



# STAFF REPORT

DATE: 02/05/2025  
TO: Honorable Mayor and City Council Members  
FROM: Planning and Development Department

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2025-37

## REQUEST FOR CITY COUNCIL ACTION

### SUBJECT:

RELEASE OF LANDSCAPE SECURITIES POSTED BY THE NEW HOME COMPANY SOUTHERN CALIFORNIA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY FOR TRACT MAP 37030 LOCATED SOUTH OF EAGLE GLEN PARKWAY AND WEST OF INTERSTATE 15 (APPLICANT: THE NEW HOME COMPANY SOUTHERN CALIFORNIA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY)

### EXECUTIVE SUMMARY:

This staff report asks the City Council to accept the landscape improvements and release the improvement security associated with Tract Map 37030. The developer has completed the landscaping associated with the residential construction for Tract Map 37030 and is requesting the release of the posted security.

### RECOMMENDED ACTION:

That the City Council:

- a. Accept the landscape improvements associated with Tract Map 37030.
- 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. PB02497500924)

- 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. PB02497500924)

**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. The map facilitated 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, Arantine Hills Holdings, LP entered into Public Improvement Agreements with the City and posted bonds for the development of Tract Map 37030.

On March 6, 2019, The New Home Company Southern California LLC, a California Limited Liability Company, entered into a security substitution with the City and posted securities to guarantee the construction of the street, alley, and landscape improvements required for the recordation of Tract Map 37030.

**ANALYSIS:**

The improvements secured by the landscape agreement have been completed and inspected to ensure conformity with City specifications.

Twenty-five percent (25%) of the Faithful Performance Security for the landscape 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 February 5, 2026. 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 security:

Security	Security No.	Faithful Performance	Security No.	Labor & Materials
PLE170022 – Horvath Parkway landscape Lot Q	PB02497500924	\$ 23,800	PB0247500924	\$ 11,600

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**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 in 2012 according to CEQA Sections 15162 and 15163 of the State Guidelines for Implementing the California Environmental Quality Act, 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~~ Tract Map

**Commented [NM1]:** The attachment says "Tract."