



Staff Report

File #: 21-0662

REQUEST FOR CITY COUNCIL ACTION

DATE: 07/07/2021

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

Approve the release of certain Grading Securities associated with Tract Map 37030.

EXECUTIVE SUMMARY:

Grading activities within Lots 11 and 18 through 20 of Tract Map 37030 have been completed. The project is located in the first phase of development of the Arantine Hills Specific Plan, within the Whitney single-family home product of the Bedford Community. The proposed action will release the Grading and Erosion Control securities posted by the owner, The New Home Company Southern California LLC, a California Limited Liability Company.

RECOMMENDED ACTION:

That the City Council:

- a. Release the Bedford (50x90 Model) Portion of Lot 18 Precise Grading Faithful Performance and Erosion Control Security (PB02497500806 FP, PGR170013-R6488 cash).
- b. Release the Bedford (50x90 Production) Lots 11, 19-20 and Portion of Lot 18 Faithful Performance and Erosion Control Security (PB02497500795 FP, PWGR2017-0125-R6633 cash).

BACKGROUND & HISTORY:

Tract Map 37030 is a subdivision of approximately 54 acres into 45 lots for condominium purposes and is the first phase of development in the Arantine Hills Specific Plan, approved by the City Council on October 4, 2017. The project is located south of Eagle Glen Parkway and west of Interstate 15, as shown on Exhibit "1." The map facilitates 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, opens space areas, trail areas, and an active park and recreational facility.

On October 18, 2017, the master developer, Arantine Hills Holdings, LP, entered into Grading and Public Improvement Agreements with the City and posted bonds for the development of Tract Map 37030. On June 6, 2018, The New Home Company Southern California LLC posted replacement securities and entered into new Grading and Public Improvement Agreements for the precise grading and certain street and landscaping improvements as the merchant builder for the 41 single-family dwelling unit product on Lots 11 and 18 through 20, marketed as the Whitney product.

ANALYSIS:

The model and production lots associated with the Whitney product have been precise graded in accordance with all City Standards and the approved Grading Plans. Therefore, it is appropriate to release the Grading and Erosion Control Securities at this time.

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 common sense 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 merely releases the current securities associated with the property. Since there is no possibility that adopting this action will have a significant effect on the environment, no environmental analysis is required.

PREPARED BY: MICHELE HINDERSINN, P.E., SENIOR CIVIL ENGINEER

REVIEWED BY: SAVAT KHAMPHOU, ACTING PUBLIC WORKS DIRECTOR

Attachments:

1. Exhibit 1 - Location Map