



Legislation Details (With Text)

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File created: 9/18/2019 **In control:** City Council
On agenda: 10/2/2019 **Final action:** 10/2/2019
Title: City Council consideration of accepting the public improvements associated with Tract Map 35468 and release the appropriate Grading and Improvement Securities - Renaissance Estates, LLC.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Location Map

Date	Ver.	Action By	Action	Result
10/2/2019	2	City Council	approved	

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 10/02/2019

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration of accepting the public improvements associated with Tract Map 35468 and release the appropriate Grading and Improvement Securities - Renaissance Estates, LLC.

RECOMMENDED ACTION:

That the City Council:

1. Accept the public improvements associated with Tract Map 35468.
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 (802345S).
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 (802345S).
4. Release the Survey Monumentation Security (802347S).

5. Release the Rough Grading Security (802346S).

ANALYSIS:

Tract Map 35468 is a subdivision of 12.79 acres into 12 single-family residential lots located on the west side of Lester Avenue, south of Cleveland Way, as shown on Exhibit "A." On November 6, 2013, Renaissance Estates, LLC, entered into Grading, Improvement and Survey Monumentation Agreements with the City for development of the 12 single-family residential pads and on- and off-site public improvements to support the project.

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 September 18, 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 rough graded in accordance with all City Standards and the approved Rough Grading Plan. Therefore, it is appropriate to release the Rough Grading security at this time.

The survey monuments have been set in accordance with the Subdivision Map Act and all 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 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: Dr. John Lim
Renaissance Estates, LLC
6234 Arcadia Street
Corona, CA 92880

Engineer: Armstrong and Brooks
Consulting Engineers
1350 E. Chase Drive
Corona, CA 92881
(951) 372-8400