



Item Number: 8

**City Council / Board of Directors**

**Consent Calendar**

**Meeting of: June 6, 2023**

**Submitted By:**

Brian Gengler, City Engineer

**Subject:**

Tract Map No. 16463 Securities Reduction

**Recommendation:**

That the Honorable City Council:

- (1) Approve a reduction of 80-percent of the Faithful Performance Securities for the water and sewer for Tract Map No. 16463;
- (2) Accept the water and sewer improvements for maintenance; and
- (3) Approve a 60-percent reduction of the Faithful Performance Securities for the Drainage, LMAD, and 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. 16463 (Tract 16463) is an 81-lot, single family subdivision, located at the northwest corner of Mojave Drive and Cobalt Road. On April 20, 2021, the City Council approved a Subdivision Improvement Agreement (SIA) secured by a lien agreement with D.R. Horton Los Angeles Holding Company, Inc., also known as D.R. Horton, as they pursued the jurisdictional permits for the required channel improvements. On March 15, 2022, the City Council released the lien agreement and accepted bonds as security substitution once D.R. Horton had secured the permits and subsequently began tract development.

**Discussion:**

At this time, D.R. Horton has completed and passed all inspections on the required water and sewer improvements and 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 Drainage, LMAD, and Street Improvements securities as most of the improvements have been completed. The additional 40-percent will be released once the Drainage, LMAD, and 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