



Legislation Details (With Text)

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Title: Approve and authorize execution of a License Agreement between the City of Huntington Beach and OC405 Partners JV for temporary worker parking for the I-405 Improvement Project

Attachments: 1. Att#1 License Agmnt, 2. 08.03.20 Sup Com Luna-Reynosa Memo

Date	Ver.	Action By	Action	Result
8/3/2020	1	City Council/Public Financing Authority	approved as amended	Pass

REQUEST FOR CITY COUNCIL ACTION

SUBMITTED TO: Honorable Mayor and City Council Members

SUBMITTED BY: Oliver Chi, City Manager

PREPARED BY: Ursula Luna-Reynosa, Director of Community Development

Subject:

Approve and authorize execution of a License Agreement between the City of Huntington Beach and OC405 Partners JV for temporary worker parking for the I-405 Improvement Project

Statement of Issue:

The City Council is asked to approve a new License Agreement with OC405 Partners JV to authorize the use of a City-owned parcel located at the intersection of McFadden Avenue and Gothard Street in the City of Westminster for temporary worker parking for the I-405 Improvement Project for a term of 32 months.

Financial Impact:

The Licensee will lease the parcel for \$500 per month for a total of \$16,000 over the entire term.

Recommended Action:

Approve and authorize the Mayor, City Manager, and City Clerk to execute the "License Agreement By and Between The City of Huntington Beach and OC405 Partners JV for Temporary Use of City Property" (Attachment 1).

Alternative Action(s):

Do not approve the License Agreement and direct staff accordingly.

Analysis:

OC405 Partners JV "Licensee" is the general contractor for the Orange County Transportation Authority's (OCTA) I-405 Improvement Project. In April 2020, the Licensee approached staff to utilize a vacant and undeveloped parcel owned by the City of Huntington Beach, for the purpose of a temporary parking lot for the employees working on the I-405 Improvement Project. The City-owned parcel APN 142-311-34 is located northeast of the intersection of McFadden Avenue and Gothard Street within the City of Westminster. The City of Westminster has land use oversight since the parcel is located within its city limits, and has issued a temporary use permit for the use. The parcel will be used for employee parking only, and no construction will occur on the site.

The City Attorney's Office has prepared a License Agreement between the City and Licensee to temporarily lease the vacant parcel. The term of the License Agreement will be for a period of thirty-two (32) months. The initial rent will be \$500.00 per month for a total term amount of \$16,000.00. The Licensee is required to maintain the site in satisfactory condition and install a gravel base and perimeter fencing prior to the use of the site for worker parking. The Licensee is also required to implement best management practices to control erosion and dust, and comply with all applicable rules and regulations of local, state, and federal agencies.

Environmental Status:

The approval of the License Agreement is exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines, which exempts actions 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 use of the site for temporary worker parking is exempt pursuant to CEQA Guidelines Section 15304 Class 4(e), which exempts minor temporary use of land having negligible or no permanent effects on the environment.

Strategic Plan Goal:

Strengthen long-term financial and economic sustainability

Attachment(s):

- 1) License Agreement between the City of Huntington Beach and OC405 Partners JV for Temporary Use of City Property, Orange County Fire Authority Plan Submittal Criteria