



## Agenda Report

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**File #:** 18-2098

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### **AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 9/19/2018

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

**FROM:** Public Works Department

**SUBJECT:**

City Council consideration to authorize the Mayor to execute Grading, Improvement, and Survey Monumentation Agreements for Parcel Map 37022 - East 6th Street LP, a California Limited Partnership.

**RECOMMENDED ACTION:**

That the City Council authorize the Mayor to execute Grading, Improvement, and Survey Monumentation Agreements between the City and East 6th Street LP, a California Limited Partnership.

**ANALYSIS:**

Parcel Map 37022 is a subdivision of approximately 4.01 acres to consolidate 10 parcels into one parcel for an affordable housing project consisting of 85 apartment units, originally approved by City Council on June 1, 2016. The project is located on the south side of East Sixth Street, north of Circle City Drive, and approximately 150 feet west of Rimpau Avenue in the Transitional Commercial Zone of the Downtown Corona Revitalization Specific Plan area, as shown on Exhibit "A."

The owner, East 6<sup>th</sup> Street LP, will enter into an Improvement Agreement with the City and post sufficient securities to guarantee the construction of public street, water, sewer, and storm drain improvements associated with the project. Per the conditions of approval for the project, the owner will also enter into a Cost Sharing Agreement for the construction of a 12-inch waterline on East Sixth Street, which will be introduced as a future Council action. The amount to be funded will be determined once a bid for the work is received and accepted.

In compliance with Grading Ordinance No. 2568, the owner will enter into a Grading Agreement to secure the precise grading operations, which include drainage improvements. A cash deposit has been posted to guarantee erosion control. The grading design conforms to the Grading Ordinance and is consistent with sound engineering standards and practices. The elevation design minimizes

significant height and slope differentials from surrounding properties, while maintaining the City's obligation to protect the health and safety of citizens and property. A grading permit was issued for the project on June 8, 2018 following the demolition of the structures and removal of the on-site pavement. Erosion control BMPs have been implemented to the satisfaction of the Public Works Inspector to help prevent the transport of soil and construction related materials to the streets, drainage facilities, or adjoining properties by wind or runoff.

In accordance with the Subdivision Map Act, the developer will also enter into a Survey Monumentation Agreement and post sufficient securities to guarantee the placement of all survey monuments as specified by Parcel Map 37022.

Securities have been posted as follows:

	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
Public Improvements	PWIM2017-0124	\$560,400.00	PWIM2017-0124	\$280,200.00
Survey Monumentation	PWLE2017-0116	\$2,750.00	N/A	N/A
Grading and Drainage	PWGR2017-0126	\$98,100.00	N/A	N/A
Erosion Control	PWGR2017-0126	\$3,200.00	N/A	N/A

**COMMITTEE ACTION:**

Not applicable.

**STRATEGIC PLAN:**

Not applicable.

**FISCAL IMPACT:**

All applicable fees have been paid by the developer.

**ENVIRONMENTAL ANALYSIS:**

In accordance with Section 15063 of the State Guidelines for the California Environmental Quality Act (CEQA), the City prepared an initial study to determine if the project would have a significant effect on the environment. The initial study was prepared in accordance with Section 15063, and per the City's Local Guidelines for Implementing CEQA. The initial study identified environmental effects that were determined not to be significant and identified potentially significant effects that were capable of being mitigated to less than significant. Therefore, the City adopted a Mitigated Negative Declaration and Mitigation Monitoring Plan on June 1, 2016, in accordance with Section 15070 of the State CEQA Guidelines, and Section 6.02 of the City's Local Guidelines for Implementing CEQA.

**PREPARED BY:** CHRISTOPHER HORN, P.E., SENIOR CIVIL ENGINEER

**REVIEWED BY:** TOM KOPER, P.E., ASSISTANT PUBLIC WORKS DIRECTOR

**REVIEWED BY:** NELSON D. NELSON, P.E., PUBLIC WORKS DIRECTOR

**REVIEWED BY:** KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

**REVIEWED BY:** MICHELE NISSEN, ASSISTANT CITY MANAGER

**SUBMITTED BY:** DARRELL TALBERT, CITY MANAGER

Exhibit "A" - Location Map

Owner: East 6th Street LP  
14211 Yorba St., S-200  
Tustin, CA 92780  
(714) 288-7600

Engineer: So Cal Civil Solutions  
26131 Via Oceano  
Mission Viejo, CA 92691  
(949) 322-3657