



Legislation Text

File #: 24-0183, Version: 1

REQUEST FOR CITY COUNCIL ACTION

DATE: 04/03/2024

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

SUBJECT:

RELEASE OF GRADING SECURITIES POSTED BY ARANTINE HILLS HOLDINGS LP, A DELAWARE LIMITED PARTNERSHIP FOR TRACT MAP 37644 LOCATED SOUTH OF EAGLE GLEN PARKWAY AND WEST OF INTERSTATE 15 (APPLICANT: ARANTINE HILLS HOLDINGS LP, A DELAWARE LIMITED PARTNERSHIP)

EXECUTIVE SUMMARY:

This staff report asks the City Council to release the grading securities associated with Tract Map 37644. The developer has completed the required grading operations associated with the residential construction for Tract Map 37644 and is requesting the release of the posted grading securities.

RECOMMENDED ACTION:

That the City Council release the Grading and Erosion Control Securities posted for Tract Map 37644 (Bond No. PB02497501031 and Receipt No. R18460).

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 November 6, 2019, Arantine Hills Holdings, LP entered into a Rough Grading Agreement with the City and posted bonds for the development of Tract Map 37644.

ANALYSIS:

The site was graded in accordance with City standards and the approved grading plans. Therefore, it

is appropriate for the City to release the grading and erosion control securities posted for the properties by the applicant.

The following is a summary of the securities:

Security	Security No.	Faithful Performance	Security No.	Labor & Materials
DWG#19-014R, Rough Grading Erosion Control	PB02497501031	\$ 160,900	R18460	\$ 9,425

FINANCIAL IMPACT:

All applicable fees have 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