



Legislation Details (With Text)

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File created: 8/24/2018 **In control:** City Council

On agenda: 9/19/2018 **Final action:** 9/19/2018

Title: City Council consideration of the Grading Agreements for 1138 West Rincon Street - Corona Industrial Park, LLC, a Delaware Limited Liability Company.

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
9/19/2018	1	City Council	approved	

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 Agreements for 1138 West Rincon Street - Corona Industrial Park, LLC, a Delaware Limited Liability Company.

RECOMMENDED ACTION:

That the City Council authorize the Mayor to execute Grading Agreements between the City and Corona Industrial Park, LLC, a Delaware Limited Liability Company for 1138 West Rincon Street.

ANALYSIS:

Corona Industrial Park, LLC, proposes to construct three (3) industrial buildings totaling 727,316 square feet at 1138 West Rincon Street. The project is located on the south side of West Rincon Street, east of Alcoa Circle and west of North Lincoln Avenue in the M-2 (General Manufacturing) Zone, as shown on Exhibit "A" (former site of the Golden Cheese Company of California).

In compliance with Grading Ordinance No. 2568, the owner will also 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.

The demolition of the existing Golden Cheese facilities began in early Spring of 2018 and was completed in August of 2018. The Developer was approved to start grading upon approval of the precise grading plans and upon receipt of the grading securities.

Securities have been posted as follows:

PWGR201-0008	Faithful Performance		Labor & Materials	
	Security No.	Amount	Security No.	Amount
Grading and Drainage	SUR0047056	\$1,338,400.00	N/A	N/A
Erosion Control	R7857	\$14,200.00	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:

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 approves agreements that provide security to guarantee completion of improvements that are required in connection with a ministerial permit, and there is no possibility that approving these agreements will have a significant effect on the environment. Therefore, no environmental analysis is required.

PREPARED BY: ZACHARY MURRAY, E.I.T., UTILITY 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: Corona Industrial Park, LLC, 130 Vantis, Suite #200, Aliso Viejo, CA 92656

Engineer: Michael Baker International, 5 Hutton Centre Drive, Suite #500, Santa Ana, CA 92707