family subdivision, located at the northwest corner of Verano Street and Cataba Road. On July 6, 2021, the City Council approved a Subdivision Improvement Agreement (SIA) secured by improvement securities with Victorville 115 Lots, LP, also known as a MHP Builders, for tract development. Since that time, MHP Builders has been developing the tract.

Discussion:

At this time, MHP Builders has completed and passed all inspections on the required water, sewer, and drainage improvements. The water and sewer systems are fully

operational. Therefore, it is recommended that 80-percent of the Faithful Performance securities be released and that the work be accepted in accordance with Victorville Municipal Code (VMC) Section 17.64.070(1). The remaining 20-percent of the Faithful Performance securities will be held for the one-year warranty period in accordance with VMC Section 17.64.070(4).

Staff also recommends a reduction of 60-percent for the Street Improvements securities as most of the improvements have been completed. The additional 40-percent will be released once the street improvements have been fully completed and the City is ready to accept the work for maintenance.

Staff remains available for any questions the Council may have.

Attachments: A. Vicinity Map
 B. Securities Table
 C. Securities