



Staff Report

File #: 22-0754

REQUEST FOR CITY COUNCIL ACTION

DATE: 10/05/2022

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:

Acceptance of the public improvements and release of the securities posted for the properties located at 2472 Steven Drive and 2478 Steven Drive.

EXECUTIVE SUMMARY:

This staff report asks that the City Council consider the acceptance of the public improvements for 2472 Steven Drive and 2478 Steven Drive and release of the improvement securities to the property owner. The property owner completed the public improvements required for the construction of two new single-family residential dwellings on the subject property and is requesting the release of the posted securities.

RECOMMENDED ACTION:

That the City Council:

- a. Accept the public improvements associated with 2472 Steven Drive and 2478 Steven Drive.
- 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. (Receipt No. DEP15-0003).
- 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. (Receipt No. DEP15-0004).

BACKGROUND & HISTORY:

The properties located at 2472 Steven Drive and 2478 Steven Drive are zoned Single-Family Residential (SFR) in the Corona Ranch Specific Plan. On February 4, 2015, the property owner entered into public agreements with the City for the public street improvements of the two

residential units and posted the applicable securities with the City.

The public street improvements associated with the development of the site have been completed and inspected by City staff to ensure conformity with City specifications.

ANALYSIS:

Per Corona Municipal Code 16.24.030, 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 shall be made prior to the one-year guarantee period, which is set to expire on September 21, 2023. 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 after the City's acceptance of the improvements, in accordance with the State Subdivision Map Act.

The following is a summary of the securities to be released by the City.

Public Improvement Securities	Security No.	Faithful Performance	Security No.	Labor & Materials
Street Improvements DWG# 14-021P (P GR140013)	DEP15-0003	\$59,800	DEP15-0004	\$29,900

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:

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 the public improvement securities posted for the project. There is no possibility that this action will have a significant effect on the environment. Therefore, no further 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