



Agenda Report

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File #: 19-0880

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**AGENDA REPORT  
REQUEST FOR CITY COUNCIL ACTION**

DATE: 10/16/2019

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

**SUBJECT:**

City Council consideration of accepting the public improvements associated with 872 Baghdady Street and release the appropriate Grading and Improvement Securities - Clarice Crossley, a single woman.

**RECOMMENDED ACTION:**

That the City Council:

1. Accept the public improvements associated with 827 Baghdady Street.
2. Retain twenty-five percent of the Faithful Performance Security for one year beyond the acceptance of the improvements as security for repair or replacement of any improvements that fail to meet City Standards at the end of the one-year period (PWGR2018-0012-FP R8212).
3. Retain the Labor and Material Security for six months beyond the acceptance of the improvements, and automatically release the security, unless any claims are filed (PWGR2018-0012-LM R8208).
4. Release the Precise Grading and Erosion Control Securities (PWGR2018-0012 R 8214 and R8215).

**ANALYSIS:**

On September 5, 2018, Clarice Crossley, the owner of a vacant lot located at 872 Baghdady Street in the A-14.4 (Agricultural Zone), entered into Grading and Improvement Agreements with the City to construct a single-family residence on the 0.58-acre lot, as shown on Exhibit "A."

All of the grading and improvements secured by these agreements have now been completed and inspected to ensure conformation with City specifications.

Twenty-five percent of the Faithful Performance Security 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 must be made prior to the one-year guarantee period, which is set to expire October 16, 2020. City Staff must 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, in accordance with the State Subdivision Map Act.

The site has been precise graded in accordance with all City Standards and the approved Grading Plan. Therefore, it is appropriate to release the Precise Grading and Erosion Control Securities at this time.

**COMMITTEE ACTION:**

Not applicable.

**STRATEGIC PLAN:**

Not applicable.

**FISCAL 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 (1) 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 general rule 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 merely releases the current security associated with a ministerial permit. Since there is no possibility that adopting this action will have a significant effect on the environment, no environmental analysis is required.

**PREPARED BY:** MICHELE HINDERSINN, P.E., SENIOR CIVIL ENGINEER

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

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

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

**SUBMITTED BY:** MITCHELL LANSDELL, INTERIM CITY MANAGER

**Attachments:**

1. Exhibit "A" - Location Map

Owner: Clarice Crossley  
1249 Barcelona St.  
Corona, CA 92882  
(909) 518-6822

Engineer: Land Development Design Company  
2313 E. Philadelphia St., Unit F  
Ontario, CA 91761  
(909) 930-1466