



Agenda Report

File #: 19-0948

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: 11/06/2019

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration of a Grading Agreement for rough grading, Tentative Tract Map 37644 - Arantine Hills Holdings LP, a Delaware Limited Partnership.

RECOMMENDED ACTION:

That the City Council authorize the Mayor to execute a Grading Agreement between the City and Arantine Hills Holdings LP, a Delaware Limited Partnership.

ANALYSIS:

Tentative Tract Map 37644 is a subdivision of approximately 51 acres into 45 numbered lots for condominium purposes and 32 lettered lots and is the second phase of development in the Arantine Hills Specific Plan, approved by the City Council on August 21, 2019. The project is located south of Eagle Glen Parkway and west of Interstate 15, as shown on Exhibit "A." The map facilitates the construction of 490 residential condominium units, private streets, open space, private park, and other improvements associated with the development of Planning Areas 8, 9, 10, and 18 of the Arantine Hills Specific Plan.

The owner, Arantine Hills Holdings, LP, is proposing to rough grade the area located within TTM 37644, in preparation for the future development of the lots. In compliance with Grading Ordinance No. 2568, the owner will enter into a Grading Agreement with the City and post sufficient securities to guarantee the erosion control, rough grading and drainage associated with this project. The grading design conforms to the Grading Ordinance and is consistent with sound engineering standards and practices. The elevation design minimizes significant height and slope differentials from surrounding properties, while maintaining the City's obligation to protect the health and safety of citizens and property. A cash deposit has been posted to guarantee erosion control facilities which will be constructed and be maintained until the project is completed.

Securities have been posted as detailed below:

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PWGR2019 - 0010	Security No.	Faithful Performance
DWG#19 -0014R, Rough Grading Erosion Control	PB02497501031 Cash Bond (R18460)	\$160,900.00 \$ 9,425.00

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

All applicable fees have been paid by the developer for this phase of the project.

ENVIRONMENTAL ANALYSIS:

Per Section 15378 of the State Guidelines for implementing the California Environmental Quality Act (CEQA), the subject action herein merely approves and substitutes agreements that provide security to guarantee completion of improvements, an action which does not constitute a project pursuant to CEQA, and therefore is exempt from further environmental analysis. Furthermore, the action is an implementation step and within the scope of prior CEQA documentation that pertained programmatically to the overall Arantine Hills project including an Environmental Impact Report that was certified pursuant to CEQA Sections 15162 and 15163 of the State Guidelines for Implementing CEQA in 2012 and the Supplemental Environmental Impact Report adopted on May 19, 2016. An Addendum to the EIR was also adopted by the City Council in December 2018 for a second amendment to the specific plan to annex approximately 32 acres into the Arantine Hills Specific Plan. TTM 37644 is wholly consistent with and will implement the approved specific plan. Therefore, no further environmental analysis is required.

PREPARED BY: MICHELE HINDERSINN, P.E., SENIOR CIVIL ENGINEER

REVIEWED BY: TOM KOPER, P.E., ACTING PUBLIC WORKS DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: MITCHELL LANSDELL, INTERIM CITY MANAGER

Attachments:

1. Exhibit "A" - Location Map
2. Agreement

Owner: Arantine Hills Holdings, LP
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