



Staff Report

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**File #:** 22-0913

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**REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 12/7/2022

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

**FROM:** Planning & Development Department

**SUBJECT:**

Release of the grading securities posted by Corona Industrial JV LLC, for the construction of two new industrial buildings located at 1331 East Sixth Street and 150 Radio Road.

**EXECUTIVE SUMMARY:**

This staff report asks that the City Council approve the release of the precise grading securities for two new industrial buildings located at 1331 East Sixth Street and 150 Radio Road. The developer has completed the precise grading improvements and is requesting the release of the posted securities.

**RECOMMENDED ACTION:**

**That the City Council** release the Precise Grading and Erosion Control Securities (Bond No. 268006543 and Deposit No. DEP15-0244).

**BACKGROUND & HISTORY:**

The properties located at 1331 East Sixth Street and 150 Radio Road are part of the combined development of 11.58 acres for two industrial buildings on two parcels. 1331 East Sixth Street is zoned Light Industrial (M1) and 150 Radio Road is zoned General Industrial (M3). Both properties are designated General Industrial in the General Plan and are located north of East Sixth Street and west of Radio Road.

On December 16, 2015, Corona Industrial JV LLC entered into a Precise Grading Agreement and posted securities with the City to commence construction of the industrial buildings. The industrial buildings are now fully constructed.

**ANALYSIS:**

The site was precise graded in accordance with all City Standards and the approved grading plans. Therefore, it is appropriate to release the Grading and Erosion Control Securities associated with the property.

The following is a summary of the securities:

Grading Security	Security No.	Faithful Performance	Receipt No.	Erosion Control
Precise Grading DWG# 15-015P PGR150013	268006543	\$406,400	DEP15-0244	\$8,800

**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 grading 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