



## Agenda Report

File #: 19-0300

### AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 4/3/2019

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

**SUBJECT:**

City Council consideration of a Grading Agreement for 909 Railroad Street - Boral Roofing LLC, a Delaware Limited Liability Company.

**RECOMMENDED ACTION:**

That the City Council authorize the Mayor to execute a Grading Agreement between the City and Boral Roofing LLC, a Delaware Limited Liability Company.

**ANALYSIS:**

Boral Roofing LLC, the owner of the property located at 909 Railroad Street, is proposing to grade a 2.5-acre portion of an industrial lot, located in the M-1 (Light Manufacturing) Zone. The proposed grading will provide a larger paved area to store their on-site raw materials intended to improve the quality of their storm water runoff. The site is located east of the intersection of North Lincoln Avenue and Railroad Street, as shown on Exhibit "A."

In compliance with the City's Grading Ordinance No. 2568, the owner will also enter into a Grading Agreement to secure the precise grading operations associated with the development. The precise grading plan conforms to the Grading Ordinance and is consistent with sound engineering standards and practices. The elevation design minimizes pads with significant height and slope differentials from surrounding properties, while maintaining the City's obligation to protect the health and safety of citizens and property.

Securities have been posted as detailed below:

PWPR2018-0001	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
Precise Grading DWG# 18-004P	Cash Deposit	\$ 28,600	N/A	N/A
Erosion Control DWG# 18-004P	Cash Deposit	\$ 2,500	N/A	N/A

**COMMITTEE ACTION:**

Not applicable.

**STRATEGIC PLAN:**

Not applicable.

**FISCAL IMPACT:**

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

909 Railroad St	Fee Type	Amount
PWPR2018-0001 Precise Grading and Drainage Study	Plan Check	\$9,725
PWPR2018-0046 Minor Plan Check Delta Revision	Plan Check	\$1,425

**ENVIRONMENTAL ANALYSIS:**

Per Section 15304(a) of the Guidelines for implementing the California Environmental Quality Act (CEQA), and Section 3.21 of the City's Local CEQA Guidelines, the project is categorically exempt from CEQA since it involves minor alteration to land which consists of grading on land with a slope of less than 10 percent not within a waterway or Seismic Hazard Zone. Additionally, this action is exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines, 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 an agreement that provides security to guarantee completion of grading that is required in connection with a ministerial permit, and there is no possibility that approving this agreement 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

**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. Agreement

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Owner: Boral Roofing LLC  
3511 North Riverside Avenue  
Rialto, CA 92377

Engineer: Bill McKeever  
W.J. McKeever Inc.  
900 E Washington St., Suite 208  
Colton, CA 92324  
(909) 825-8048