



Staff Report

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**File #:** 21-0996

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**REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 11/03/2021

**TO:** Honorable Mayor and City Council Members

**FROM:** Planning & Development Department

**SUBJECT:**

Acceptance of public improvements for 1548 and 1552 West Maple Street and release of the securities posted by La Maple Partners LLC for grading and public improvements.

**EXECUTIVE SUMMARY:**

The owners of 1548 and 1552 West Maple Street were required to post securities for the grading and public improvements associated with the construction of a new office building. The on-site improvements and the public improvements have been constructed and completed by the owner. The City's acceptance of these improvements will release the appropriate securities to the developer.

**RECOMMENDED ACTION:**

**That the City Council:**

- a. Accept the public improvements for 1548 and 1552 West Maple Street, Corona.
- 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 (Faithful Performance Cash Deposit R10024, \$18,200).
- 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 (Labor and Material Cash Deposit R10024, \$9,100).
- d. Release the Precise Grading Security (Cash Deposit R10026, \$8,700).
- e. Release the Erosion Control Security (Cash Deposit R10025, \$2,500).

**BACKGROUND & HISTORY:**

La Maple Partners LLC, a Nevada Limited Liability Company, is the property owner of 1548 and 1552 West Maple Street. The owner recently constructed a 6,214 square foot, two story office building on the 0.6-acre site located in the City’s M-2 (General manufacturing) Zone. The City Council at its meeting on November 20, 2018, entered into public improvement and grading agreements with the property owner to secure the construction of the required public improvements and precise grading to facilitate the development of the site.

**ANALYSIS:**

The public improvements secured by these agreements have been completed and inspected by City staff to ensure conformity with City specifications. Therefore, the securities can be released to the developer with the following restrictions:

- Twenty-five percent (25%) of the faithful performance security for the public improvements will be retained by the City for a period of one-year. This is to guarantee repair or replacement of the improvements, if any, within the one-year period. Any written claims against the performance security shall be made prior to the one-year guarantee period, which is set to expire on October 20, 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).
- Retain the labor and material security for a period of six months, in accordance with the State Subdivision Map Act.

The site was precise graded in accordance with all City standards and the approved grading plan. Therefore, the securities posted for the grading and erosion control are allowed to be released to the developer.

The table below shows the securities posted with the City by the owner.

PWGR2018-0009	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
Grading and Drainage	Cash Deposit	\$8,700.00	N/A	N/A
Erosion Control	Cash Deposit	\$2,500.00	N/A	N/A
PWIM2018-0006	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
Public Improvements	Cash Deposit	\$18,200.00	Cash Deposit	\$9,100.00

**FINANCIAL IMPACT:**

All applicable fees have been paid by the developer. It is the City’s responsibility to begin the

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maintenance of the public improvements one year after the date of acceptance.

**ENVIRONMENTAL ANALYSIS:**

The release of this security is not a project under the California Environmental Quality Act (CEQA). Therefore, no further environmental analysis is required.

**PREPARED BY:** CHRIS HORN, P.E., SENIOR ENGINEER

**REVIEWED BY:** JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

**Attachments:**

1. Exhibit 1 - Location Map