



Legislation Details (With Text)

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Title: City Council consideration to accept the public improvements associated with Parcel Map 36499 and release the appropriate Grading Improvement and Survey Monumentation Securities to UHS-Corona, Inc., a Delaware Corporation.

Sponsors:

Indexes:

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Attachments:

Date	Ver.	Action By	Action	Result
9/5/2018	1	City Council	approved	

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 9/5/2018

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration to accept the public improvements associated with Parcel Map 36499 and release the appropriate Grading Improvement and Survey Monumentation Securities to UHS-Corona, Inc., a Delaware Corporation.

RECOMMENDED ACTION:

That the City Council accept the public improvements associated with Parcel Map 36499, and take the following actions:

1. Retain twenty-five percent of the Faithful Performance Security for one (1) 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 (PRF9109796).
2. Retain the Labor and Material Security for six (6) months beyond the acceptance of the improvements, and automatically release the security unless any claims are filed

(PRF9109796).

3. Release the Survey Monumentation Securities (LPM9239608).
4. Release the Precise Grading and Erosion Control Securities (PRF9109795, LPM9198708, DEP15-0218, and DEP15-0143).

ANALYSIS:

On August 5, 2015, the City entered into Grading and Improvement Agreements with UHS-Corona, Inc. to secure the required grading and public improvements associated with Parcel Map 36499 and Conditional Use Permit CUP12-006 for the expansion of the Corona Regional Medical Center and the precise grading for relocating the MRI services to a temporary structure. The project extended from the existing facility at 800 South Main Street, westerly across Belle Avenue to Sheridan Street, and northerly from Ninth Street across Eighth Street to the east-west ally one-half block north of Eighth Street.

Additionally, on November 18, 2015, the City entered into a Grading Agreement with the developer to secure the precise grading for the medical center expansion.

Finally, on February 15, 2017, the City entered into a Survey Monumentation Agreement with the developer to guarantee the placement of all survey monuments specified by Parcel Map 36499.

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 (1) 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 September 5, 2019. City Staff must release the Faithful Performance Security one (1) 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 (6) 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.

The survey monuments specified for Parcel Map 36499 haven been set in accordance with the Subdivision Map Act and City Standards, and the City has been provided with evidence that the surveyor has been paid. Therefore, it is appropriate to release the Survey Monumentation Security at this time.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

All City fees have been paid. 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 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.

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