



Legislation Text

File #: 18-2009, Version: 1

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 8/15/2018

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration to authorize the Mayor to execute a Grading Agreement for Parcel Map 35661, located south of South Promenade Avenue and east of Collett Avenue - Vista Monterey 91 LLC, a Delaware Limited Liability Company.

RECOMMENDED ACTION:

That the City Council authorize the Mayor to execute a Grading Agreement between the City and Vista Monterey 91 LLC, a Delaware Limited Liability Company.

ANALYSIS:

On May 21, 2008, the City Council approved Parcel Map 35661 to subdivide approximately 20.15 acres into two (2) lots to accommodate a 442-unit apartment community in the High Density Residential HDR-23 designation of the Northeast Corona Specific Plan (SP81-02). The project is located on a vacant parcel of infill property that extends between Promenade Avenue and the 91 Freeway, west of the existing Corona Hills Plaza shopping center, as shown on Exhibit "A." On August 15, 2018, the City Council approved agreements for rough grading operations for the project.

The developer, Vista Monterey 91 LLC, is requesting to enter into an agreement for grading improvements on an off-site area as part of a private agreement between the property owners. The site is located along the easterly boundary of Parcel Map 35661 at 2085 Highpoint Drive. In compliance with Grading Ordinance No. 2568, the developer will enter into a Grading Agreement to secure the precise grading operations associated with the development. The precise grading plans conform with the Ordinance, and is consistent with sound engineering standards and practices. The elevation design minimizes pads with 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 detailed below:

PGR170029 - DWG# 17-023P	Security No.	Amount
HOA Offsite Precise Grading	Cash Deposit	\$ 15,000.00
Erosion Control	Cash Deposit	\$ 4,000.00

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: 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: DARRELL TALBERT, CITY MANAGER

Exhibit: "A" - Location Map

Developer: Vista Monterey 91, LLC
18802 Bardeen Avenue
Irvine, CA 92612

Engineer: Fuscoe Engineering, Inc
16795 Von Karman Ave #100
Irvine, CA 92606