



# STAFF REPORT

DATE: 03/05/2025  
TO: Honorable Mayor and City Council Members  
FROM: Planning and Development Department

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2025-87

## REQUEST FOR CITY COUNCIL ACTION

### SUBJECT:

RELEASE OF RETAINING WALL SECURITY 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 PARTNERSHI

### EXECUTIVE SUMMARY:

This staff report asks the City Council to accept the retaining wall improvement and release the appropriate security associated with Tract Map 37644. The developer has completed the retaining wall improvement associated with the residential development of the project.

### RECOMMENDED ACTION:

That the City Council release the retaining wall security associated with Tract Map 37644. (Bond No. PB02497501062)

### 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 City Council approved the second development phase on August 21, 2019. The map facilitates the construction of 490 residential units, which includes 88 single-family detached condominiums, 66 detached units in clusters of 6, 72 triplex units, 78 paired

units in clusters of 8, and 186 townhomes. The project also includes open space areas, trails, and an active park and recreational facility.

On January 15, 2020, Arantine Hills Holdings LP, entered into a Grading, Improvement and Survey Monumentation Agreements with the City and posted bonds for the development of Tract Map 37644.

**ANALYSIS:**

The site was graded according to City standards and the approved grading plan. Therefore, it is appropriate for the City to release the retaining wall security posted for the properties by the applicant.

The following is a summary of the securities:

Security	Security No.	Faithful Performance	Security No.	Erosion Control
Retaining Walls DWG#19-014W	PB02497501062	\$117,150	N/A	N/A

**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 commonsense 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 releases security posted by the developer for a previously approved project. There is no possibility that this action will have a significant effect on the environment. Therefore, no environmental analysis is required.

**PREPARED BY:** JESSICA KANG, ASSOCIATE ENGINEER

**REVIEWED BY:** JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

**ATTACHMENTS:**

1. Exhibit 1 – Tract Map