



Legislation Details (With Text)

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**Type:** Release of Security      **Status:** Passed  
**File created:** 10/25/2018      **In control:** City Council  
**On agenda:** 11/7/2018      **Final action:** 11/7/2018  
**Title:** City Council consideration to accept the public improvements associated with 509 South Howard Street; and release the appropriate Grading and Improvement Securities - J.A. Russo Enterprises, Inc., a California Corporation.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Staff Report with Attachments

Date	Ver.	Action By	Action	Result
11/7/2018	1	City Council	approved	

**AGENDA REPORT  
REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 11/7/2018  
**TO:** Honorable Mayor and City Council Members  
**FROM:** Public Works Department

**SUBJECT:**  
City Council consideration to accept the public improvements associated with 509 South Howard Street; and release the appropriate Grading and Improvement Securities - J.A. Russo Enterprises, Inc., a California Corporation.

**RECOMMENDED ACTION:**

That the City Council:

1. 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 (PGR160004 cash).
2. 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 (PGR160004 cash).

3. Release the Precise Grading and Erosion Control Securities (PGR160004 cash).

**ANALYSIS:**

On September 6, 2017, the City entered into Grading and Improvement Agreements with J.A. Russo Enterprises, Inc., to secure the required grading and public improvements associated with 509 South Howard Street for the construction of a single-family residence on a 0.17-acre lot. The project is located on the east side of South Howard Street, north of East Sixth Street, as shown on Exhibit "A."

All of the grading and public improvements secured by these agreements have been completed and inspected to 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 November 7, 2019. 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 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 securities associated with the property. 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., 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: J.A. Russo Enterprises, Inc.  
1525 E. Ontario Ave, Suite 101-A  
Corona, CA 92881

Engineer: Massoud Ghiam Consulting Engineer  
24 Oakhurst Rd.  
Irvine, CA 92620