



# STAFF REPORT

DATE: 11/06/2024  
TO: Honorable Mayor and City Council Members  
FROM: Planning and Development Department

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**2024-106**

## REQUEST FOR CITY COUNCIL ACTION

### SUBJECT:

RELEASE OF LANDSCAPE SECURITIES POSTED BY ARANTINE HILLS HOLDINGS LP, A DELAWARE LIMITED PARTNERSHIP FOR TRACT MAPS 36294, 37030, AND 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 accept the landscape improvements and release the appropriate improvement securities associated with Tract Maps 36294, 37030, and 37644. The developer has completed the landscape improvements associated with the development and is requesting the release of the posted grading securities.

### RECOMMENDED ACTION:

That the City Council:

- a. Accept the landscape improvements associated with Tract Maps 36294, 37030, and 37644.
- b. Retain twenty-five percent (25%) of the Faithful Performance Security for one year beyond the acceptance of the improvements as security for repair and replacement of any improvements that fail to meet City standards at the end of the one-year period. (Bond No. PB02497500470, PB02497500526, PB02497500527, PB02497500531, PB02497500626, PB02497501102, PB02497501104,

PB02497501106, PB02497501107, PB02497501110, PB02497501111, PB02497501112, PB02497501136, PB02497501142, PB02497501143)

- c. Retain the Labor and Material Security for six months beyond the acceptance of the improvements and automatically release the security unless claims are filed. (Bond No. PB02497500470, PB02497500526, PB02497500527, PB02497500531, PB02497500626, PB02497501102, PB02497501104, PB02497501106, PB02497501107, PB02497501110, PB02497501111, PB02497501112, PB02497501136, PB02497501142, PB02497501143)

**BACKGROUND & HISTORY:**

Tract Map 36294 (TM 36294) is a multi-phase subdivision of 276 acres, approved by the City Council on May 19, 2016. The project, known as Bedford, is located south of Eagle Glen Parkway and west of Interstate 15. The project includes residential units not exceeding 1,806 dwelling units and approximately 80,000 square feet of general commercial. Subsequent tract maps further subdivided the property within TM 36294 to facilitate the development by the builders in Bedford, which includes TM 37030 and TM 37644.

Table 1 lists the dates of the improvement agreements and securities posted for each tract map.

Table 1  
Tract Map Summary of Improvements

Tract Map	Project	Posted Improvement Security Date
TM 36294	Subdivision of 276 acres into 10 numbered lots and 21 lettered lots.	June 28, 2017. Improvement agreements and securities guaranteeing the construction of the street, storm drain, sewer, water, traffic, landscaping, parks, and Bedford Wash improvements.
TM 37030	Subdivision of approximately 54 acres into 45 lots for residential condominium purposes facilitating 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.	October 18, 2017. Improvement agreements and securities guaranteeing the construction of the street, storm drain, sewer, water, reclaimed water, and landscaping improvements.
TM 37644	Subdivision of approximately 51 acres into 45 lots for condominium purposes	January 15, 2020. Improvement agreements

Tract Map	Project	Posted Improvement Security Date
	facilitating the construction of 490 residential units comprised of 88 single-family detached condominiums, 66 detached units in clusters of six, 72 triplex units, 78 units in clusters of eight, 186 townhomes, open space areas, trail areas, and a private park in Planning Areas 8, 9, 10, and 18.	and securities guaranteeing the construction of the street, storm drain, sewer, water, reclaimed water, and landscaping improvements.

**ANALYSIS:**

The improvements secured by these agreements have been completed and inspected to ensure conformity with City specifications.

Twenty-five percent (25%) of the Faithful Performance Security for the public improvements will be retained for a period of one year to guarantee repair or replacement of any improvements that fail before the end of the one-year period. Any written claims against the performance security must be made before the one-year guarantee period, which is set to expire on November 6, 2024. City Staff will release the Faithful Performance Security one year after acceptance of the improvements by the 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:

Tract Map 36294

Security	Security No.	Faithful Performance	Security No.	Labor & Materials
Public Improvements Eagle Glen Parkway Drive Approach	PB02497500470	\$ 10,200	PB02497500470	\$ 5,100
Public Improvements Bedford Canyon (Lot G) Landscaping	PB02497500526	\$ 82,000	PB02497500526	\$ 41,000
Public Improvements	PB02497500527	\$ 114,600	PB02497500527	\$ 57,300

Bedford Canyon (Lot A) Landscaping				
Public Improvements Hudson House (Lot B-Phase 2) Landscaping	PB02497500531	\$ 146,600	PB0249750053 1	\$ 73,300

Tract Map 37030

Security	Security No.	Faithful Performance	Security No.	Labor & Materials
Olvida Street Parkway Landscaping Bond (Lot R)	PB02497500626	\$ 16,000	PB0249750062 6	\$ 8,000

Tract Map 37644

Security	Security No.	Faithful Performance	Security No.	Labor & Materials
Olvida Street Parkway Landscaping Bond (Portion of Lot W)	PB02497501102	\$112,400	PB0249750110 2	\$ 56,200
Pomelo Dr Parkway Landscaping Bond (Lot X- Left)	PB02497501104	\$ 114,200	PB0249750110 4	\$ 57,100
Pomelo Dr Parkway Landscaping Bond (Lot Y- Left)	PB02497501106	\$ 27,200	PB0249750110 6	\$ 13,600
Pomelo Dr Parkway Landscaping Bond (Lot Y - Right)	PB02497501107	\$ 55,200	PB0249750110 7	\$ 27,600

Parson Brown Dr Parkway Landscaping Bond (Lots CC, DD, & EE-Left)	PB02497501110	\$ 170,200	PB02497501110	\$ 85,100
Parson Brown Dr Parkway Landscaping Bond (Lots CC, & DD)	PB02497501111	\$ 72,200	PB02497501111	\$ 36,100
Parson Brown Dr Parkway Landscaping Bond (Lot EE-Right)	PB02497501112	\$54,000	PB02497501112	\$ 27,000
Olvida St Parkway Landscaping Bond	PB02497501136	\$ 31,800	PB02497501136	\$ 15,900
Summer Way Parkway Landscaping Bond (Lot FF-Right)	PB02497501142	\$28,400	PB02497501142	\$ 14,200
Summer Way Parkway Landscaping Bond (Lot FF-Left)	PB02497501143	\$ 35,600	PB02497501143	\$ 17,800

**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 – TM 36294 Location Map
2. Exhibit 2 – TM 37030 Location Map
3. Exhibit 3 – TM 37644 Location Map