City of Corona

Legislation Details (With Text)

File #:	19-0519	**Version:** 1	**Name:**		
Type:	Agreement		**Status:**	Passed	
File created:	5/22/2019		**In control:**	City Council	
On agenda:	6/5/2019		**Final action:**	6/5/2019	
Title:	City Council consideration of a Grading Agreement for Parcel 1 of Parcel Map 36311, located on the northside of Foothill Parkway, west of Interstate 15 - The Habit Restaurants, LLC, a California Limited Liability Company.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Staff Report, 2. Staff Report with Attachments				

Date	Ver.	Action By	Action	Result
6/5/2019	1	City Council	accepted	

AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION

DATE: 6/5/2019

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:
City Council consideration of a Grading Agreement for Parcel 1 of Parcel Map 36311, located on the northside of Foothill Parkway, west of Interstate 15 - The Habit Restaurants, LLC, a California Limited Liability Company.

RECOMMENDED ACTION:
That the City Council authorize the Mayor to execute a Grading Agreement between the City and The Habit Restaurants, LLC, a California Limited Liability Company for Parcel 1 of Parcel Map 36311.

ANALYSIS:
Parcel Map 36311 is a single-phase subdivision of 3.6-acres into seven parcels for commercial condominium purposes, originally approved by the City Council on January 19, 2011. The project is located on the northside of Foothill Parkway, west of Interstate 15 in the Commercial designation of the Cerrito Specific Plan (SP91-2), as shown on Exhibit "A." The City Council has previously approved Public Improvement, Rough and Precise Grading Agreements for this project.

In compliance with Grading Ordinance No. 2568, the developer will enter into a Grading Agreement to secure the precise grading operations for Parcel 1 of Parcel Map 36311. 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.

Securities have been posted as follows:

PWGP19-00010	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No	Amount
Grading	60132770	$31,900	N/A	N/A
Erosion Control	Cash Deposit (R14231)	$3,000	N/A	N/A

COMMITTEE ACTION:
Not applicable.

STRATEGIC PLAN:
Not applicable.

FISCAL IMPACT:
The applicant has paid a grading check plan fee of $8,459 under PWGR2018-0049.

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 January 19, 2011, 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: MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:
1. Exhibit "A" - Location Map
2. Agreements

Owner: The Habit Restaurants, LLC
        17320 Red Hill Avenue, Suite 140
        Irvine, CA 92614

Engineer: Anpak Engineering, LLC
        25876 The Old Road #178
        Stevenson Ranch, CA