



AGENDA REPORT

Public Works

DATE:	April 5, 2022
TO:	Mayor Butt and Members of the City Council
FROM:	Joe Leach, Public Works Director
Subject:	Richmond Country Club Final Map, PUE and SIA
FINANCIAL IMPACT:	Approval of the final map will not have an impact on the City's general fund; however, once the subdivision is developed with the housing units, the property tax and transfer tax when the lots are sold will have beneficial effect on the City's general fund revenues
PREVIOUS COUNCIL ACTION:	None
STATEMENT OF THE ISSUE:	The subdivider, Meritage Homes of California, has complied with the conditions set forth by the City Council in its approval of the Vesting Tentative Map, the Subdivision Ordinance (RMC 15.04.705) and all applicable State and local laws and regulations, including the Subdivision Map Act. City staff is requesting that the City Council adopt a resolution approving the Final Map for Subdivision [9528], "Richmond Country Club," dedication for Public Utility Easement and authorizing the execution of a Subdivision Improvement Agreement with the developer, Meritage Homes of California, and recording thereof.

RECOMMENDED ACTION:	ADOPT a resolution approving the Final Map for Subdivision [9528], “Richmond Country Club,” dedication of Public Utility Easement; and AUTHORIZE the execution of a Subdivision Improvement Agreement with the subdivider, Meritage Homes of California, and complete recording thereof – Public Works (Joe Leach 620-5478).
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BACKGROUND:

Meritage Homes of California (the “Subdivider” and “Developer”) has prepared their final map and subdivision improvement drawings for Subdivision [9528], “Richmond Country Club” to construct 94 residential parcels ranging in size from 4,250 square feet to 7,023 square feet. Three additional parcels are also proposed, one of which will be the street extension off Markovich Lane ending at a cul-de-sac approximately 3,000 feet north. The other two parcels are proposed for emergency vehicular access roads. The proposal includes a mix of 94 single-story and two-story homes ranging from 1,900 to 2,700 square feet. A homeowners’ association would also be formed to maintain the subdivision improvements, including the community garden, other common areas, road, utilities, and off-site landscaping.

The Project received the following approvals:

- Adoption of a Mitigated Negative Declaration (SCH# 2020080120) and a Mitigation Monitoring and Reporting Program (PLN19-264);
- A General Plan Amendment to modify the land use classification from Park and Recreation to Low Density Residential;
- A Zoning Amendment (PLN19-264) rezoning the project site from PR, Parks and Recreation to RL2, Single Family Low Density Residential;
- A Vesting Tentative Subdivision Map (PLN19-264) for the subdivision of the project site; and
- A Design Review Permit (PLN19-264) for the project design.

The Vesting Tentative Subdivision Parcel Map (PLN19-264) for the Subdivision [9528] was approved by the City Council with reference to Ordinance No. 32-20 and Resolution No. 143-20.

DISCUSSION:

Meritage Homes of California (the “Subdivider” and “Developer”) has complied with the conditions set forth by the City Council, the Subdivision Ordinance of the City of Richmond and all other applicable State and local laws and regulations.

The delineation of Subdivision [9528] “Richmond Country Club” as shown in the attached map was prepared by the developer’s design engineering surveyor. The preliminary map has been reviewed and accepted by the City Engineer for City

Council approval.

Construction of streets, sidewalks, drainage facilities, water services, joint trench, lighting system and landscaping are to be completed and included in the Subdivider's project. Detailed construction drawing for the subdivision improvements are provided in the Subdivision Improvement Plans. Since the public improvements related to this subdivision have not yet been completed, the City is required to enter into a Subdivision Improvement Agreement with the subdivider.

The Subdivider provided a project cost estimate for the improvements for Subdivision [9528]. The Subdivision Improvement Agreement ("SIA") was drafted based on the Subdivision Improvement Plans and the Subdivider's cost estimate. The proposed SIA is attached for consideration and approval. Project improvement securities were written inclusively in the SIA with the specific amount equal to \$3,397,000 (for Private Improvements); \$248,000 (for Off-Site Improvements); \$4,816,783 (for Private Landscape Improvements); and \$78,694 (for Off-Site Landscape Improvements) to secure the performance of the acts set forth in this Agreement and in the amount of \$3,397,000 (for Private Improvements); \$248,000 (for Off-Site Improvements); \$4,816,783 (for Private Landscape Improvements); and \$78,694 (for Off-Site Landscape Improvements) for the security of laborers and materialmen. The Subdivider is to furnish the City bonds by duly authorized corporate sureties upon the execution of the SIA.

The Subdivider requests that the City of Richmond approve the Final Map, Subdivision Improvement Agreement and Public Utility Easement for Subdivision [9528], "Richmond Country Club."

DOCUMENTS ATTACHED:

Attachment 1 – Draft Resolution

Attachment 2 – Final Map for Subdivision [9528], "Richmond Country Club"

Attachment 3 – Subdivision Improvement Agreement for Subdivision [9528]

Attachment 4 – Public Utility Easement

Attachment 5 – Grant of Easement Public Utility