



Staff Report

File #: 24-0567

REQUEST FOR CITY COUNCIL ACTION

DATE: 08/07/2024

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:

PUBLIC IMPROVEMENT AGREEMENT AND SURVEY MONUMENTATION FOR PARCEL MAP 37221 LOCATED AT THE SOUTHWEST CORNER OF PRONIO CIRCLE AND TEMESCAL CANYON ROAD ([APN 279-460-074](#)) (APPLICANT: GRIFFCO LAND, LLC)

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve the security agreement for the construction of the public improvements and the survey monumentation for Parcel Map 37221 (PM 37221). The parcel map consists of two parcels on 2.07 acres and has been prepared according to the Subdivision Map Act and city ordinances. The applicant is ready to record PM 37221 at the county recorder office and is required to post security on the required public improvements and the survey monumentation and enter into a public improvement agreement with the city before the recordation of the parcel map.

RECOMMENDED ACTION:

That the City Council authorize the Mayor to execute a Public Improvement Agreement between the City of Corona and Griffco Land, LLC.

BACKGROUND & HISTORY:

PM 37221 subdivides 2.07 acres into two parcels located at the southwest corner of Pronio Circle and Temescal Canyon Road. The parcel sizes are 0.71 acres and 1.36 acres. The zoning of the property is Entertainment Commercial (EC) in the Dos Lagos Specific Plan. The parcel map is intended to facilitate the development of two commercial buildings for office and medical office purposes. The building sizes are 4,287 square feet and 17,809 square feet. PM 37221 was approved by the City Council on November 3, 2021, and granted a one-year extension of time on December 6, 2023. The map will expire on December 6, 2024, if it is not recorded by that date.

ANALYSIS:

The applicant is required to enter into a public improvement agreement and post sufficient securities

to guarantee the construction of the required public improvements associated with the subdivision. Griffco Land, LLC has agreed to construct the required public improvements and is entering into a public improvement agreement with the city.

The following table shows the securities posted for PM 37221.

Parcel Map 37221		Bond No.	Receipt No.	Amount
Public Street Improvements (PWPR2023-0022)	Faithful Performance	024272114	R47105	\$44,300.00
	Labor and Materials	024272114	R47106	\$22,200.00
Survey Monumentation (PWLE2023-0014)			R47139	\$2,500.00

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 the 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. The approval of this agreement will not result in a significant effect on the environment. Therefore, no environmental analysis is required.

PREPARED BY: JENNIFER TRAN, ASSOCIATE ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Location Map
2. Exhibit 2 - Agreement