



Staff Report

File #: 23-0320

REQUEST FOR CITY COUNCIL ACTION

DATE: 05/03/2023

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

SUBJECT:

RELEASE OF ROUGH GRADING SECURITY POSTED BY D.R. HORTON LOS ANGELES HOLDING COMPANY INC., FOR TRACT MAP 36605 LOCATED AT THE SOUTHWEST CORNER OF CAJON DRIVE AND LINCOLN AVENUE, AND TRACT MAP 36608 LOCATED AT THE NORTHWEST CORNER OF HIGHGROVE STREET AND LINCOLN AVENUE (APPLICANT: D.R. HORTON LOS ANGELES HOLDING COMPANY INC.)

EXECUTIVE SUMMARY:

This staff report asks the City Council to release the rough grading security for Tract Map 36605 located at the southwest corner of Cajon Drive and Lincoln Avenue, and Tract Map 36608 located at the northwest corner of Highgrove Street and Lincoln Avenue. D.R. Horton Los Angeles Holding Company Inc. has completed the required rough grading operations associated with both tract maps and is requesting the release of the posted rough grading securities.

RECOMMENDED ACTION:

That the City Council:

- a. Release Grading and Erosion Control Securities of Tract 36605 at the date of acceptance. (Bond No. SU1178598 and Receipt No. R30015)
- b. Release Grading and Erosion Control Securities of Tract 36608 at the date of acceptance. (Bond No. SU1178599 and Receipt No. R30016)

BACKGROUND & HISTORY:

Tentative Tract Map 36605 (TTM 36605) subdivided 1.4 acres into four lots for single family residential purposes located on the west side of Lincoln Avenue and south of Cajon Drive. TTM 36605 was approved by the City Council on May 20, 2020.

TTM 36608 subdivided 6 acres into 23 lots for single family residential purposes located on the east side of Lincoln Avenue and north of Highgrove Street. The City Council approved TTM 36608 on April 15, 2020.

On March 16, 2022, D.R. Horton Los Angeles Holding Company Inc. entered into public improvement agreements and a rough grading agreement with the City of Corona. The developer posted security to guarantee the rough grading and the construction of water, reclaimed water, and street improvements that were required prior to the recordation of TTM 36605 and TTM 36608.

The rough grading has been completed for the project and the houses are currently under construction and available for sale.

ANALYSIS:

The site was rough graded in accordance with all City standards and the approved grading plans. Therefore, it is appropriate to release the grading and erosion control securities posted for the property.

The following is a summary of the securities for each tract map.

Tract Map 36605

Security	Security No.	Faithful Performance	Receipt No.	Erosion Control
Rough Grading PWGR2020-0023	SU1178598	\$11,100	R30015	\$2,500

Tract Map 36608

Security	Security No.	Faithful Performance	Receipt No.	Erosion Control
Rough Grading PWGR2020-0024	SU1178599	\$28,600	R30016	\$2,500

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 common sense 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 approving this project will have a significant effect on

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the environment. Therefore, no environmental analysis is required.

PREPARED BY: MARIA MIRANDA, SENIOR ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Location map Tract Map 36605
2. Exhibit 2 - Location map Tract Map 36608