



Staff Report

File #: 21-0719

REQUEST FOR CITY COUNCIL ACTION

DATE: 07/21/2021

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

Public Improvement and Survey Monumentation Security Substitution associated with Parcel Map 37763.

EXECUTIVE SUMMARY:

West Corona Freeway Center Owner, LLC, is requesting to replace the existing Public Improvement and Survey Monumentation security posted as required for processing Parcel Map 37763.

RECOMMENDED ACTION:

That the City Council release the existing Public Improvement and Survey Monumentation security (R25396) and accept the replacement security (Bond Nos. 4446736 and 4446735).

BACKGROUND & HISTORY:

On July 1, 2020, the City Council approved Parcel Map (PM) 37763 to subdivide an existing 4.47-acre commercial parcel located at 2410 Wardlow Road into two parcels for commercial condominium purposes. The map is intended to facilitate the owner of the existing 68,340 square-foot commercial building to sell individual tenant spaces to separate owners. The project site is located on the south side of Wardlow Road, east of Auto Center Drive, as shown on Exhibit "1."

On March 17, 2021, the City Council authorized the execution of Public Improvement and Survey Monumentation Agreements to secure the construction of the public street and water improvements and guarantee the placement of all survey monuments as required by the project.

Securities were posted as detailed below:

	Security No.	Faithful Performance	Labor and Materials
PWIM2020-0028 Street Improvements	Cash (R25396)	\$150,600.00	\$75,300.00
PWIM2020-0028 Survey Monumentation	Cash (R25396)	\$10,100.00	N/A

ANALYSIS:

The owner, West Corona Freeway Center Owner, LLC is now requesting to post replacement bonds to secure the public improvements and survey monumentation for the project. In accordance with City ordinance and the Subdivision Map Act, bonds and cash deposit are both acceptable forms to guarantee these improvements and provide equivalent surety to the City. Upon replacement of the securities, it is appropriate to release the existing cash securities posted.

Security is requested to be substituted as detailed below:

PWIM2020-0028	Security No.	Faithful Performance	Labor and Materials
Existing Street Improvement Security	Cash Receipt (R25396)	\$150,600.00	\$75,300.00
Replacement Street Improvement Security	Bond No. 4446736	\$ 150,600.00	\$75,300.00
Existing Survey Monumentation Security	Cash Receipt (R25396)	\$10,100.00	N/A
Replacement Survey Monumentation Security	Bond. No. 4446735	\$10,100.00	N/A

FINANCIAL IMPACT:

All applicable fees have been paid by the developer.

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the Guidelines for implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City’s Local CEQA Guidelines, a mitigated negative declaration, and mitigation monitoring plan is not required, as it is deemed exempt pursuant to Section 15061(b)(3) of CEQA, which states that a project is exempt from CEQA if the activity is covered by the general rule 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 merely approves security substitution to guarantee completion of improvements that are

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required in connection with a ministerial permit, and there is no possibility that this action will have a significant effect on the environment. Therefore, no further environmental analysis is required.

PREPARED BY: MICHELE HINDERSINN, P.E., SENIOR CIVIL ENGINEER

REVIEWED BY: SAVAT KHAMPHOU, PUBLIC WORKS DIRECTOR

Attachments:

1. Exhibit 1 - Location Map