



STAFF REPORT

DATE: 11/20/2024
TO: Honorable Mayor and City Council Members
FROM: Planning and Development Department

2024-145

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

RELEASE OF GRADING SECURITY POSTED BY NANCI INVESTMENTS, INC., FOR 1345 QUARRY STREET (APPLICANT: NANCI INVESTMENTS, INC., A CALIFORNIA CORPORATION)

EXECUTIVE SUMMARY:

This staff report asks that the City Council release the grading securities for 1345 Quarry Street. The developer has completed the required grading operations associated with the construction of an industrial/warehouse building and is requesting the release of the posted grading securities.

RECOMMENDED ACTION:

That the City Council release the Grading and Erosion Control Securities posted for 1345 Quarry Street. (Bond No. 4405768 and Receipt No. DEP16-0062)

BACKGROUND & HISTORY:

Nanci Investments, Inc., the owner of 1345 Quarry Street, constructed a 15,755 square-foot industrial/warehouse building on one acre in the M3 (Heavy Manufacturing) Zone. On May 19, 2016, Nanci Investments, Inc. entered into a Grading Agreement with the City and posted bonds for the development of the property.

ANALYSIS:

The site was graded in accordance with all City standards and the approved grading plans. Therefore, it is appropriate for the City to release the grading and erosion control securities posted for the properties by the applicant.

The following is a summary of the security posted for the property:

Security	Security No.	Faithful Performance	Security No.	Labor & Materials
Grading and Drainage	4405768	\$ 57,500	DEP16-0062	\$ 2,500

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 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 the release of the posted securities associated with the prior grading operations on the project site, and there is no possibility that this action will have a significant effect on the environment. Therefore, no environmental analysis is required.

PREPARED BY: JESSICA KANG, ASSOCIATE ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

ATTACHMENTS:

1. Exhibit 1 – Location Map