



## Legislation Text

File #: 19-0649, Version: 1

### 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

Owner: Ohanes John Nahas and  
Marie El Georr  
5 Foothill Blvd.  
Arcadia, CA 91006  
(818) 515-4544

Engineer: RK Engineering Group, Inc.  
4000 Westerly Place, Suite 280  
Newport Beach, CA 92660  
(949) 474-0809