



**Item Number: 14**

**City Council / Board of Directors**

**Consent Calendar**

**Meeting of: July 16, 2024**

**Submitted By:**

Fredy Bonilla, City Engineer

**Subject:**

Security Substitution for Tract Map Nos. 14132-1 through 3

**Recommendation:**

That the Honorable City Council:

- 1) Enter into a Subdivision Improvement Agreement with Richmond American Homes of Maryland, Inc., for Tract Nos. 14132-1 through 3;
- 2) Accept new securities for the required public improvements for Tract Nos. 14132-1 through 3;
- 3) Release the existing Subdivision Improvement Agreements with Victory Development, Inc., for Tract Nos. 14132-1 through 3;
- 4) Release the existing Lien Agreements with Victory Development, Inc., for Tract Nos. 14132-1 through 3; and
- 5) Release the existing Utility Surety Agreements with Victory Development, Inc., for Tract Nos. 14132-1 through 3.

**Fiscal Impact:**

There is no fiscal impact associated with this item.

**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 Nos. 14132-1 through 3 (hereinafter called Tract 14132) is a residential subdivision of 238 single-family lots, located at the northwest corner of Ottawa Street and Third Avenue, please see Attachment A Vicinity Map. In 2007, Victory Development Inc., a California Corporation, as the developer for Tract 14132 recorded the maps after

providing separate subdivision improvement agreements, lien agreements as security for the required public improvements, and utility surety agreements for each phase. The tract has been sold twice but has never been developed. Now, Richmond American Homes of Maryland, Inc., is the current owner of all the undeveloped parcels in Tract 14132.

**Discussion:**

As a result of this purchase, Richmond American Homes of Maryland, Inc., is required to enter into a Subdivision Improvement Agreement (SIA) and to provide substitute securities in accordance with Victorville Municipal Code §17.64.060. The new SIA will cover Tract Map Nos. 14132-1 through 3. Upon receipt of the new securities, the existing subdivision improvement agreements, lien agreements, and utility surety agreements can be released. The new SIA and securities are required for the required public improvements which include the following:

- Grading
- Drainage
- Water
- Sewer
- Landscaping and irrigation (LMAD) improvements along Ottawa Street and Third Avenue
- Street improvements for the tract interior and the perimeter roads of Ottawa Street, Talpa Street, and Third avenue. This tract will complete missing segments of Ottawa Street and Talpa Street between Third Avenue and Arrowhead Drive.

Staff remains available for any questions the Council may have.

**Attachments:**

- A. Vicinity Map
- B. New Subdivision Improvement Agreement
- C. New Securities
- D. Existing Subdivision Improvement Agreements
- E. Lien Release for Subdivision Agreements
- F. Existing Lien Agreements
- G. Lien Agreements Release
- H. Existing Utility Surety Agreements
- I. Lien Release for Utility Surety Agreements