



Legislation Details (With Text)

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Title: City Council consideration of a Grading Agreement and Security Substitution for Lots 13 and 21 through 35, Tract Map 37030 - Woodside 05S, LP, a California Limited Partnership.

Sponsors:

Indexes:

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Attachments: 1. Staff Report, 2. Staff Report with Attachments

Date	Ver.	Action By	Action	Result
10/17/2018	1	City Council	approved	

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 10/17/2018

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration of a Grading Agreement and Security Substitution for Lots 13 and 21 through 35, Tract Map 37030 - Woodside 05S, LP, a California Limited Partnership.

RECOMMENDED ACTION:

That the City Council:

1. Authorize the Mayor to execute a Grading Agreement for Lots 21 through 35 and portion of Lot 13 between the City and Woodside 05S, LP, a California Limited Partnership.
2. Authorize the Mayor to accept the replacement securities for grading and public improvements from the new developer of Lots 13 and 30 through 32 of Tract Map 37030, Woodside 05S, LP.
3. Release the existing securities to the developer of Tract Map 37030, Arantine Hills Holdings, LP.

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.

On October 18, 2017, Arantine Hills Holdings, LP entered into Public Improvement Agreements with the City and posted bonds for the development of Tract Map 37030. On February 21, 2018, Arantine Hills Holdings, LP also entered into a Grading Agreement with the City and posted bonds and a cash deposit for the erosion control and precise grading operations associated with the model home complex. The new developer, Woodside 05S, LP., has purchased Lots 13 and 21 through 35 for the construction of 96 detached single-family units, including 3 model home units. Woodside 05S, LP has requested to replace the grading securities associated with a portion of Lot 13 and the improvement securities associated with Lots 13 and 30-32. The improvement securities for Lots 21-29 and 33-35 will not be replaced at this time. Woodside 05S, LP will enter into new Grading and Improvement Agreements to replace the agreements entered into by the previous owner and has posted replacement securities, as listed below, to guarantee the precise grading and construction of the required public improvements.

In compliance with Grading Ordinance No. 2568, the developer will also enter into a Grading Agreement with the City and post sufficient securities to guarantee the erosion control and precise grading operations associated with the development of the 93-production single-family homes in clusters of six. 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.

The following is a summary of the existing and replacement securities:

Existing Securities – PLE170022	Security	Security No.	Faithful Performance	Security No.	Labor & Materials
	6 Unit Cluster Alley Improvement Bond (Lots 30-32)	PB02497500656	\$266,000	PB02497500656	\$133,000
	6 Unit Cluster Model Alley Improvement Bond (Lot 13)	PB02497500660	\$85,200	PB02497500660	\$42,600
Existing Securities – PGR170015	Bedford (Six-Pack Models) Portion of Lot 13, DWG# 17-020P Grading Erosion Control	PB02497500745 Cash Deposit	\$24,000 \$2,500	N/A	N/A

Replacement Securities – PLE170022	Security	Security No.	Faithful Performance	Security No.	Labor & Materials
	6 Unit Cluster Alley Improvement Bond (Lots 30-32)	800038302	\$266,000	800038302	\$133,300
	6 Unit Cluster Model Alley Improvement Bond (Lot 13)	800038301	\$85,200	800038301	\$42,600
Replacement Securities- PGR170015 & PWPR2018-0013	Bedford (Six-Pack Models) Portion of Lot 13, DWG# 17-020P Grading Erosion Control	800038303 Cash Bond	\$24,000 \$2,500	N/A	N/A

Grading securities have been posted as detailed below:

PWGR2017-0124	Security No.	Faithful Performance
Bedford (Six-Pack Production) Lots 21-35 & Portion of Lot 13, DWG# 17-047P Grading Erosion Control	1159743 Cash Bond	\$259,100 \$35,700

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 and substitutes 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: Woodside Homes
11870 Pierce Street, Suite 250
Riverside, CA 92505

Attn: Kory Liston
(951) 710-1900

Engineer: Hunsaker & Associates
2900 Adams Street
Suite A-15
Riverside, CA 92504