



Staff Report

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**File #:** 22-0219

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**REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 03/16/2022

**TO:** Honorable Mayor and City Council Members

**FROM:** Planning & Development Department

**SUBJECT:**

Approval of Final Maps, Rough Grading Agreements, Improvement Agreements, and Survey Monumentation Agreements for Tentative Tract Map 36605 located at the southwest corner of Cajon Drive and Lincoln Avenue, and Tentative Tract Map 36608 located at the northeast corner of Highgrove Street and Lincoln Avenue.

**EXECUTIVE SUMMARY:**

D.R. Horton Los Angeles Holding Company Inc., the owner and developer of Tentative Tract Maps 36605 and 36608, is prepared to process the final maps for recordation at the County. The recordation of the maps will allow the developer to proceed with the construction of new single family dwelling units on the project site. As part of this process, the developer will also post securities and enter into agreements with the City for the rough grading, public improvements, and survey monumentation.

**RECOMMENDED ACTION:**

**That the City Council:**

- a. Approve the Final Map for Tentative Tract Map 36605 and Tentative Tract Map 36608.
- b. Authorize the Mayor to execute Grading, Public Improvement, and Survey Monumentation Agreements between the City and D.R. Horton Los Angeles Holding Company, Inc.

**BACKGROUND & HISTORY:**

Tentative Tract Map (TTM) 36605 subdivided 1.4 acres into four lots for single family residential purposes located on the west side of Lincoln Avenue and south of Cajon Drive. The zoning of the project site is R-1-7.2, which allows single family residential lots with a minimum lot size of 7,200 square feet. TTM 36605 was approved by the City Council on May 20, 2020.

TTM 36608 subdivided 6 acres into 23 lots for single family residential purposes located on the east side of Lincoln Avenue and north of Highgrove Street. The zoning of the property is also R-1-7.2 zone. The City Council approved TTM 36608 on April 15, 2020.

Both maps are being developed simultaneously by the developer to accommodate the construction of new single family residential dwellings.

**ANALYSIS:**

TTMs 36605 and 36608 have been reviewed by staff and are ready to be recorded at the County as final maps pursuant to Section 33458(a) of the California Government Code. The developer is required to enter into agreements with the City for survey monumentation and improvements in addition to the posting of sufficient securities that guarantee the placement of all survey monuments and improvements prescribed by TTM 36605 and TTM 36608. The public improvements for the project include street, water, sewer, storm drain, and public landscaping. The owner will also enter into a rough grading agreement with the City for the security of the rough grading operations on the sites.

The following tables describe the securities posted for the project.

<b>TM 36605</b>	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
Rough Grading PWGR2020-0023	SU1178598	\$11,100	N/A	N/A
Erosion Control PWGR2020-0023	R30015	\$2,500	N/A	N/A
Public Improvements - Street, Water, Sewer, Storm Drain PWIM2020 -0018	SU1178631	\$405,000	SU1178631	\$ 202,500
Public Landscaping Improvements PWSP2021-0006	1092184 R31207 R31208	\$123,400	1092184 R31192 R31202	\$61,700
Survey Monumentation PWLE2020-0015	R31190	\$3,000	N/A	N/A

<b>TM 36608</b>	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
Rough Grading PWGR2020-0024	SU1178599	\$28,600	N/A	N/A

Erosion Control PWGR2020-0024	R30016	\$2,500	N/A	N/A
Public Improvements - Street, Water, Sewer, Storm Drain PWIM2020-0019	SU1178632	\$2,030,600	SU1178632	\$ 1,015,000
Public Landscaping Improvements PWSP2021-0007	1092186	\$110,400	1092186	\$55,200
Survey Monumentation PWLE2020-0016	R31191 R312	\$8,500	N/A	N/A

The owner has satisfied the conditions required for TTMs 36605 and 36608. Additionally, the discharge of the project's waste into the City's sewer system will not result in a violation of existing requirements prescribed by the Santa Ana Regional Water Quality Control Board, pursuant to Division 7 (commencing with Section 13000) of the Water Code. Therefore, the project is consistent with the findings made for TTM 36605 and TTM 36608 pursuant to Section 66474.6 of the California Government Code.

**FINANCIAL IMPACT:**

All applicable fees have been paid by the developer, including the development impact fees due prior to map recordation.

**ENVIRONMENTAL ANALYSIS:**

Per Section 15070 of the State Guidelines for implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local Guidelines, a Mitigated Negative Declaration was previously prepared for the project and approved by the City Council on April 15, 2020. No additional environmental analysis is required for the processing of the final map and the posting of the securities.

**PREPARED BY:** MARIA MIRANDA, SENIOR ENGINEER

**REVIEWED BY:** JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

**Attachments:**

1. Exhibit 1 - Tentative Tract Map 36605
2. Exhibit 2 - Tentative Tract Map 36608
3. Exhibit 3 - Agreements for Tentative Tract Map 36605
4. Exhibit 4 - Agreements for Tentative Tract Map 36608