



Staff Report

File #: 23-0570

REQUEST FOR CITY COUNCIL ACTION

DATE: 08/02/2023

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 38 THROUGH 45, LOCATED SOUTH OF EAGLE GLEN PARKWAY AND WEST OF INTERSTATE 15 (TRI POINT HOMES HOLDINGS, INC.)

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve a request from Tri Pointe Homes Holdings, Inc. to reduce the amount of the securities posted for the street and alley improvements for Lots 38 through 45 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 the securities for the street and alley improvements for Tri Pointe Homes Holdings, Inc. for Lots 38 through 45 of 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.

On March 16, 2022, Tri Point Homes Holdings, Inc. entered into an agreement with the City for the street and alley improvements on Lots 38 through 45 of Tract Map 37644.

ANALYSIS:

Tri Pointe Homes Holdings, Inc. is requesting to reduce the amount of security posted for the street and alley improvements on Lots 38 through 45 within Tract Map 37644. The applicant has completed a substantial amount of the alley and street improvements for the project. 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 improvements.

The developer originally posted the following security with the City:

Improvement Security	Security No.	Faithful Performance	Security No.	Labor & Materials
Townhome Alley Improvement Bond (Lot 39)	PB03010408365	\$595,800	PB03010408365	\$297,900
Lavine Way Street Improvement Bond (Lot 38 through 41)	PB03010408364	\$2,549,000	PB03010408364	\$1,274,600

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

Improvement Security	Security No.	Faithful Performance	Security No.	Labor & Materials
Townhome Alley Improvement Bond (Lot 39)	PB03010408365	\$298,000	PB03010408365	\$149,000
Lavine Way Street Improvement Bond (Lot 38 through 41)	PB03010408364	\$1,274,600	PB03010408364	\$637,300

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 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