



Agenda Report

File #: 19-0649

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 07/17/19

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration of an Improvement Agreement for 675 Hidden Valley Parkway, Norco - Ohanes John Nahas and Marie El Georr, husband and wife as community property.

RECOMMENDED ACTION:

That the City Council authorize the Mayor to execute an Improvement Agreement between the City and Ohanes John Nahas and Marie El Georr, husband and wife as community property.

ANALYSIS:

Ohanes John Nahas and Marie El Georr are the owners of 675 Hidden Valley Parkway in Norco, California, as shown on Exhibit "A." The owners are proposing to construct a self-serve fuel station and convenience food store at this location.

As part of the required improvements for this project, the traffic signal at the intersection of Hidden Valley Parkway and the project entrance will be upgraded to current City standards. Under a Corona - Norco Maintenance Agreement, the City will assume operation and maintenance responsibilities of this signal; however, funding will be shared equally with the City of Norco. Improvements also include striping modifications along Hidden Valley Parkway and upgrades to the advanced warning beacon system along Hidden Valley Parkway to the east of the project. The owner will enter into an Improvement Agreement with the City and post sufficient securities to guarantee construction of these traffic improvements associated with the project.

Securities for public improvements have been posted as follows:

PWIM2018-0013	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
Traffic Signal Public Improvements	LICX1165824	\$155,400	LICX1165824	\$77,700

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The developer has submitted public improvement plans for approval, and paid the following plan check fees associated with the review:

PWIM2018-0013	Fee Type	Amount
Public Improvement	Plan Check	\$ 1,974.33
Per Sheet Scanning	Fees	\$120.00

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the Guidelines for implementing the California Environmental Quality Act (CEQA), a mitigated negative declaration and mitigation monitoring plan is not required, as it is deemed exempt pursuant to Section 15061(b)(3) of 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 further environmental analysis is required.

PREPARED BY: MICHELE HINDERSINN, 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: MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:

1. Exhibit "A" - Location Map
2. Agreement

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Owner: Ohanes John Nahas and
Marie El Georr
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