



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

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

Date: November 14, 2023

Subject: Tract No. 28214, Revision to Conditions of Approval No. 67 and 69 Relating to Improvements at Lake Street and the Alberhill Ranch Road and Nichols Road Intersection

Recommendation

Approve revisions to Conditions of Approval No. 67 and 69 to state as follows:

67. a) Lake Street ultimate half width improvements between Alberhill Ranch Road and Nichols Road shall be completed prior to the 75th Building Permit, except for part b) of this condition.
b) Power poles along Lake Street that may be in conflict with ultimate roadway widening shall be relocated by the 200th Building Permit.

69. Ultimate intersection improvements at Nichols Road and Alberhill Ranch Road, including the signalization shall be completed prior to the 125th Building permit.

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 the project is currently under construction.

Discussion

Pulte has been working to improve Lake Street and Nichols Road to satisfy their offsite conditions of approval. Currently, the conditions of approval require the developer to complete improvements for Lake Street and Nichols Road prior to the issuance of the 50th building permit as shown below:

- 67. Lake Street ultimate half-width improvements between Alberhill Ranch Road and Nichols Road shall be completed prior to the 50th building permit.
- 69. Nichols Road and Alberhill Ranch Road ultimate intersection improvements shall be completed prior to the 50th building permit.

On October 12, 2023, Pulte submitted a letter requesting deferrals to Conditions of Approval 67 and 69 (Attachment 1). Pulte has been working closely with Southern California Edison (SCE) to progress both the Lake Street pole relocation as well as the Nichols Road electric final design. However, the pole relocation work won't be completed before the end of 2024. City staff has been working very closely with the developer on line of sight issues. There are also other easements that are necessary to acquire in order to place SCE equipment along Nichols which has impacted Pulte's schedule. Staff is recommending Conditions of Approval 67 and 69 be revised as follows:

- 67. a) Lake Street ultimate half width improvements between Alberhill Ranch Road and Nichols Road shall be completed prior to the 75th Building Permit, except for part b) of this condition. b) Power poles along Lake Street that may be in conflict with ultimate roadway widening shall be relocated by the 200th Building Permit.
- 69. Ultimate intersection improvements at Nichols Road and Alberhill Ranch Road, including the signalization shall be completed prior to the 125th Building permit.

Fiscal Impact

No direct additional fiscal impact.

Attachments

Attachment 1 - Pulte Request to Extend TR 28214-9 COAs
Attachment 2 - Revised Conditions of Approval