



Agenda Report

File #: 18-2277

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: 11/20/2018

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 1548 and 1552 West Maple Street - La Maple Partners LLC, a Nevada Limited Liability Company.

RECOMMENDED ACTION:

That the City Council authorize the Mayor to execute Grading and Improvement Agreements between the City and La Maple Partners LLC, a Nevada Limited Liability Company.

ANALYSIS:

La Maple Partners, LLC the owners of the property at 1548 and 1552 West Maple Street, are proposing to construct a new 6,214 square-foot 2-story office building on 0.60-acres in the M-2 (General Manufacturing) Zone. The project is located at 1548 and 1552 West Maple Street, approximately 600 feet west of North Smith Avenue, as shown on Exhibit "A."

The owners will enter into an Improvement Agreement with the City and post sufficient securities to guarantee the construction of public street and utility 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:

PWGR2018-0009	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
Grading and Drainage	Cash Deposit	\$8,700.00	N/A	N/A
Erosion Control	Cash Deposit	\$2,500.00	N/A	N/A
PWIM2018-0006	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
Public Improvements	Cash Deposit	\$18,200.00	Cash Deposit	\$9,100.00

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL 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 agreements that provide security to guarantee completion of improvements that are required in connection with a ministerial permit, and there is no possibility that approving these agreements will have a significant effect on the environment. Therefore, no environmental analysis is required.

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

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

Exhibit "A" - Location Map

Attachments: Agreements

Owner: La Maple Partners, LLC
8720 Kulka Road
Las Vegas, NV 89161

Engineer: K & A Engineers
357 N Sheridan St # 117
Corona, CA 92880