



## Legislation Text

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File #: 17-1286, Version: 1

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### **AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION**

DATE: 11/15/2017

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 910 South Vicentia Avenue - Midoros LLC, a California Limited Liability Company.

**RECOMMENDED ACTION:**

That the City Council authorize the Mayor to execute Grading and Improvement Agreements between the City and Midoros LLC, a California Limited Liability Company.

**ANALYSIS:**

Midoros, LLC is the owner of a vacant lot located at 910 South Vicentia Avenue in the R2 (Low Density Multi-Family) Zone, as shown on Exhibit "A." The owner is proposing to construct a single-family residence on the 0.17-acre lot.

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:

PGR160042	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
Public Improvements	379183S	\$26,800	379183S	\$13,400
Grading and Drainage	379182S	\$4,200	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:**

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

**SUBMITTED BY:** DARRELL TALBERT, CITY MANAGER

Owner: Midoros, LLC  
190 W. 3<sup>rd</sup> Street  
Santa Ana, CA 92701

Engineer: Lan & Associates  
13139 Harbor Blvd.  
Garden Grove, CA  
92843