

**M E M O R A N D U M**  
**CITY OF CHINO**  
**DEVELOPMENT SERVICES DEPARTMENT**

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**COUNCIL MEETING DATE: JULY 2, 2019**

**TO: MATTHEW C. BALLANTYNE, CITY MANAGER**

**FROM: NICHOLAS S. LIGUORI, AICP, DEVELOPMENT SERVICES DIRECTOR**

**SUBJECT: FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS - PARCEL MAP NO. 19419 (WATSON LAND COMPANY).**

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**RECOMMENDATION**

1) Accept the public improvements for Parcel Map 19419 as complete; 2) authorize release of the faithful performance and labor and material bonds; 3) initiate the warranty bond; and 4) authorize the City Manager to execute the necessary documents on behalf of the City.

**FISCAL IMPACT**

There are sufficient funds included in the City's Operating Budget to support the maintenance activities related to the improvements.

Revenue:

Expenditure:

Transfer In:

Transfer Out:

**BACKGROUND**

On April 29, 2013, the City of Chino Planning Commission conditionally approved Parcel Map No. 19419 to construct three (3) industrial buildings totaling 1,028,500 square feet on approximately 51.38-acres generally located at the southeast corner of Kimball and Mountain Avenues (Exhibit A).

**ISSUES/ANALYSIS**

The Conditions of Approval for Parcel Map No. 19419 required the developer to construct certain public improvements to mitigate the project's impacts. The public improvements that are being accepted by the City include, but are not limited to, curb, gutter, curb ramps, sidewalk, signing and striping, driveway approaches, traffic signal, potable water, and sewer. The improvements that are being accepted have been satisfactorily constructed to meet City and all applicable accessibility requirements.

All required development related fees have been paid and security for a one-year warranty period has been submitted. Under the warranty bond obligation, the developer will correct any defects found within one-year of City Council's acceptance of the project.

With approval by City Council, the following maintenance obligations will commence:

Domestic Water System:	By the City
Sewer System:	By the City
Storm Drain:	By the City
Public Street Sweeping:	By the City
Street Lights:	By the City after the warranty period
Kimball Ave. & Cypress Ave. Traffic Signal	By the City
Landscaping:	By the property owner

Attachment: Exhibit A