



Staff Report

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**File #:** 22-0753

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**REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 09/21/2022

**TO:** Honorable Mayor and City Council Members

**FROM:** Planning & Development Department

**SUBJECT:**

Release of the grading securities posted by Raising Cane's Restaurants, LLC, for a newly constructed restaurant building located at 840 North Main Street.

**EXECUTIVE SUMMARY:**

City Council consideration of the release of the grading securities for a newly constructed Raising Cane's Restaurant located at 840 North Main Street. The grading improvements associated with the construction of the new restaurant building have been completed by the developer. The proposed action will release the precise grading securities posted by the developer.

**RECOMMENDED ACTION:**

**That the City Council** release the Precise Grading and Erosion Control Securities (Bond No. 285066675 and Receipt No. R25888).

**BACKGROUND & HISTORY:**

The property located at 840 North Main Street is part of Parcel Map 37747, which subdivided 4.49 acres into four parcels to facilitate the development of a new commercial center. The project site is zoned Commercial Retail (CR) of the North Main Street Specific Plan (SP99-01) and is located west of Main Street, on the north side of Parkridge Avenue.

On April 21, 2021, the Raising Cane's Restaurants, LLC, entered into a Precise Grading Agreement and posted securities with the City to commence construction of a new restaurant. The restaurant is constructed and has received the required Certificate of Occupancy from the City to operate.

**ANALYSIS:**

The site was precise graded in accordance with all City Standards and the approved grading plans. Therefore, it is appropriate to release the Grading and Erosion Control Securities associated with the property. Improvements associated with the commercial center were accepted by the City Council on

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June 1, 2022.

The following is a summary of the securities:

Grading Security	Security No.	Faithful Performance	Receipt No.	Erosion Control
Precise Grading DWG# 20-040P PWGR2020-0034	285066675	\$61,000	R25888	\$4,100

**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 grading 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:** CHRISTOPHER HORN, P.E., ACTING DEVELOPMENT SERVICES MANAGER

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

**Attachments:**

1. Exhibit 1 - Location Map