

15) **KB Home Coastal Tract 36557 Terracina Haul Route**

Approve a request for the haul route including hours of operation for the Terracina project and authorize the Mayor and City Manager to execute the haul route construction agreement.



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Remon Habib, City Engineer

Date: May 13, 2025

Subject: KB Home Coastal Tract 36557 Terracina Haul Route

Recommendation

Approve a request for the haul route including hours of operation for the Terracina project and authorize the Mayor and City Manager to execute the haul route construction agreement.

Background

In August of 2010, the City Council passed Ordinance 1271. The ordinance requires all projects with transportation of earth materials in excess of 5,000 cubic yards to have their haul routes approved by the City Council. KB Homes Coastal (KB Homes) is requesting approval of a haul route to be used during the subject's development's import phase.

Discussion

Grading work has commenced for the Terracina project site. Import of material is required to elevate the site. KB Homes will import approximately 40,000 cubic yards of material from a project site in the unincorporated County of Corona. Richard Lopez Construction, Inc. has been contracted with KB Homes to conduct the import. There will be one (1) haul route:

Travel from Export Site (Loaded) Trucks:

- Left on De Palma Road
- Right on Indian Truck Trail
- Right on Interstate 15 (Southbound)
- Right on Nichols Road
- Left on Terra Cotta Road to the project site

Terracina Haul Route

Travel to Export Site (Unloaded) Trucks:

- Left on Terra Cotta Road
- Right on Nichols Road
- Left onto Interstate 15 (Northbound)
- Left on Indian Truck Trail
- Left onto De Palma Road to the project site

The approved hours of work will be from 8:00 am to 4:00 pm, Monday through Friday, to minimize the impact on rush hour traffic. Once commenced, the import will continue for up to 29 working days. Richard Lopez Construction, Inc. has provided a video log of the condition of the haul route. KB Homes Coastal Inc. has posted a \$5,000 cash deposit that is refundable upon the successful completion of hauling and cleanup activities.

Conditions for this hauling process are as follows:

1. Provide equipment in the form of a front-end load or two (2) skid steer loaders, including operator, trailer and tow vehicle, street sweeper, and dump truck to respond within 30 minutes of any report spill along the haul route.
2. Distribute the haul route and hours of operations to all haul truck operators prior to hauling operations.
3. Provide "Slow Trucks" signs at designated locations as approved by the City Engineer.
4. Provide a flagman to aid with traffic control at the entrance to the project site.
5. Provide dust control measures, including water trucks at receiving locations.
6. Daily sweeping of all impacted roads at the discretion of the City Engineering Inspector.
7. Provide documentation that the trucks being used have passed CHP and/or DMV inspections within the past 12 months.
8. Violations of any of these conditions will result in the stoppage of work until a Safety and Compliance meeting with the inspector and city engineer can be held.
9. It is the Developer's responsibility to file and obtain a grading permit with the proper jurisdiction(s) at the borrow site.
10. The City reserves the right to modify hours of operation, restrict the number of daily trips, or a combination thereof, should hauling interfere with school traffic to avoid drop-off and pick-up times or should the hauling adversely impact peak hour travel.

Fiscal Impact

KB Homes, pursuant to the plans and specifications, will be responsible for any damage occurring to the city streets, and will place security with the City to guarantee such.

Attachments

Attachment 1 - Haul Route Agreement
Exhibit A - Haul Route Map
Exhibit B - Haul Route Questionnaire

**AGREEMENT
FOR
CONSTRUCTION OF IMPROVEMENTS**

WHEREAS, the undersigned, KB Home Coastal, whose business address is 36390 Inland Valley Drive, Suite 300 Wildomar, CA 92009 herein referred to as "Contractor", has submitted to the City of Lake Elsinore for its approval a haul route plan for the project known as Terracina Project - Terra Cotta Rd. / Catania Ln; and,

WHEREAS, Contractor desires to enter into an agreement and to furnish security in compliance with the City of Lake Elsinore Municipal Code LEMC [15.72.065](#) ;

NOW, THEREFORE, in consideration of the approval of said Haul Route plan by the City, and as a condition of such approval, the Contractor promises and agrees at his own expense to adhere to the requirements of said condition and submits with this agreement, security for all costs and expense of in repairing any damage to streets or other public facilities and the removal of any deposits of earth materials or other debris resulting from the permitted operations.

The above enumeration of items is understood to be only a general designation of the work and improvements, and not a binding description thereof.

It is further understood and agreed that upon default of any obligation hereunder and at any time after any such default, the City may make written demand upon the Contractor and surety to immediately remedy the default or complete the work. If said remedial activities or completion of work are not commenced within sixty (60) days after such demand is made and are not thereafter diligently prosecuted to completion and fully completed within one hundred twenty (120) days after the making of such demand (or such other time as may be contained in said demand), the City may then complete or arrange for completion of all remaining work or conduct such remedial activity as in the sole judgment of the City may be required, all at the full expense and obligation of the Contractor and surety and all without the necessity of giving any further notice to the Contractor or surety before the City performs or arranges for performance of any work, and whether or not the Contractor or surety have constructed any of the requirements at the time. In the event the City elects to complete or arrange for completion of remaining work, the City Engineer, upon such election, may require all work by the Contractor or surety to cease in order to

permit adequate coordination by the City for completing any remaining work not yet completed.

The contractor shall provide security in the form of cash and in the amount of Five Thousand Dollars (\$5,000.00) in compliance with the terms of approval. For purposes of enforcing this agreement, the term "city" includes the city council, the city manager, the city attorney, city engineer, or any of them, or any of their authorized representatives.

In WITNESS WHEREOF, the Contractor has caused this agreement to be executed this 02 day of May, 2025.

FOR: KB Home Coastal
Type or Print name of company on line above

SIGNED: Matthew Rizzo SVP 
Type name & title here:

SIGNED: _____
Type name & title here:

CITY OF LAKE ELSINORE

BY: _____
Brian Tisdale, Mayor
CITY OF LAKE ELSINORE

ATTEST:

APPROVED BY:

Candice Alvarez, City Clerk
CITY OF LAKE ELSINORE

Jason P. Simpson, City Manager
CITY OF LAKE ELSINORE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)SS
COUNTY OF Riverside)

On May 2, 2025, before me, Deanna Marie Olivera, Notary Public, personally appeared Matthew Rizzo, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



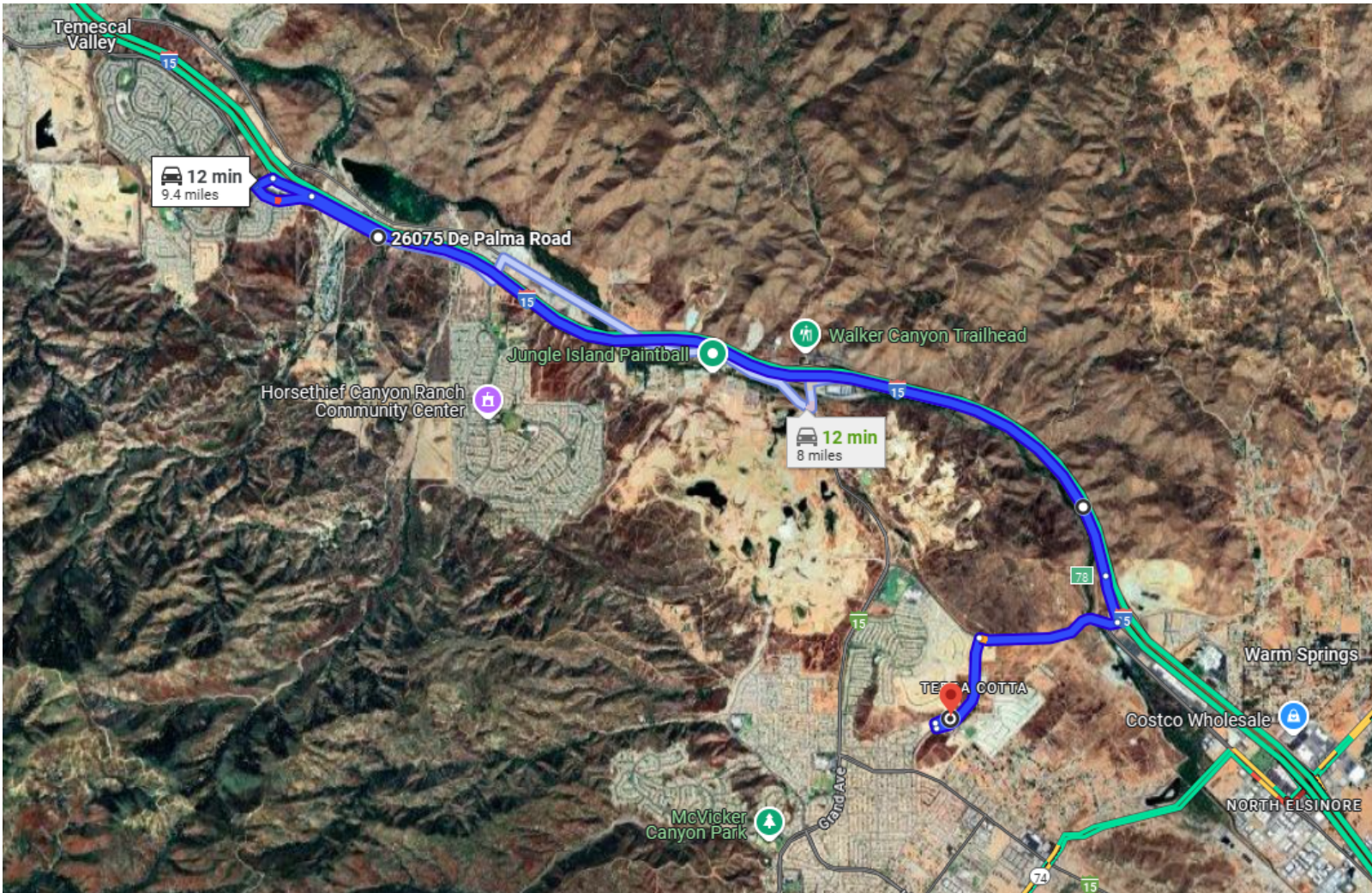
My Commission Expires: August 10, 2028

This area for official notarial seal

Notary Name: Deanna Marie Olivera Notary Phone: (951) 691-5300
Notary Registration Number: 2497151 County of Principal Place of Business: Riverside

ATTACHMENT 1

HAUL ROUTE MAP





City of Lake Elsinore
Department of Public Works
130 S Main Street, Lake Elsinore, CA
951-674-3124 fax 951-674-8761

Haul Route Questionnaire

Must be completed for Import/Export over 2,500 cubic yards

Job Address: Terracina Project - Terra Cotta Road/Catania Ln

Legal Description Tract/Parcel: 36557 Lot(s): _____

☒ Import: 40,000 cubic yards ☐ Export: _____ cubic yards

From: De Palma Rd / Horsethief Canyon Rd Corona, CA address To: Terra Cotta / Catania Ln. Lake Elsinore address

Loaded Truck Route: From 15 S at Nichols, head West on Nichols, South on Terra Cotta to job site

Empty Truck Route: from jobsite, head north on Terra Cotta to Nichols, head East on Nichols to 15 N, get on 15N to Export site.

Location of Staging Area: N/A street name, onsite, etc

Max Number of Trucks Staged: N/A

Type of Truck: ☒ Bottom Dump ☐ 10 Wheeler Dump ☐ 5-Axle
☐ 18-Wheeler ☐ Truck and Trailer

Total # of trips per day: 100 (a) Truck Capacity: 14 (b) Total of cy per day: 1,400 (a) x (b) = c
cubic yards

Total # of hauling days: 29 Total Export/Import: 40,000

Proposed Hauling Days: M [X] T [X] W [X] Th [X] F [X]

check Hours: From 8:00 am To 4:00 pm

Owner's Name: KB Home Coastal Phone: 760-473-0609

Address: 36390 Inland Valley Drive Suite 300 Wildomar, CA 92009

Applicant's Name: Same Phone: _____

Address: _____

Hauling Contractor's Name: Richard Lopez Construction, Inc Phone: 951-372-0944

Address: 232 E Grand Blvd., Suite 103 Corona, CA 92879


Applicant's Signature

Richard Lopez
Print Name

05/01/2025
Date



Project: Terracina, Lake Elsinore, CA

Tract: 36557

Terra Cotta Rd / Catania Ln

Loaded Truck Route:

From 15S Exit Nichols

Head West on Nichols

Head South on Terra Cotta Rd. to jobsite

Empty Truck Route:

Same Route in Reverse