



Staff Report

File #: 23-0319

REQUEST FOR CITY COUNCIL ACTION

DATE: 04/19/2023

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

SUBJECT:

RELEASE OF THE IMPROVEMENT SECURITY POSTED BY ARANTINE HILLS HOLDINGS, LP FOR TRACT MAP 37030 LOCATED SOUTH OF EAGLE GLEN PARKWAY AND WEST OF INTERSTATE 15 (APPLICANT: ARANTINE HILLS HOLDING, LP)

EXECUTIVE SUMMARY:

This staff report asks the City Council to accept the public improvements and release the appropriate public improvement securities associated with certain lots in Tract Map 37030. Arantine Hills Holdings, the master developer of the Arantine Hills development, also known as Bedford Communities, has completed the required public improvements, and is requesting the release of the posted securities.

RECOMMENDED ACTION:

That the City Council:

- a. Accept the improvements associated with Lots H, L, M, N and Q of Tract Map 37030.
- b. Retain twenty-five percent (25%) of the Faithful Performance Security for one year from the date of acceptance of improvements as security for repair and replacement of any improvements that fail to meet City standards at the end of the one-year period (PB02497500628, PB02497500629, PB02497500630, PB02497500631, PB02497500632, PB02497500634, PB02497500636, PB02497500637, PB02497500639).
- c. Retain the Labor and Material Security for six months from the acceptance of improvements date and automatically release the security, unless any claims are filed. (PB02497500628, PB02497500629, PB02497500630, PB02497500631, PB02497500632, PB02497500634, PB02497500636, PB02497500637, PB02497500639).

BACKGROUND & HISTORY:

Tract Map 37030 subdivided approximately 54 acres into 45 lots for condominium purposes and was the first phase of development in the Arantine Hills Specific Plan. Tract Map 37030 was approved by the City Council on October 4, 2017, and is located south of Eagle Glen Parkway and west of Interstate 15. The map accommodated the construction of 393 residential units comprised of 100 single-family detached condominiums, 96 detached units in clusters of six, 96 paired units in clusters of eight, 101 townhomes, open space areas, trails, an active park, and a recreational facility.

On October 18, 2017 Arantine Hills Holdings LP, entered into Public Improvement Agreements with the City and posted Faithful Performance and Labor and Material bonds to secure the construction of storm drain facilities associated with Lots H, L, M, N and Q and alley improvements associated with Lot 14 of Tract Map 37030.

FINANCIAL IMPACT:

All applicable fees have been paid by the developer. It is the City’s responsibility to begin the maintenance of the public improvements one (1) year after the date of acceptance.

ANALYSIS:

All improvements to the streets referenced in the posted securities have been constructed in accordance with City standards and staff is recommending that the City Council accept the improvements.

Twenty-five percent (25%) of the Faithful Performance Security for the public improvements will be retained for a period of one-year to guarantee repair or replacement of any improvements that fail prior to the end of the one-year period. The City will release the Faithful Performance Security one year from the acceptance of improvements by City Council, pursuant to California Government Code Section 66499.9 (c).

It is necessary to retain the Labor and Material Security for a period of six months, in accordance with the State Subdivision Map Act.

The following is a summary of the securities:

Tract Map 37030

Security	Security No.	Faithful Performance	Security No.	Labor & Materials
Palmer Drive Storm Drain Bond (Lot N)	PB02497500628	\$153,200	PB02497500628	\$76,600
Cameron Way Storm Drain Bond (Lot L)	PB02497500629	\$159,400	PB02497500629	\$79,700
Nova Way Storm Drain Bond (Lot L)	PB02497500630	\$13,800	PB02497500630	\$6,900
Adishian Way Storm Drain Bond (Lot H)	PB02497500631	\$45,600	PB02497500631	\$22,800

Adishain Way Storm Drain Bond (Lot H)	PB02497500632	\$203,200	PB02497500632	\$101,600
Pompia Way Storm Drain Bond (Lot M)	PB02497500634	\$121,200	PB02497500634	\$60,600
Horvath Storm Drain Bond (Lot Q)	PB02497500636	\$191,200	PB02497500636	\$95,600
Orange Fisher Drive Storm Drain Bond (Lot H)	PB02497500637	\$132,000	PB02497500637	\$66,000
8 Unit Cluster Model Alley Improvement Bond (Lot 14)	PB02497500639	\$115,200	PB02497500639	\$57,600

ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action is to release securities posted for a previously approved project. There is no possibility that this action will have a significant effect on the environment. Therefore, no environmental analysis is required.

PREPARED BY: JESSICA KANG, ASSOCIATE ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Location Map T37030