



Item Number: 7

City Council / Board of Directors

Consent Calendar

Meeting of: June 20, 2023

Submitted By:

Brian Gengler, City Engineer

Subject:

Release of Subdivision Improvement Agreement and Faithful Performance Security for Tract Map No. 16719

Recommendation:

That the Honorable City Council approve the release of the Subdivision Improvement Agreement and the full release of the Faithful Performance Security for Tract Map No. 16719

Fiscal Impact:

There is no fiscal impact resulting from 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 the 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. 16719 (Tract 16719) was purchased by Richmond American Homes of Maryland, Inc., (Richmond) in 2020 from Mojave Onyx 46, LLC, a Delaware limited liability company (Mojave Onyx). Tract 16719 is an 80-lot residential subdivision located at the southwest corner of Mojave Drive and Onyx Road. Please see Attachment A, a vicinity map of the project area. The conditions of approval required the developer to install public improvements such as streets, landscaping, sewer, storm drain, and water systems.

At the regular meeting held on July 21, 2020, the City Council accepted all the public improvements associated with Tract 16719 and completed by Mojave Onyx 46, LLC. The only exceptions were the Landscape Maintenance Assessment District (LMAD) and the street improvements which were to be completed by Richmond. At that meeting, the City

Council also approved a new Subdivision Improvement Agreement (SIA) with Richmond for the outstanding street improvements which included the final lift of asphalt concrete and the thermoplastic striping (Attachment B). The LMAD improvements were completed and accepted at the September 15, 2020, City Council meeting.

Discussion:

At the June 7, 2022, regular City Council meeting, the release of 80-percent of the Faithful Performance Securities and the acceptance of the street improvements was approved. The remaining 20-percent of the Faithful Performance Securities for the street improvements were held for the one-year warranty period, in accordance with Victorville Municipal Code Section 17.64.070(4). The warranty period was completed as of June 7, 2023, and there were no warranty claims. Therefore, staff recommends that the Council approve the release of the Subdivision Improvement Agreement (Attachment C) and the full release of the Faithful Performance Security for Tract Map No. 16719.

Staff appreciates Richmond being amenable to updating the streetscape designs to meet current Circulation Element Standards for Mojave Drive (LMAD Improvements). This enhanced feature has created a better community and established a precedent for future development on Mojave Drive. In addition to the LMAD improvements, Richmond also slurry sealed the previously paved street segments last summer.

Staff remains available for any questions the City Council may have.

Attachments:

- A. Vicinity Map
- B. Exiting SIA
- C. SIA Release
- D. Securities Table
- E. Existing Securities