



Staff Report

File #: 21-0524

REQUEST FOR CITY COUNCIL ACTION

DATE: 06/02/2021

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

Acceptance of public improvements associated with Parcel Map 37022 and release of appropriate Grading, Improvement, and Survey Monumentation Securities.

EXECUTIVE SUMMARY:

The grading, public improvements, and survey monumentation associated with Parcel Map 37022 have been completed. The proposed action will accept the improvements and release the appropriate securities provided by the developer, EAST 6TH STREET LP, a California Limited Partnership.

RECOMMENDED ACTION:

That the City Council:

- a. Accept the Public Improvements associated with Parcel Map 37022.
- b. Retain twenty-five percent (25%) of the Faithful Performance Security for one year beyond acceptance of the improvements as security for repair or replacement of any improvements that fail to meet City Standards at the end of the one-year period (R9068).
- c. Retain the Labor and Material Security for six months beyond the acceptance of the improvements, and automatically release the security unless any claims are filed (R9068).
- d. Release the Grading, Erosion Control, and Survey Monumentation Securities associated with Parcel Map 37022 (R7020).

BACKGROUND & HISTORY:

Parcel Map 37022 is a subdivision of approximately 4.01 acres to consolidate ten (10) parcels into one parcel for an affordable housing project consisting of 85 apartment units, originally approved by

City Council on June 1, 2016. The project is located on the south side of East Sixth Street, north of Circle City Drive, and approximately 150 feet west of Rimpau Avenue in the Transitional Commercial Zone of the Downtown Corona Revitalization Specific Plan area, as shown on Exhibit "A." On September 19, 2018, EAST 6TH STREET LP entered into Improvement, Grading, and Survey Monumentation Agreements with the City and posted securities to guarantee the improvements associated with the development of Parcel Map 37022.

ANALYSIS:

All of the improvements secured by these agreements have now been completed and inspected to ensure conformity with City specifications. The public improvements included construction of street, water, sewer, and storm drain improvements associated with the project.

Twenty-five percent of the Faithful Performance Security will be retained for a period of one-year to guarantee repair or replacement of any improvements that fail prior to the end of the one-year period. Any written claims against the performance security must be made prior to the one-year guarantee period, which is set to expire on June 2, 2022. 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 site has been precise graded in accordance with all City Standards and the approved Grading Plan. Therefore, it is appropriate to release the Grading and Erosion Control Securities at this time.

The survey monuments have been set in accordance with the Subdivision Map Act and all City Standards, and the City has been provided with evidence that the surveyor has been paid. Therefore, it is appropriate to release the Survey Monumentation Security at this time.

FINANCIAL IMPACT:

All applicable fees have been paid by the developer. It is the City's responsibility to begin the maintenance of the public improvements one (1) year after the date of acceptance.

ENVIRONMENTAL ANALYSIS:

In accordance with Section 15063 of the State Guidelines for the California Environmental Quality Act (CEQA), the City prepared an initial study to determine if the project would have a significant effect on the environment. The initial study was prepared in accordance with Section 15063 and per the City's Local Guidelines for Implementing CEQA. The initial study identified environmental effects that were determined not to be significant and identified potentially significant effects that were capable of being mitigated to less than significant. Therefore, the City adopted a Mitigated Negative Declaration and Mitigation Monitoring Plan on June 1, 2016, in accordance with Section 15070 of the State CEQA Guidelines and Section 6.02 of the City's Local Guidelines for Implementing CEQA.

PREPARED BY: CHRISTOPHER HORN, P.E., SENIOR CIVIL ENGINEER

REVIEWED BY: SAVAT KHAMPHOU, ACTING PUBLIC WORKS DIRECTOR

Attachments:

1. Exhibit 1 - Location Map