



# STAFF REPORT

DATE: 11/20/2024  
TO: Honorable Mayor and City Council Members  
FROM: Planning and Development Department

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**2024-144**

## REQUEST FOR CITY COUNCIL ACTION

### **SUBJECT:**

RELEASE OF RETAINING WALL SECURITY POSTED BY VISTA MONTEREY 91 LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR PARCEL MAP 35661 LOCATED BETWEEN PROMENADE AVENUE AND THE 91 FREEWAY, WEST OF THE EXISTING CORONA HILLS PLAZA SHOPPING CENTER (APPLICANT: VISTA MONTEREY 91, LLC, A DELAWARE LIMITED LIABILITY COMPANY)

### **EXECUTIVE SUMMARY:**

This staff report asks the City Council to release the retaining wall security associated with Parcel Map 35661. The developer has completed the retaining wall improvements associated with Parcel Map 35661 and is requesting the release of the posted security.

### **RECOMMENDED ACTION:**

That the City Council release the retaining wall security associated with Parcel Map 35661. (Bond No. 800018783)

### **BACKGROUND & HISTORY:**

Parcel Map 35661 (PM 35661) subdivided 20.15 acres into two lots for the development of 442 apartment units. The project was approved by the City Council on May 21, 2008. The developer completed the construction of the project and requested that the security posted for the construction of the retaining wall be released.

### **ANALYSIS:**

The site was graded in accordance with City standards and the approved retaining walls were completed and inspected to ensure conformity with City specifications. Therefore, it is appropriate for the City to release the retaining wall securities at this time.

The following is a summary of the security posted for the retaining wall:

	Security No.	Amount
Retaining Walls PGR170024 – DWG# 16-040W	800018783	\$619,500

**FINANCIAL 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 commonsense exemption 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 is to release securities posted for a previously approved project. There is no possibility that this action will have a significant effect on the environment. Therefore, no environmental analysis is required.

**PREPARED BY:** JESSICA KANG, ASSOCIATE ENGINEER

**REVIEWED BY:** JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

**ATTACHMENTS:**

1. Exhibit 1 – Location Map