



Legislation Details (With Text)

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On agenda: 9/4/2019 **Final action:** 9/4/2019
Title: City Council consideration of Improvement Agreements and Security Substitution for Lots 28, 29, 33, and 34 and Lot P, Tract Map 37030 - Woodside 05S, LP, a California Limited Partnership.

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
9/4/2019	1	City Council	accepted	

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 09/04/2019

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration of Improvement Agreements and Security Substitution for Lots 28, 29, 33, and 34 and Lot P, Tract Map 37030 - Woodside 05S, LP, a California Limited Partnership.

RECOMMENDED ACTION:

That the City Council:

1. Authorize the Mayor to execute Improvement Agreements between the City and Woodside 05S, LP, a California Limited Partnership.
2. Authorize the Mayor to accept the replacement securities for public improvements from the new developer of Lots 28, 29, 33, and 34 and Lot P of Tract Map 37030, Woodside 05S, LP.
3. Release the existing securities for Lots 28, 29, 33, and 34 to the master developer of Tract Map 37030, Arantine Hills Holdings, LP (PB02497500657 FP and LM).
4. Release seventy-percent of the Faithful Performance and Labor and Material Securities for

street and parkway landscape improvements for Powell Way, Lot P to the master developer of Tract Map 37030, Arantine Hills Holdings, LP (PB02497500648 FP and LM, PB02497500661 FP and LM).

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, the master developer, Arantine Hills Holdings, LP, entered into Public Improvement Agreements with the City and posted bonds for the development of Tract Map 37030. The developer and merchant builder of the six-unit cluster home product, Woodside 05S, LP, has since purchased Lots 13 and 21 through 35 for the construction of 96 detached single-family units, including 3 model home units. On October 17, 2018, Council accepted replacement securities for improvements associated with Lots 13 and 30 through 32. At this time, the developer has requested to replace the improvement securities associated with lots 28, 29, 33, and 34 and seventy-percent of the security associated with Powell Way, Lot P. The seventy-percent was determined based on the ratio of frontage of Lots 29 through 34 along Powell Way, Lot P. The security for remaining thirty-percent will be retained with the original bonds posted by the master developer. Woodside 05S, LP will enter into new Improvement Agreements to replace the agreements entered into by the master developer and has posted replacement securities, as listed below, to guarantee the construction of the required public improvements.

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

Existing Securities- PLE170022	Security	Security No.	Faithful Performance	Security No.	Labor & Materials
	6 Units Cluster Alley Improvement Bond (Lots 28, 29 & 33, 34)	PB0249750065	\$350,000	PB0249750065	\$175,000
	Powell Way Street Improvement Bond (Lot P)	PB0249750048	\$457,400	PB0249750048	\$228,700
	Powell Way Parkway Landscaping Bond (Lot P)	PB0249750066	\$27,400	PB0249750066	\$13,700

Replacement Securities- PLE170022	Security	Security No.	Faithful Performance	Security No.	Labor & Materials
	6 Units Cluster Alley Improvement Bond (Lots 2829 & 3334)	800044391	\$350,000	800044391	\$175,000
	Powell Way Street Improvement Bond (Lot P)- 70%	800044392	\$320,300	800044392	\$160,100
	Powell Way Parkway Landscaping Bond (Lot P)- 70%	800044390	\$19,200	800044390	\$9,600

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 as follows:

	Fee Type	Amount
Bond Substitution (PLE170022)	Application Fee	\$1,818.00
Six-Pack Model Precise Grading (PGR170015)	Plan Check Fee Scanning Fee	\$8,185.00 \$150.00
Six-Pack Model Precise Grading Delta-1 Revision (PWPR2018-0013)	Plan Check Fee Scanning Fee	\$5,340.00 \$300.00
Six-Pack Model Precise Grading (PWGP18-00021)	Permit Fee Issuance Fee	\$1,189.00 \$55.00
Six-Pack Production Precise Grading (PWGR2017-0124)	Plan Check Fee Scanning Fee	\$15,700.00 \$1,110.00
Six-Pack Private Storm Drain (PWEC18-00097)	Permit Fee Issuance Fee	\$22,424.03 \$55.00
Six-Pack Public Water, Sewer, and Reclaimed Water Phase 1B (PWEC18-00096)	Permit Fee Issuance Fee	\$45,629.61 \$55.00

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., 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: MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:

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

Owner: Woodside Homes
11870 Pierce Street
Riverside, CA 92505
Attn: Ryan Cummins
(951) 255-6536

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