



Staff Report

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**File #:** 23-0605

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**REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 08/02/2023

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

**FROM:** Planning and Development Department

**SUBJECT:**

RELEASE OF IMPROVEMENT SECURITY AND SURVEY MONUMENTATION FOR PARCEL MAP 37452 POSTED BY THE FITSCHEN FAMILY TRUST B FLAMINGO MOBILE HOME PARK, CORONA, CALIFORNIA, AS TO PARCELS 1, 2, AND 3 AND CHERIE A. FITSCHEN, TRUSTEE OF TRUST B OF THE FITSCHEN FAMILY TRUST DATED JANUARY 23, 1992, AN UNDIVIDED 86% INTEREST, ET. AL. LOCATED AT 1203 WEST SIXTH STREET (APPLICANT: FITSCHEN FAMILY TRUST B FLAMINGO MOBILE HOME PARK)

**EXECUTIVE SUMMARY:**

This staff report asks the City Council to release the improvement and survey monumentation security associated with Parcel Map 37452. The developer has completed the street improvements associated with the construction of the hardscape frontage of the Flamingo Mobile Home Park located at 1203 West Sixth Street and is requesting the release of the posted securities.

**RECOMMENDED ACTION:**

**That the City Council:**

- a. Accept the improvements associated with Parcel Map 37452.
- 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. R17078)
- 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. R17078)

d. Release the Survey Monumentation Security. (Bond No. R21387)

**BACKGROUND & HISTORY:**

Parcel Map 37452 (PM 37542) subdivided 8.81 acres into two parcels for an existing mobile home park in the MP (Mobile Home Park) Zone and a commercial lot in the C-3 (General Commercial) Zone. Parcel 1 contains an existing mobile home park, known as the Flamingo Mobile Lodge Trailer Park which is located at 1203 West Sixth Street, and Parcel 2 is an existing commercial property located at 1125 West Sixth Street. The parcel map was approved by City Council on September 19, 2018.

On May 6, 2020, the applicant of PM 37542 entered into agreements with the City for the public improvements and survey monumentation required for the project site and posted the securities to guarantee the construction of the street improvements and survey monuments.

The applicant has completed the public improvements and survey monuments required for PM 37542.

**ANALYSIS:**

Twenty-five percent (25%) of the Faithful Performance Security for the public improvements will be retained for a period of one-year to guarantee the repair or replacement of any improvements that fail prior to the end of the one-year period. The City 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 monumentation has 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.

The following is a summary of the securities posted for PM 37542:

| Public Improvements                               | Faithful Performance |           | Labor and Materials |           |
|---|----------------------|-----------|---------------------|-----------|
|   | Security             | Amount    | Security No.        | Amount    |
| Public Improvements<br>PWIM2018-0036 DWG# 18-069S | R17078               | \$ 39,200 | R17078              | \$ 19,600 |
| Survey Monumentation<br>PWLE2019-0026             | R21387               | \$ 4,200  | N/A                 | N/A       |

**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 year after the date of acceptance.

**ENVIRONMENTAL ANALYSIS:**

On September 19, 2018, the City Council adopted a Negative Declaration with the approval of Parcel Map 37452 in accordance with Section 15070 of the State of California Environmental Quality Act (CEQA) Guidelines and Section 6.01 of the City's Local Guidelines. The release of the securities posted for the project does not require additional environmental analysis under CEQA as there is no substantial evidence in light of the whole record before the City that this action will have a significant effect on the environment.

**PREPARED BY:** JESSICA KANG, ASSOCIATE ENGINEER

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

**Attachments:**

1. Exhibit 1 - Location Map