



Legislation Details (With Text)

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Title: City Council consideration of approving the Final Map and approving Grading, Improvement, and Survey Monumentation Agreements for Tentative Tract Map 37644 - Arantine Hills Holdings LP, a Delaware Limited Partnership.

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
1/15/2020	1	City Council	approved	

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 01/15/2020

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration of approving the Final Map and approving Grading, Improvement, and Survey Monumentation Agreements for Tentative Tract Map 37644 - Arantine Hills Holdings LP, a Delaware Limited Partnership.

RECOMMENDED ACTION:

That the City Council:

1. Approve the Final Map for Tentative Tract Map 37644.
2. Authorize the Mayor to execute Grading, Improvement, and Survey Monumentation Agreements between the City and Arantine Hills Holdings LP, a Delaware Limited Partnership.

ANALYSIS:

Tentative Tract Map (TTM) 37644 is a subdivision of approximately 51 acres into 45 lots for condominium purposes and is the second phase of development in the Arantine Hills Specific Plan,

approved by the City Council on July 22, 2019. 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 490 residential units comprised of 88 single-family detached condominiums, 66 detached units in clusters of six, 72 triplex units, 78 units in clusters of eight, 186 townhomes, open space areas, trail areas, and a private park in Planning Areas 8, 9, 10, and 18 of the Arantine Hills Specific Plan.

In order to guarantee construction of the public and private infrastructure improvements associated with this development, the developer will enter into Improvement Agreements with the City, and post sufficient securities for the street, storm drain, sewer, water, reclaimed water, and landscaping facilities.

In accordance with the Subdivision Map Act, the developer will also enter into a Survey Monumentation Agreement and post sufficient securities to guarantee the placement of all survey monuments as specified by TTM 37644.

At this time the owner is also proposing to enter into a Grading Agreement with the City and post sufficient securities to guarantee retaining wall construction associated with the rough grading for the project. Securities have previously been posted by the owner for the rough grading, drainage and erosion control for this phase of development.

Securities have been posted as detailed below:

	Bond No.	Faithful Performance	Labor & Materials
Master Developer Backbone Street Improvements-PWLE 2019-0028			
Olvida Street Improvement Bond (Lot W)	PB02497501101	\$759,000	\$379,500
Olvida Street Parkway Landscaping Bond (Portion of Lot W)	PB02497501102	\$112,400	\$56,200
Pomelo Dr Street Improvement Bond (Lot X)	PB02497501103	\$1,314,400	\$657,200
Pomelo Dr Parkway Landscaping Bond (Lot X-Left)	PB02497501104	\$114,200	\$57,100
Pomelo Dr Street Improvement Bond (Lot Y)	PB02497501105	\$854,800	\$427,400
Pomelo Dr Parkway Landscaping Bond (Lot Y-Left)	PB02497501106	\$27,200	\$13,600
Pomelo Dr Parkway Landscaping Bond (Lot Y-Right)	PB02497501107	\$55,200	\$27,600
Shada Lane Street Improvement Bond (Lot Z)	PB02497501108	\$1,265,000	\$632,500
Parson Brown Dr Street Improvement Bond (Lots CC, DD, & EE)	PB02497501109	\$1,438,600	\$719,300
Parson Brown Dr Parkway Landscaping Bond (Lots CC, DD, & EE-Left)	PB02497501110	\$170,200	\$85,100
Parson Brown Dr Parkway Landscaping Bond (Lots CC, & DD-Right)	PB02497501111	\$72,200	\$36,100
Parson Brown Dr Parkway Landscaping Bond (Lot EE-Right)	PB02497501112	\$54,000	\$27,000
Summer Way Street Improvement Bond (Lot FF)	PB02497501113	\$619,000	\$309,500
Builder Alley/Street Improvements-PWLE 2019-0028			
6 Unit Cluster Alley Bond (Lots 12 & 13)	PB02497501115	\$239,600	\$119,800
6 Unit Cluster Alley Bond (Lots 14 & 15)	PB02497501116	\$226,600	\$113,300
6 Unit Cluster Alley Bond (Lots 16 & 17)	PB02497501117	\$208,000	\$104,000
6 Unit Cluster Alley Bond (Lot 18)	PB02497501118	\$113,600	\$56,800
6 Unit Cluster Alley Bond (Lots 19 & 20)	PB02497501119	\$208,000	\$104,000
6 Unit Cluster Alley Bond (Lots 21, 22 & 23)	PB02497501120	\$353,600	\$176,800
Triplex Alley Bond (Lots 24 & 27)	PB02497501121	\$355,800	\$177,900
Triplex Alley Bond (Lots 25 & 28)	PB02497501122	\$355,800	\$177,900
Triplex Alley Bond (Lots 26 & 29)	PB02497501123	\$356,000	\$178,000
8 Unit Cluster Alley Bond (Lots 30 & 34)	PB02497501124	\$759,200	\$379,600
8 Unit Cluster Alley Bond (Lots 31, 32, 35-37)	PB02497501125	\$546,400	\$273,200

8 Unit Cluster Alley Bond (Lot 33)	PB02497501126	\$143,800	\$71,900
Townhome Alley Bond (Lot 39)	PB02497501127	\$595,800	\$297,900
Duplex Alley Bond (Lot 43)	PB02497501128	\$230,000	\$115,000
Duplex Alley Bond (Lot 44)	PB02497501129	\$460,400	\$230,200
Builder In-Tract Backbone Street Improvements-PWLE 2019-0028			
Melogold Way Street Improvement Bond (Lot N)	PB02497501130	\$1,373,200	\$686,600
Satsuma Lane Street Improvement Bond (Lot O)			
Panama Dr Street Improvement Bond (Lot P)			
Melogold Way Parkway Landscaping Bond (Lot N)	PB02497501131	\$171,200	\$85,600
Satsuma Lane Parkway Landscaping Bond (Lot O)			
Panama Dr Parkway Landscaping Bond (Lot P)			
Yuzu St Street Improvement Bond (Lot Q)	PB02497501132	\$1,032,200	\$516,100
Bergamot St Street Improvement Bond (Lot R)			
Stelamar Way Street Improvement Bond (Lot S)			
Yuzu St Parkway Landscaping Bond (Lot Q)	PB02497501133	\$152,400	\$76,200
Bergamot St Parkway Landscaping Bond (Lot R)			
Stelamar Way Parkway Landscaping Bond (Lot S)			
Florentine Dr Street Improvement Bond (Lot T)	PB02497501134	\$807,400	\$403,700
Ruby Lane Street Improvement Bond (Lot U)			
Olvida St Street Improvement Bond (Lot V)			
Florentine Dr Parkway Landscaping Bond (Lot T)	PB02497501135	\$125,400	\$62,700
Ruby Lane Parkway Landscaping Bond (Lot U)			
Olvida St Parkway Landscaping Bond (Lot V)			
Olvida St Parkway Landscaping Bond (Lot W)	PB02497501136	\$31,800	\$15,900
Pomelo Drive Parkway Landscaping Bond (Lot X-Right)	PB02497501137	\$45,400	\$22,700
Shada Lane Parkway Landscaping Bond (Lot Z-Left)	PB02497501138	\$50,600	\$25,300
Shada Lane Parkway Landscaping Bond (Lot Z-Right)	PB02497501139	\$57,000	\$28,500
Summer Way Street Improvement Bond (Lot AA)	PB02497501140	\$567,400	\$283,700
Summer Way Parkway Landscaping Bond (Lot AA)	PB02497501141	\$127,000	\$63,500
Summer Way Parkway Landscaping Bond (Lot FF-Right)	PB02497501142	\$28,400	\$14,200
Summer Way Parkway Landscaping Bond (Lot FF-Left)	PB02497501143	\$35,600	\$17,800
Spring Lane Street Improvement Bond (Lot BB)	PB02497501144	\$1,292,000	\$646,000
Spring Lane Parkway Landscaping Bond (Lot BB)	PB02497501145	\$112,200	\$56,100
Lavine Way Street Improvement Bond (Lots 38-41)	PB02497501146	\$2,549,200	\$1,274,600
Sprout Lane Street Improvement Bond (Lots 42, 43, and 45)	PB02497501147	\$1,922,800	\$961,400

	Bond No.	Faithful Performance	Labor & Materials
Master Developer Park-PWLE 2019-0028			
Active Park (Lot A)	PB02497501114	\$315,000	\$157,500

	Bond No.	Faithful Performance	Labor & Materials
Survey Monumentation-PWLE 2019-0028			
Monument for TR37644	PB02497501148	\$45,000	N/A
Retaining Walls – PWGR2019-0022			
Retaining Walls DWG#19-014W	PB02497501062	\$117,150.00	N/A

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. A Supplemental Environmental Impact Report (SEIR), which comprehensively evaluated an amendment to the Arantine Hills Specific Plan (SPA15-002) was prepared in accordance with the California Environmental Quality Act “CEQA” and certified by the City Council on May 19, 2016. The evaluation pertained programmatically to the overall Arantine Hills development plan, which was revised from the original plan adopted in 2012 to reduce land use intensities by eliminating mixed uses, reducing commercial uses, and reallocating the same number of allowable units across the project site. An Addendum to the EIR was also adopted by the City Council in December 2018 for a second amendment to the specific plan to annex approximately 32 acres into the Arantine Hills Specific Plan. TTM 37644 is a project level proposal which is wholly consistent with and will implement the entitled master plan. Mitigation measures identified in the SEIR will be carried through to each project level development plan that implements the master plan, and therefore, subsequent evaluation at the project level under CEQA is not required.

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

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

SUBMITTED BY: JACOB ELLIS, CITY MANAGER

Attachments:

1. Exhibit “A” - Location Map

2. Agreements

Owner: Arantine Hills Holdings, LP
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Attn: John Sherwood
(949) 382-7822

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Riverside, CA 92504