



Legislation Text

---

File #: 18-1602, Version: 1

---

**AGENDA REPORT  
REQUEST FOR CITY COUNCIL ACTION**

DATE: 3/21/2018

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

**SUBJECT:**

City Council consideration to authorize the Mayor to execute Grading and Improvement Agreements for 3595 and 3599 Temescal Canyon Road - Griffco Land LLC.

**RECOMMENDED ACTION:**

That the City Council authorize the Mayor to execute Grading and Improvement Agreements between the City and Griffco Land LLC.

**ANALYSIS:**

Precise Plan, PP16-011 was approved on December 6, 2017 for Parcel Map 37152 to subdivide 3.6 acres into two parcels for light industrial purposes in the business park (BP) designation of the Dos Lagos Specific Plan. The proposed buildings are 30,000 SF approximately each. The project is located in the L1 (Light Industrial) zone as shown on exhibit A.

The owner will enter into an Improvement Agreement with the City and post sufficient securities to guarantee construction of street, sewer, and water public improvements associated with the project.

In compliance with Grading Ordinance No. 2568, the owner will also enter into a Grading Agreement to secure the precise grading operations, which include drainage improvements. A cash deposit has been posted to guarantee 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.

Securities have been posted as follows:

PWGP18-00002	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
Public Improvements	379545S	\$467,200	379545S	\$233,600
Grading and Drainage	379546S	\$68,500	N/A	N/A
Erosion Control	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.

**ENVIRONMENTAL ANALYSIS:**

In accordance with Section 15063 of the State Guidelines for the California Environmental Quality Act (CEQA) the City prepared an initial study to determine if the project would have a significant effect on the environment. The initial study was prepared in accordance with Section 15063 and per the City's Local Guidelines for Implementing CEQA. The initial study identified environmental effects that were determined not to be significant and identified potentially significant effects that were capable of being mitigated to less than significant. Therefore, the City adopted a Mitigated Negative Declaration and Mitigation Monitoring Plan on December 6, 2017, in accordance with Section 15070 of the State CEQA Guidelines and Section 6.02 of the City's Local Guidelines for Implementing CEQA.

**PREPARED BY:** CHRISTOPHER L. HORN, 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:** DARRELL TALBERT, CITY MANAGER

Exhibit "A" - Location Map

Owner: Griffco Land LLC  
2518 N. Santiago Blvd.  
Orange, CA 92867

Engineer: Wilson Mikami Corporation  
9 Corporate, Suite 100  
Irvine, CA 92606