



STAFF REPORT

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

2025-86

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

RELEASE OF MASS GRADING SECURITY 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 mass grading improvement and release of the appropriate securities associated with Tract Map 36294. The developer has completed the mass grading improvement associated with the residential development of the project.

RECOMMENDED ACTION:

That the City Council release the mass grading and erosion control securities associated with Tract Map 36294. (Bond No. PB02497500365 and DEP16-0073)

BACKGROUND & HISTORY:

Tract Map 36294 is a multi-phase subdivision of 276 acres, approved by the City Council on June 28, 2017. The project is located south of Eagle Glen Parkway, west of Interstate 15 and is comprised of a master-planned residential community known as Bedford.

On June 1, 2016, Arantine Hills Holdings LP, entered into a grading agreement with the City to secure the erosion control and mass grading operations associated with this project.

On June 6, 2018, Arantine Hills Holdings LP, requested approval to reduce the mass grading security. The developer completed the mass grading operations on approximately three-quarters of the site. As such, City staff recommended reducing the amount of the faithful performance bond to \$541,500.

ANALYSIS:

The site was graded according to City standards and the approved mass grading plan. Therefore, it is appropriate for the City to release the security posted by the developer for the project.

The following is a summary of the securities:

Security	Security No.	Faithful Performance	Security No.	Erosion Control
Mass/Stockpile Grading – DWG14-044R	PB02497500365	\$541,500	DEP16-0073	\$81,200

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 will release security 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