



Staff Report

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**File #:** 23-0878

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**REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 11/01/2023  
**TO:** Honorable Mayor and City Council Members  
**FROM:** Planning and Development Department

**SUBJECT:**

REDUCE THE AMOUNT OF THE STREET AND ALLEY IMPROVEMENT SECURITIES POSTED FOR TRACT MAP 37644, LOTS X, Y, Z, AA, CC, DD, EE, AND FF, LOCATED SOUTH OF EAGLE GLEN PARKWAY AND WEST OF INTERSECTION 15 (APPLICANT: ARANTINE HILLS HOLDINGS, LP)

**EXECUTIVE SUMMARY:**

This staff report asks the City Council to approve a request from Arantine Hills Holdings, LP to reduce the amount of the securities posted for the street and alley improvements for Lots X, Y, Z, AA, CC, DD, EE, and FF of Tract Map 37644. The project site is within the second development phase of the Arantine Hills Specific Plan (Bedford Communities). The proposed request will reduce by 50 percent the amount of the original street and alley bonds posted by the applicant based on the improvements that have been completed to date.

**RECOMMENDED ACTION:**

**That the City Council** authorize the Mayor to reduce by fifty percent (50%) the securities for the street and alley improvements for Arantine Hills Holdings, LP for Lots X, Y, Z, AA, CC, DD, EE, and FF for Tract Map 37644.

**BACKGROUND & HISTORY:**

Tract Map 37644 is a subdivision of approximately 51 acres into 45 lots for condominium purposes and is the second development phase of the Arantine Hills Specific Plan. The second development phase was approved by the City Council on July 22, 2019. The map facilitates the construction of 490 residential units, which includes 88 single-family detached condominiums, 66 detached units in clusters of six, 72 triplex units, 78 paired units in clusters of eight, and 186 townhomes. The project also includes open space areas, trails, and an active park and recreational facility.

**ANALYSIS:**

Arantine Hills Holdings, LP is requesting to reduce the security for the street and alley improvements

on certain lots within Tract Map 37644. The applicant has completed a substantial amount of the alley and street improvements. The applicant’s request would allow the security posted with the City to align with the improvements that have not yet been constructed and would alleviate overall bond liabilities. City staff recommends reducing the Faithful Performance Security by 50 percent, which will ensure sufficient security is maintained to guarantee the completion of the work.

The developer originally posted the following security with the City:

Security	Security No.	Faithful Performance	Security No.	Labor & Materials
Pomelo Drive Street Improvement Bond Lot X	PB02497501103	\$1,314,400	PB02497501103	\$657,200
Pomelo Drive Street Improvement Bond Lot Y	PB02497501105	\$854,800	PB02497501105	\$427,400
Shada Lane Street Improvement Bond Lot Z	PB02497501108	\$1,265,000	PB02497501108	\$632,500
Parson Brown Street Improvement Bond Lots CC, DD and EE	PB02497501109	\$1,438,600	PB02497501109	\$719,300
Summer Way Street Improvement Bond Lot FF	PB02497501113	\$619,000	PB02497501113	\$309,500
Summer Way Street Improvement Bond Lot AA	PB02497501140	\$567,400	PB02497501140	\$283,700

A summary of the recommended 50% reduction is as follows:

Security No.	Faithful Performance	Security No.	Labor & Materials	
Pomelo Drive Street Improvement Bond Lot X	PB02497501103	\$657,200	PB02497501103	\$328,600
Pomelo Drive Street Improvement Bond Lot Y	PB02497501105	\$427,400	PB02497501105	\$213,700
Shada Lane Street Improvement Bond Lot Z	PB02497501108	\$632,500	PB02497501108	\$316,250
Parson Brown Street Improvement Bond Lots CC, DD and EE	PB02497501109	\$719,300	PB02497501109	\$359,650

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Summer Way Street Improvement Bond Lot FF	PB02497501113	\$309,500	PB02497501113	\$154,750
Summer Way Street Improvement Bond Lot AA	PB02497501140	\$283,700	PB02497501140	\$141,850

**FINANCIAL IMPACT:**

The bond substitution fee of \$1,735 for the bond reduction has been paid by the developer.

**ENVIRONMENTAL ANALYSIS:**

The project was previously evaluated by an Environmental Impact Report that was certified by the City Council pursuant to CEQA Sections 15162 and 15163 of the State Guidelines for Implementing the California Environmental Quality Act in 2012, and the Supplemental Environmental Impact Report adopted in 2016. Therefore, no further environmental analysis is required to reduce the amount of the project's posted securities.

**PREPARED BY:** JESSICA KANG, ASSOCIATE ENGINEER

**REVIEWED BY:** JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

**Attachments:**

1. Exhibit 1 - Location Map