



Legislation Text

File #: 21-875, **Version:** 1

FROM:

Engineering

SUBJECT:

Approve replacement of securities for Tract No. 17039 within the Citrus Heights North Specific Plan (Shady Trails).

RECOMMENDATION:

Approve replacement of securities for infrastructure improvements of Tract No. 17039 and authorize the City Manager to enter into a Subdivision Agreement with Richmond American Homes of Maryland, Inc. for construction of infrastructure improvements.

COUNCIL GOALS:

- To invest in the city's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.
- To invest in the city's infrastructure (streets, sewers, parks, etc.) by improving the aesthetics of the community.

DISCUSSION:

Tentative Tract No. 17039 was approved by Planning Commission on July 2, 2019. As a requirement of the project, the developer was conditioned to build infrastructure improvements of Tentative Tract No. 17039 located within the Citrus Heights North Specific Plan (Shady Trails) at the southwest corner of Citrus Avenue and Knox Avenue. SC Fontana Development Company, LLC posted a Subdivision Improvement Agreement and Securities for infrastructure improvements on March 3, 2020. Recently, Richmond American Homes of Maryland, Inc. purchased the development from SC Fontana Development Company, LLC and has posted a Subdivision Improvement Agreement and Securities to complete the required infrastructure improvements. Therefore, this action will allow the securities from Richmond American Homes of Maryland, Inc. to replace securities from SC Fontana Development Company, LLC which will be released. The requirements for the development of the subdivision have not changed.

FISCAL IMPACT:

There is no fiscal impact.

MOTION:

Approve staff recommendation.