



## Legislation Details (With Text)

**File #:** 18-1676      **Version:** 1      **Name:**  
**Type:** Agreement      **Status:** Passed  
**File created:** 4/5/2018      **In control:** City Council  
**On agenda:** 4/18/2018      **Final action:** 4/18/2018  
**Title:** City Council consideration to approve Final Tract Maps 36541-1, 36541-2, and 36541; and authorize the Mayor to execute an Improvement Agreement for Tentative Tract Map 36541- CalAtlantic Group Inc., a Delaware Corporation.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit A - Location Maps, 2. Agreement

| Date      | Ver. | Action By    | Action   | Result |
|-----------|------|--------------|----------|--------|
| 4/18/2018 | 1    | City Council | approved | Pass   |

### AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

**DATE:** 4/18/2018

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

**FROM:** Public Works Department

**SUBJECT:**

City Council consideration to approve Final Tract Maps 36541-1, 36541-2, and 36541; and authorize the Mayor to execute an Improvement Agreement for Tentative Tract Map 36541- CalAtlantic Group Inc., a Delaware Corporation.

**RECOMMENDED ACTION:**

That the City Council:

1. Approve the Final Tract Maps 36541-1, 36541-2, and 36541.
2. Authorize the Mayor to execute an Improvement Agreement between the City and Ryland Homes of California Inc., a Delaware Corporation.

**ANALYSIS:**

Tentative Tract Map (TTM) 36541 is a subdivision of approximately 311 acres into 237 single-family

residential lots, approved by the City Council on May 1, 2013. Tentative Tract Map 36541 is comprised of three phases known as Tract 36541, Tract 36541-1, and Tract 36541-2, also shown on Exhibit "A." The property is within the Sierra Bella Specific Plan (SP04-001), which was adopted by the City Council on August 17, 2005, and amended (SPA12-005) on May 1, 2013. A one-year extension of the map was approved by City Council on June 21, 2017, extending the map expiration to May 1, 2018.

In order to guarantee construction of the public landscaping improvements associated with this development, Ryland Homes of California, Inc., a subsidiary to CalAtlantic Group Inc., the record owner of Tentative Tract Map 36541, will enter into an Improvement Agreement with the City, and post sufficient securities for the public landscaping and irrigation facilities. All other securities required for the final maps have been posted by the developer.

Securities for the public landscaping improvements have been posted as detailed below:

| PSP150015                       | Faithful Performance |            | Labor and Materials |            |
|---------------------------------|----------------------|------------|---------------------|------------|
|                                 | Security No.         | Amount     | Security No.        | Amount     |
| Public Landscaping Improvements | 381451S              | \$ 412,000 | 381451S             | \$ 206,000 |

All conditions imposed upon TTM 36541 have been met pursuant to Section 66473.5 of the California Government Code, including provisions for the design and improvement of the proposed subdivision.

The discharge of waste into the City's sewer system from the proposed tract, when developed, 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.

**COMMITTEE ACTION:**

Not applicable.

**STRATEGIC PLAN:**

Not applicable.

**FISCAL IMPACT:**

All applicable fees have been paid by the developer.

**ENVIRONMENTAL ANALYSIS:**

Per Sections 15162 and 15163 of the State Guidelines for Implementing CEQA, no subsequent environmental evaluation is required when an EIR has been certified for a project and no substantial changes have been made to the project. An addendum to the Sierra Bella Specific Plan Environmental Impact Report (SPA12-005) was prepared in accordance with the California Environmental Quality Act "CEQA" and certified by the City Council on May 1, 2013.

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

**REVIEWED BY:** NELSON D. NELSON, P.E., PUBLIC WORKS DIRECTOR

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

**SUBMITTED BY:** DARRELL TALBERT, CITY MANAGER

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