



Staff Report

---

**File #:** 22-0755

---

**REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 09/21/2022

**TO:** Honorable Mayor and City Council Members

**FROM:** Planning and Development Department

**SUBJECT:**

Release of the Landscaping Securities posted by Arantine Hills Holdings, LP, for certain slopes and parkway improvements associated with Tract Map 36294R and Tract Map 37030, located south of Eagle Glen Parkway and west of Interstate 15.

**EXECUTIVE SUMMARY:**

City Council consideration of the release of the improvement securities posted by Arantine Hills Holdings, LP, for the landscaping improvements of private slopes and parkways located within Tract Map 36294R and Lots H, L, and N of Tract Map 37030. The landscaping improvements are located within the first and second development phases of the Arantine Hills Specific Plan. The developer has completed the landscape improvements on the subject properties and is requesting the release of the posted securities.

**RECOMMENDED ACTION:**

**That the City Council:**

- a. Release the Phase 1 Slope and Commercial Landscaping Faithful Performance Security associated with Tract Map 36294R (Bond No. PB02497500537 and PB02497500538)
- b. Retain the Phase 1 Slope and Commercial Landscaping Labor and Material Security associated with Tract Map 36294R for six months beyond the acceptance of the improvements and automatically release the security, unless claims are filed. (Bond No. PB02497500537 and PB02497500538).
- c. Release the Palmer Drive (Lot N), Cameron Way (Lot L), Adishain Way (Lot H), and Orange Fisher Drive (Lot H) Street Parkway Landscaping Faithful Performance Security associated with Tract Map 37030 (Bond No. PB02497500620, PB02497500621, PB02497500624 and PB02497500625)

- d. Retain the Palmer Drive (Lot N), Cameron Way (Lot L), Adishain Way (Lot H), and Orange Fisher Drive (Lot H) Street Parkway Landscaping Labor and Material Security associated with Tract Map 37030 for six months beyond the acceptance of the improvements and automatically release the security, unless claims are filed. (Bond No. PB02497500537 and PB02497500538).

**BACKGROUND & HISTORY:**

Arantine Hills Holdings, LP, is the master developer of Tract Map 36294R, which is located south of Eagle Glen parkway and west of Interstate 15. Tract Map 36294R subdivided 276 acres to facilitate the development of 1,806 residential units and 80,000 square feet of commercial space. On June 21, 2017, the City Council approved Tract Map 36294R and improvement agreements with the developer, which included slope landscaping improvements.

Tract Map 37030 is a subdivision within the master-planned community and created 45 lots for condominium purposes on 54 acres. This tract map was part of the first phase of development in the Arantine Hills Specific Plan. 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, trail areas, and an active park and recreational facility. On October 18, 2017, the City Council approved Tract Map 37030 and improvement agreements with the developer, which included parkway landscaping improvements.

**ANALYSIS:**

The private landscaping improvements associated with the securities have been completed and inspected by the City to ensure conformity with standard specifications. The landscaping is located along the slopes and parkways of the private streets within the community and will be privately maintained by the Bedford Community Homeowners' Association. The slope associated with Tract 36294R has been graded as part of the commercial development for the Bedford Marketplace and no longer exists. Therefore, the security that was posted for this improvement can be released.

The following is a summary of the securities:

Landscaping Security	Security No.	Faithful Performance	Security No.	Labor & Materials
Phase 1 Slope Landscaping (Tract 36294R)	PB02497500537	431,800	PB02497500537	215,900
Commercial Slope Landscaping (Tract 36294R)	PB02497500538	84,600	PB02497500538	42,300
Palmer Dr. Street Parkway Landscaping Bond (Tract 37030 Lot N)	PB02497500620	\$62,200	PB02497500620	\$31,100

Cameron Way Street Parkway Landscaping Bond (Tract 37030 Lot L)	PB02497500621	\$17,600	PB02497500621	\$8,800
Adishian Way Street Parkway Landscaping Bond (6 Pack) (Tract 37030 Lot H)	PB02497500624	\$44,800	PB02497500624	\$22,400
Orange Fisher Dr. Street Parkway Landscaping Bond (Tract 37030 Lot H)	PB02497500625	\$70,000	PB02497500625	\$35,000

**FINANCIAL IMPACT:**

All applicable fees have been paid by the developer.

**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 landscaping 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:** CHRISTOPHER HORN, P.E., ACTING DEVELOPMENT SERVICES MANAGER

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

**Attachments:**

1. Exhibit 1 - Location map