



## Legislation Details (With Text)

**File #:** 19-0881      **Version:** 2      **Name:**  
**Type:** Agreement      **Status:** Passed  
**File created:** 10/2/2019      **In control:** City Council  
**On agenda:** 10/16/2019      **Final action:** 10/16/2019  
**Title:** City Council consideration of a Grading Agreement and Security Substitution for Model Precise Grading, Lots 16 and part of 17, Richmond American Homes of Maryland, Inc.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Exhibit A - Location Map, 3. Agreement

Date	Ver.	Action By	Action	Result
10/16/2019	2	City Council	approved	

### AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

**DATE:** 10/16/2019

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

**FROM:** Public Works Department

**SUBJECT:**

City Council consideration of a Grading Agreement and Security Substitution for Model Precise Grading, Lots 16 and part of 17, Richmond American Homes of Maryland, Inc.

#### RECOMMENDED ACTION:

That the City Council:

1. Authorize the Mayor to execute a Grading Agreement between the City and Richmond American Homes of Maryland, Inc.
2. Authorize the Mayor to accept the replacement securities for model precise grading and erosion control from the new developer of Lots 16 and part of 17 of Tract Map 37030, Richmond American Homes of Maryland, Inc.
3. Release the existing securities for Model Precise grading and erosion control to the master developer of Tract Map 37030, Arantine Hills Holdings, LP (PB02497500744 and PGR170014-R4295).

**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 February 21, 2018, the master developer, Arantine Hills Holdings, LP, entered into Precise Grading Agreements with the City and posted bonds for the development of the Tract Map 37030 model home complex. The developer and merchant builder of the 50 x 100 home product, Richmond American Homes of Maryland, Inc., has since purchased Lots 5 through 17 for the construction of 59 detached single-family units, including 3 model home units. At this time, Richmond American Homes of Maryland, Inc. will enter into a new Grading Agreement to replace the model precise grading agreement entered into by the previous owner and has posted replacement securities, as listed below, to guarantee the construction of the required model precise grading improvements.

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

Existing Securities – GR170014	Security	Security No.	Faithful Performance	Labor & Materials
	Bedford (50x100) Models Portion of Lot 16, DWG#17-019P, Grading Work Erosion Control	PB02497500744 Cash Deposit	\$8,900 \$2,500	N/A

Replacement Securities – PWGR2019-0014	Security	Security No.	Faithful Performance	Labor & Materials
	Bedford (50x100) Models, Lot 16 and Portion of Lot 17, DWG#19-020P, Grading Work Erosion Control	SUR0052762 Cash Deposit	\$15,900 \$2,500	N/A

**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

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

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

**SUBMITTED BY:** MITCHELL LANSDELL, INTERIM CITY MANAGER

**Attachments:**

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

Owner: Richmond American Homes  
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Corona, CA 92880  
Attn: Edgar Gomez  
(714) 613-3073

Engineer: Hunsaker & Associates  
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Riverside, CA 92504