



Legislation Text

File #: 19-0001, Version: 1

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 1/2/2019

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 and Tract 36541- Lennar Homes of California Inc., a California corporation.

RECOMMENDED ACTION:

That the City Council authorize the Mayor to execute Grading Agreements between the City and Lennar Homes of California Inc., a California corporation.

ANALYSIS:

Tract Map 36541-1 and Tract Map 36541 are the first and final map phases, respectively, 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 the first production phase of nine (9) lots within Tract Map 36541-1, known as Sonata, and the first production phase of seven (7) lots within Tract Map 36541, known as Adagio. 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
Tract 36541-1 (Sonata Production) PWGR2018-0015 Precise Grading Erosion Control	72BSBIA1954 Cash Bond	\$24,500.00 \$2,499.01	N/A N/A	N/A N/A
Tract 36541 (Adagio Production) PWGR2018-0017 Precise Grading Erosion Control	72BSBIA1952 Cash Bond	\$23,700.00 \$2,500.00	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 as follows:

	Fee Type	Amount
Tract 36541-1 (Sonata Production) Precise Grading and Erosion Control - PWGR2018-0015	Plan Check	\$8,335.00
Tract 36541 (Adagio Production) Precise Grading and Erosion Control - PWGR2018-0017	Plan Check	\$8,335.00

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

Attachment: Agreements

Owner: Lennar Homes of California
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