



## Legislation Details (With Text)

**File #:** 18-2013      **Version:** 1      **Name:**  
**Type:** Agreement      **Status:** Passed  
**File created:** 8/2/2018      **In control:** City Council  
**On agenda:** 8/15/2018      **Final action:** 8/15/2018  
**Title:** City Council consideration to authorize the Mayor to execute Grading Agreements for Tract 36541-1-CalAtlantic Group Inc., a Delaware Corporation.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit A-Location Map, 2. Agreements

Date	Ver.	Action By	Action	Result
8/15/2018	1	City Council	approved	

### AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

**DATE:** 8/15/2018

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

**FROM:** Public Works Department

**SUBJECT:**

City Council consideration to authorize the Mayor to execute Grading Agreements for Tract 36541-1-CalAtlantic Group Inc., a Delaware Corporation.

#### RECOMMENDED ACTION:

That the City Council authorize the Mayor to execute Grading Agreements between the City and CalAtlantic Group Inc., a Delaware Corporation.

#### ANALYSIS:

Tract Map 36541-1 is the first phase of Tentative Tract Map 36541, a subdivision of approximately 311-acres into 237 single-family residential lots, approved by the City Council on April 18, 2018. The project is located south of Green River Road, beyond Calle Del Oro, and west of Paseo Grande, as 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.

In compliance with Grading Ordinance No. 2568, the owner will enter into Grading Agreements with

the City, and post sufficient securities to guarantee the erosion control and precise grading operations associated with the development of eight (8) lots for two (2) model home production phases, known as Adagio and Sonata. The precise 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.

Securities have been posted as detailed below:

	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
Adagio Models, Lots 12-1 through 14-1, Parking Lots 15-1 through 16-1, Lot 15-1 Build Out PWGR2018-0018 Precise Grading Erosion Control	K15327534 Cash Bond	\$15,100 \$2,501	N/A N/A	N/A N/A
Sonata Models, Lots 17-1 through 19-1, Lot 16-1 Build Out PWGR2018-0016 Precise Grading Erosion Control	K15327534 Cash Bond	\$ 8,900 \$2,500	N/A N/A	N/A N/A

#### COMMITTEE ACTION:

Not applicable.

#### STRATEGIC PLAN:

Not applicable.

#### FISCAL IMPACT:

All applicable fees have been paid by the developer.

#### ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action merely approves agreements that provide security to guarantee completion of improvements that are required in connection with a ministerial permit, and there is no possibility that approving this agreement will have a significant effect on the environment. Therefore, no environmental analysis is required.

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

**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

**REVIEWED BY:** MICHELE NISSEN, ASSISTANT CITY MANAGER

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

Exhibit "A" - Location Map

Owner: CalAtlantic Homes  
980 Montecito Drive, Suite 302  
Corona, CA 92879  
Attn: Denise Williams  
(951) 817-3542

Engineer: Proactive Engineering West  
25109 Jefferson Avenue, Suite 200  
Murrieta, CA 92562