



Staff Report

File #: 23-0606

REQUEST FOR CITY COUNCIL ACTION

DATE: 08/02/2023

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 36294R 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 traffic signal improvements and release the public improvement securities associated with Tract Map 36294R. Arantine Hills Holdings, the master developer of the Arantine Hills development, also known as Bedford Communities, has completed the required traffic signal improvements at the intersection of Eagle Glen Parkway and Bedford Canyon Road and is requesting the release of the posted securities.

RECOMMENDED ACTION:

That the City Council:

- a. Accept the improvements associated with the Bedford Canyon and Eagle Glen Parkway traffic signals.
- 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 (PB02497500540).
- 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. (PB02497500540).

BACKGROUND & HISTORY:

Tract Map 36294R is a multi-phase subdivision of 276 acres, approved by the City Council on May 19,

2016. The project site is located south of Eagle Glen Parkway and west of Interstate 15 and is part of the Arantine Hills Specific Plan.

On June 28, 2017, the City Council approved the final map for Tentative Tract Map 36294R and the improvements and survey monumentation agreements between the City and Arantine Hills Holdings LP, a Delaware Limited Partnership.

ANALYSIS:

All improvements to the traffic signal 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 traffic signal 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:

Security	Security No.	Faithful Performance	Security No.	Labor & Materials
Public Improvements Bedford Canyon & Eagle Glen Pkwy Traffic	PB02497500540	\$221,000	PB02497500540	\$110,500

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.

ENVIRONMENTAL ANALYSIS:

The City Council certified an Environmental Impact Report (EIR) on May 19, 2016, for the Arantine Hills Specific Plan, and subsequently adopted a Supplement to the Arantine Hills Specific Plan EIR in 2017 and an Addendum to the EIR in 2018. No additional environmental analysis is required under CEQA to release the public improvement security associated with the project because this action has no possibility of creating a significant effect on the environment, and thus the activity is not subject to CEQA.

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PREPARED BY: JESSICA KANG, ASSOCIATE ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Location Map