



# Agenda Report

**MEETING DATE:** Tuesday, May 24, 2022

**TO:** City Council

**FROM:** PUBLIC WORKS & UTILITIES DIRECTOR DI RENZO  
MARIA ESTHER RODRIGUEZ, CITY ENGINEER  
DAVID CANEER, PRINCIPAL ENGINEER

**SUBJECT:** IMPROVEMENT AGREEMENT FOR ROUGH GRADING AND  
REMEDICATION WITH DEVELOPER FOR HILLCREST SUBDIVISION

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## **STATEMENT OF ISSUES:**

The Hillcrest Subdivision located at 511 Ohlone Parkway (APNs 018-372-14 and 018-381-01) was approved for development in five phases. The first order of work involves site preparation which includes rough grading and remediation on this 11.3-acre site.

## **RECOMMENDED ACTION:**

Staff recommends that the City Council adopt a resolution finding that nothing further is required under the California Environmental Quality Act; approving the Improvement Agreement for Rough Grading and Remediation Improvements with the Developer for the Hillcrest Subdivision Located at 511 Ohlone Parkway (APNs 018-372-14 and 018-381-01); and authorizing the City Manager Pro Tempore to execute the Agreement

## **DISCUSSION:**

At its July 6, 2021 meeting the City Council approved the First Amended Tentative Map by Resolution No. 210-21 (CM), a Major Modification to the Special Use Permit with Design Review and Specific Plan Development Plan under Resolution No 211-21 (CM), and Addendum No. 2 to the Previously Certified Final Environmental Impact Report by Resolution No. 212-21.

At its May 10, 2022 meeting the City Council approved Ordinance No. 1431-22 (CM) approving the Development Agreement between Hillcrest Watsonville, LLC which, among other items, identifies construction of the development to occur in five stages. Prior to construction of the first stage, there are necessary site improvements involving rough grading and remediation that are required to be completed on 11.3 acres of the site.

This Improvement Agreement provides for completing the City-approved improvements including, but not limited to, a retaining wall, storm drain system, six temporary sediment basins, remediation pit, and erosion prevention and sediment control as included in the Remediation and Rough Grading Plans. The agreement specifies completion of the work

within one year of approval of the agreement and provides financial guarantees to complete the work in the event of default.

**ENVIRONMENTAL ANALYSIS:**

This action implements the approvals analyzed and considered by the Sunshine Vista Environmental Impact Report and its associated Addendums (State Clearinghouse Number: 2017032041). Any potentially significant effects have been adequately analyzed and have been avoided or mitigated pursuant to that earlier EIR and Addendums, including revisions or mitigation measures that are imposed upon the proposed project. In addition, none of the conditions described in California Code of Regulations, Section 15162, exist. Therefore, no further action is required under the California Environmental Quality Act (CEQA).

**STRATEGIC PLAN:**

This project is consistent with Strategic Plan Priority:

- 1 – Housing
- 3 – Infrastructure & Environment

**FINANCIAL IMPACT:**

The project will pay fees associated with engineering services, inspection and permit fees in the amount of \$72,766 for work associated with the rough grading and remediation task.

**ALTERNATIVE ACTION:**

None recommended. Not approving the Improvement Agreement is inconsistent with City Council's previous approval of the Tentative Map.

**ATTACHMENTS AND/OR REFERENCES (If any):**

None