



Agenda Report

File #: 18-2274

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 11/20/2018

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration to authorize the Mayor to execute a Grading Agreement for Parcel Map 35661, located south of South Promenade Avenue and east of Collett Avenue - Vista Monterey 91 LLC, a Delaware Limited Liability Company.

RECOMMENDED ACTION:

That the City Council authorize the Mayor to execute a Grading Agreement between the City and Vista Monterey 91 LLC, a Delaware Limited Liability Company.

ANALYSIS:

On May 21, 2008, the City Council approved Parcel Map 35661 to subdivide approximately 20.15 acres into two lots to accommodate a 442-unit apartment community in the High Density Residential HDR-23 designation of the Northeast Corona Specific Plan (SP81-02). The project is located on a vacant parcel of infill property that extends between Promenade Avenue and the 91 Freeway, west of the existing Corona Hills Plaza shopping center, as shown on Exhibit "A." On January 17, 2018, City Council approved agreements for rough grading operations and retaining wall construction associated with the development.

In compliance with Grading Ordinance No. 2568, the developer will now enter into a Grading Agreement to secure the precise grading operations associated with the development. The precise grading plans conform with the Ordinance, and are consistent with sound engineering standards and practices. The elevation design minimizes pads with significant height and slope differentials from surrounding properties, while maintaining the City's obligation to protect the health and safety of citizens and property. The erosion control security that was provided for the rough grading phase is sufficient to cover the precise grading phase, therefore a new deposit was not required.

Security have been posted as detailed below:

	Security No.	Amount
Precise Grading PGR170027 - DWG# 16-040P	800018799	\$ 553,900.00

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 May 21, 2008, 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 L. 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

Attachment: Grading Agreement

Owner: Vista Monterey 91, LLC
18802 Bardeen Avenue
Irvine, CA 92612

Engineer: Fuscoe Engineering, Inc.
16795 Von Karman Ave #100
Irvine, CA 92606