



STAFF REPORT

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

2024-121

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

RELEASE OF BEDFORD CANYON WASH STAGE 1 IMPROVEMENT SECURITIES POSTED BY ARANTINE HILLS HOLDINGS LP, A DELAWARE LIMITED PARTNERSHIP FOR TRACT MAP 36294 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 stage one channel improvements to the Bedford Canyon Wash and release the appropriate improvement securities associated with Tract Map 36294. The developer has completed the stage one channel improvements associated with the development and is requesting the release of the posted improvement securities.

RECOMMENDED ACTION:

That the City Council:

- a. Accept the channel improvements associated with Tract Map 36294.
- 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. PB02497500548)

- 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. PB02497500548)

BACKGROUND & HISTORY:

Tract Map 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.

On June 28, 2017, Arantine Hills Holdings, LP entered into Improvement Agreements with the City and posted securities to guarantee the construction of certain infrastructure which includes streets, storm drains, sewer, water, landscaping, parks, and flood control facilities.

On October 17, 2018, the City entered into a Cooperative Agreement with the Riverside County Flood Control and Water Conservation District (District), Riverside County Transportation Commission, Riverside-Corona Resource Conservation District (RCRCD), and Arantine Hills Holdings LP (Developer), for the design, construction, inspection and acceptance for the ownership, operation and maintenance of the Bedford Canyon Wash Stage 1 storm drain facilities (Bedford Channel). The Cooperative Agreement stipulated the terms the District would accept for the ownership, operation, and maintenance of the Bedford Channel. Additionally, the developer would enter into a Conservation Easement Agreement with the RCRCD to address the post-construction long-term maintenance plan of the vegetated components of the channel.

On April 15, 2020, the City Council and District reduced the amount of security that was posted by the applicant by seventy-five percent due to the partial construction of the Bedford Channel improvements, which was done according to the approved plans and specifications. The current request is to now accept the construction of the channel improvements and reduce the remaining bond amount by seventy-five percent.

ANALYSIS:

The improvements secured by these agreements have been completed and inspected to ensure conformity with City specifications. In conformance with the Subdivision Map Act Section 66499.8, the City received confirmation from the District that the improvements were satisfactorily completed.

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, 2025. 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:

Security	Security No.	Faithful Performance	Security No.	Labor & Materials
Public Improvements Bedford Wash (Channel)	PB02497500548	\$ 3,182,800	PB02497500548	\$ 1,596,400

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 by the City Council 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. 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 – TTM 36294 Location Map