



STAFF REPORT

DATE: 05/21/2025
TO: Honorable Mayor and City Council Members
FROM: Planning and Development Department

2025-207

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

RELEASE OF IMPROVEMENT SECURITIES POSTED BY THE NEW HOME COMPANY SOUTHERN CALIFORNIA LLC FOR TRACT MAP 37644 LOCATED SOUTH OF EAGLE GLEN PARKWAY AND WEST OF INTERSTATE 15

EXECUTIVE SUMMARY:

This staff report asks the City Council to accept the public improvements and release the appropriate public improvement securities associated with Tract Map 37644. The developer has completed the improvements associated with the residential construction for Tract Map 37644 and is requesting the release of the posted public improvement securities.

RECOMMENDED ACTION:

That the City Council:

- a. Accept the public improvements associated with Lots 12-23 and 30-37, and Lots X-Right, Z-Left, AA and BB of Tract Map 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 Nos. PB02497501367, PB02497501364, PB02497501365, PB02497501366, PB02497501368, PB02497501369, PB02497501358,

PB02497501359, PB02497501360, PB02497501370, PB02497501371, PB02497501363, PB02497501361, and PB02497501362)

- 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 (Bond Nos. PB02497501367, PB02497501364, PB02497501365, PB02497501366, PB02497501368, PB02497501369, PB02497501358, PB02497501359, PB02497501360, PB02497501370, PB02497501371, PB02497501363, PB02497501361, and PB02497501362)

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.

The New Home Company purchased a portion of the lots within the subdivision, and on June 15, 2022, entered into Public Improvement Agreements with the city for the improvements to Lots 12 through 23, 30 through 37, and Lots X-Right, Z-Left, AA and BB for the construction of 144 detached townhomes.

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 May 21, 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 securities:

Security	Security No.	Faithful Performance	Security No.	Labor & Materials
Lot 18	PB02497501367	\$113,600	PB02497501367	\$56,800

Lots 12 & 13	PB0249750136 4	\$239,600	PB0249750136 4	\$119,800
Lots 14 & 15	PB0249750136 5	\$226,600	PB0249750136 5	\$113,300
Lots 16 & 17	PB0249750136 6	\$208,000	PB0249750136 6	\$104,000
Lots 19 & 20	PB0249750136 8	\$208,000	PB0249750136 8	\$104,000
Lot 21, 22 & 23	PB0249750136 9	\$353,600	PB0249750136 9	\$176,800
Lot 30 & 34	PB0249750135 8	\$759,200	PB0249750135 8	\$379,600
Lot 31, 32, 35, 36 & 37	PB0249750135 9	\$546,400	PB0249750135 9	\$273,200
Lot 33	PB0249750136 0	\$143,800	PB0249750136 0	\$71,900
Lot X Right Pomelo Drive Parkway Landscape	PB0249750137 0	\$45,400	PB0249750137 0	\$22,700
Lot Z Left Shada Lane Parkway Landscaping	PB0249750137 1	\$50,600	PB0249750137 1	\$25,300
Lot AA Summer Way Parkway Landscaping	PB0249750136 3	\$127,000	PB0249750136 3	\$63,500
Lot BB Spring Lane Street Improvement	PB0249750136 1	\$1,292,000	PB0249750136 1	\$646,000
Lot BB Spring Lane Parkway Landscaping	PB0249750136 2	\$112,200	PB0249750136 2	\$56,100

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 – Location Map