



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Remon Habib, City Engineer and Damaris Abraham, Community Development Director

Date: May 14, 2024

Subject: Tract No. 28214, Revision to Conditions of Approval No. 64, 65 and 66 Relating to Improvements at Lake Street and Nichols Road Intersection, and Nichols Rd Improvements

Recommendation

Approve revisions to Conditions of Approval No. 64, 65 and 66 to state as follows:

64. Lake Street and Nichols Road ultimate intersection improvements shall be by December 31, 2024.
65. Nichols Road ultimate half-width improvements between Lake Street and Alberhill Ranch Road shall be completed by December 31, 2024.
66. Nichols Road ultimate half-width improvements between Alberhill Ranch Road and Terra Cotta Road shall be completed by December 31, 2024.

Background

On January 13, 2004, the City Council certified Addendum No. 2 to the Alberhill Ranch Specific Plan EIR and approved Vesting Tentative Tract Map (VTTM) No. 28214 allowing the subdivision of approximately 163 acres into 913 single family residential lots, one (1) multi-family residential lot, and six (6) public and institutional lots. The expiration of VTTM No. 28214 was extended through a series of automatic and discretionary extensions, the most recent of which was a three year extension of time granted by the City Council on December 8, 2020. On November 9, 2021, the City Council approved Final Map No. 28214-9 and on November 21, 2021, Tract Map No. 28214-9 was filed with the County Recorder thereby subdividing the approximately 134-acre site into 344 residential lots and 55 lettered lots with streets dedicated to the public for street and utility purposes.

On April 18, 2023, the Planning Commission approved Residential Resign Review No. 2022-06 for Pulte Group (Pulte) the design and construction of 344 single-family detached residential units, preliminary plotting, conceptual landscaping, conceptual wall and fence plan, and related improvements in Tract No. 28214-9. Grading permits have been issued and the project is currently under construction.

On November 14, 2023 Council approved a revision to Conditions 67 and 69 pertaining to improvements along Lake Street ultimate half-width improvements between Alberhill Ranch Road and Nichols Road and Nichols Road and Alberhill Ranch Road ultimate intersection to be completed by 11/14/2025 in place of Building Permit count in the initial set of Conditions of approval.

Discussion

On April 28, 2024, Pulte sent a letter requesting a revision to conditions No. 64, 65, and 66 to be revised to a date certain which is proposed as December 31, 2024. The original conditions are listed below:

64. Lake Street and Nichols Road ultimate intersection improvements shall be completed prior to the 125th building permit

65. Nichols Road ultimate half-width improvements between Lake Street and Alberhill Ranch Road shall be completed prior to the 200th building permit

66. Nichols Road ultimate half-width improvements between Alberhill Ranch Road and Terra Cotta Road shall be completed prior to the 100th building permit

Pulte is has pulled 99 Building permits to date; revising the conditions will allow Pulte to keep working on the offsite improvements above, at the same time stay on track with their production of homes.

Pulte has been working on offsite improvements and working through coordinating utility work, road improvements, and onsite production with minimal disturbance to the existing community adjacent to the project.

Staff believes this will reduce the overall duration of the project by allowing the additional building permits to be issued and enforcing December 31, 2024 as the new threshold.

Fiscal Impact

There is no direct fiscal impact to the recommendations for this item.

Attachments

Attachment 1- Pulte Extension Request

Attachment 2 - Revised Conditions of Approval