



Staff Report

File #: 22-0874

REQUEST FOR CITY COUNCIL ACTION

DATE: 11/16/2022

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

SUBJECT:

Release of the grading security posted by Griffco Land, LLC, for Parcel 4 of Parcel Map 37070 for the Terrano Apartments located at 2804 Fashion Drive.

EXECUTIVE SUMMARY:

This staff report asks that the City Council approve the release of the grading security associated with Parcel 4 of Parcel Map 37070. The developer has completed the precise grading improvements associated with Parcel 4 for the construction of the Terrano Apartments located at 2804 Fashion Drive and is requesting the release of the posted securities.

RECOMMENDED ACTION:

That the City Council release the Grading and Erosion Control Securities (Bond No. 380846S and Receipt No. DEP16-0176).

BACKGROUND & HISTORY:

The property located at 2804 Fashion Drive is Parcel 4 of Parcel Map 37070 (PM 37070) and is approximately 13.7 acres. The property is within the Dos Lagos Specific Plan. PM 37070 was approved by the City Council on June 6, 2016. The developer, Griffco Land, LLC, entered into a Precise Grading Agreement and posted securities with the City on November 2, 2016, to commence construction of 276 apartments on the property. The apartments have been constructed and have received the required Certificates 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 posted for the property.

The following is a summary of the securities:

Grading Security	Security No.	Faithful Performance	Receipt No.	Erosion Control
Precise Grading DWG# 16-015P PGR160015	380846S	\$ 413,900	DEP16-0177	\$12,700

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: NOE HERRERA, ASSOCIATE ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Location map