



Agenda Report

File #: 19-0241

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 3/20/2019

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration of a Grading Agreement for 4140 Temescal Canyon Road - Dos Lagos Office LLC, a California Limited Liability Company.

RECOMMENDED ACTION:

That the City Council authorize the Mayor to execute a Grading Agreement for precise grading between the City and Dos Lagos Office LLC, a California Limited Liability Company.

ANALYSIS:

Dos Lagos Office, LLC is the owner of 4140 Temescal Canyon Road, one of four parcels within Parcel Map 34890 (PM34890), Lakeshore Plaza originally approved by Council on August 16, 2006, as shown on Exhibit "A." The owner is proposing to construct a 153,541 square-foot commercial office building on Parcel 1 of PM34890, in the Business Park Zone.

In compliance with Grading Ordinance No. 2568, the owner will enter into a Grading Agreement to secure the precise grading operations, which include drainage improvements. A cash deposit has been posted to guarantee grading activities and erosion control. The grading design conforms to the Grading Ordinance and is consistent with sound engineering standards and practices. The elevation design minimizes significant height and slope differentials from surrounding properties, while maintaining the City's obligation to protect the health and safety of citizens and property.

The owner has completed all public improvements related to PM34890, in accordance with the Conditions of Approval, approved by Planning Commission on July 24, 2006. Said improvements were accepted by the City on March 19, 2008. Securities have been posted as detailed below:

PWPR2018-0036	Faithful Performance		Erosion Control	
	Security No.	Amount	Security No.	Amount
Precise Grading& Drainage Improvements	Cash Deposit (Receipt No. R12487)	\$ 30,824.54	Cash Deposit (Receipt No. R12486)	\$ 2,500.00

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

All applicable fees have been paid by the developer as follows:

	Fee Type	Amount
4140 Temescal Canyon Road Precise Grading and Erosion Control Revision (1 sheet) - PWPR2018-0035	Plan Check	\$1,365.00
4140 Temescal Canyon Road Precise Grading and Erosion Control Revision (4 sheets) - PWPR2018-0036	Plan Check	\$5,460.00

ENVIRONMENTAL ANALYSIS:

This action is exempt from further review under the California Environmental Quality Act (CEQA), because the Dos Lagos Specific Plan was evaluated in an Environmental Impact Report that was certified by the City Council on June 21, 2000. Parcel Map 34890 involved the subdivision of 25.22 acres into four condominium parcels that complies with the Business Park land use designation approved for the project area in the Specific Plan. Additionally, this action is exempt pursuant to Section 15061(b)(3) of the Guidelines for 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 grading 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: MICHELE HINDERSINN, 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

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REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

SUBMITTED BY: MICHELE NISSEN, ACTING CITY MANAGER

Attachments:

1. Exhibit "A" - Location Map
2. Grading Agreement

Owner:

Dos Lagos Office, LLC
4160 Temescal Canyon Road, Corona, CA 92883

Civil Engineer:

Hunsaker & Associates
3 Hughes Irvine, CA 92618