



Staff Report

File #: 21-0720

REQUEST FOR CITY COUNCIL ACTION

DATE: 07/21/2021

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

Approve the release of the Mass Grading Security associated with Parcel Map 37608.

EXECUTIVE SUMMARY:

The mass grading activities associated with Parcel Map 37608 have been completed. The proposed action will release the Mass Grading and Drainage Improvements Security posted by the owner, Latitude Business Park, LLC, a California Limited Liability Company.

RECOMMENDED ACTION:

That the City Council release the Mass Grading and Drainage Improvements Security (36K012810 FP).

BACKGROUND & HISTORY:

On April 1, 2020, the City Council approved Parcel Map (PM) 37608 for the subdivision of approximately 75 acres into 13 lots for light industrial and warehouse purposes in the Light Industrial designation of the El Cerrito Specific Plan. The owner, Latitude Business Park, LLC, intends to construct 15 buildings totaling 1,074,771 square feet for warehouse, industrial park, and office uses as approved under Precise Plan 2019-0001. The project is located at the northwest corner of Tom Barnes Street and Temescal Canyon Road, east of Interstate 15, as shown on Exhibit "1."

On July 1, 2020, the City entered into a Grading Agreement with Latitude Business Park, LLC to facilitate the mass grading operations of the site. The owner posted Mass Grading and Drainage Improvement Security and Erosion Control Cash Security at that time.

On June 2, 2021, the City entered into Public Improvement, Survey Monumentation, and Precise Grading and Drainage Agreements with the owner. At that time, the owner posted sufficient securities to guarantee construction of the public storm drain, water, and sewer improvements, placement of survey monumentations, and the precise grading and drainage improvements

associated with the project.

ANALYSIS:

The site has been mass graded in accordance with all City Standards and the approved Grading Plan. Therefore, it is appropriate to release the Mass Grading Security at this time. The Erosion Control Security must be retained for the ongoing precise grading activities.

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 common sense 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 merely releases the current securities associated with the property. Since there is no possibility that adopting this action will have a significant effect on the environment, no environmental analysis is required.

PREPARED BY: MICHELE HINDERSINN, P.E., SENIOR CIVIL ENGINEER

REVIEWED BY: SAVAT KHAMPHOU, PUBLIC WORKS DIRECTOR

Attachments:

1. Exhibit 1 - Location Map