



Agenda Report

File #: 20-0018

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 01/15/2020

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration of a Grading Agreement for precise grading Tract Map 37030 Lots 5 through 10 and 17, located south of Eagle Glen Parkway and west of Interstate 15 - Richmond American Homes of Maryland, Inc.

RECOMMENDED ACTION:

That the City Council authorize the Mayor to execute a Grading Agreement between the City and Richmond American Homes of Maryland, Inc.

ANALYSIS:

Tract Map 37030 is a subdivision of approximately 54 acres into 45 lots for condominium purposes and is the first phase of development in the Arantine Hills Specific Plan, approved by the City Council on October 4, 2017. 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 393 residential units comprised of 100 single-family detached condominiums, 96 detached units in clusters of six, 96 paired units in clusters of eight, 101 townhomes, open space areas, trail areas, and an active park and recreational facility.

The owner and merchant builder of the 50 x 100 home product, Richmond American Homes of Maryland, Inc., is proposing to precise grade Lots 5 through 10 and 17 for construction of the production units. 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, precise grading and drainage improvements 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 maintained until the project is completed.

Securities have been posted as detailed below:

PWGR2019 -0020	Security No.	Faithful Performance
DWG#19-028P Precise Grading Erosion Control	SUR0052784 Cash Bond (R19676)	\$169,800.00 \$ 2,500.00

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 in 2016. 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

SUBMITTED BY: JACOB ELLIS, CITY MANAGER

Attachments:

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

Owner:	Richmond American Homes	Hunsaker & Associates
	391 N Main Street	2900 Adams Street
	Corona, CA 92880	Suite A-15
	Attn: Edgar Gomez	Riverside, CA 92504
	(714) 613-3073	