



Staff Report

File #: 23-0145

REQUEST FOR CITY COUNCIL ACTION

DATE: 2/15/2023

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:

Release of the improvement and survey monumentation security posted by West Corona Freeway Center Owner, LLC, for Parcel Map 37763 located at 2410 Wardlow Road.

EXECUTIVE SUMMARY:

This staff report asks the City Council to accept the public improvements and release the securities for the improvements and survey monumentation associated with Parcel Map 37763 (PM 37763). The owner has completed the required public improvements and survey monuments required for PM 37763, which is located at 2410 Wardlow Road.

RECOMMENDED ACTION:

That the City Council:

- a. Accept the public improvements associated with Parcel Map 37763.
- 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 No. 4446736).
- 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 No. 4446736).
- d. Release the Survey Monumentation Security (Bond No. 4446735).
- e. Find that this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

BACKGROUND & HISTORY:

Parcel Map 37763 was approved by the City Council on July 1, 2020. The parcel map subdivided 4.47 acres into two parcels for commercial condominium purposes located at 2410 Wardlow Road. The project site is located within the Westgate Specific Plan and zoned Industrial Commercial Development District (ICDD). The parcel map created condominium units within an existing 68,340 square-foot commercial building that allowed the tenant spaces to be individually sold.

On March 17, 2021, West Corona Freeway Center Owner, LLC, entered into public improvement and survey monumentation agreements with the City of Corona and posted securities to guarantee the construction of the improvements prior to the recordation of PM 37763. On July 21, 2021, the City Council approved bonds for the public improvements and survey monumentation to replace the original cash deposits.

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 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 February 15, 2024. 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 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.

The following is a summary of the securities posted for the project:

Security	Security No.	Faithful Performance	Security No.	Labor & Materials
PWIM2020-0028 Street Improvements	4446736	\$ 150,600	4446736	\$ 75,300
PWIM2020-0028 Survey Monumentation	4446735	\$ 10,100	N/A	N/A

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 is to release improvement and survey monumentation securities posted 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: CHRISTOPHER HORN, P.E., ACTING DEVELOPMENT SERVICES MANAGER

REVIEWED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Location Map