



City of Morgan Hill

Legislation Details (With Text)

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Title: IMPROVEMENT AGREEMENT AND STORMWATER BEST-MANAGEMENT-PRACTICES OPERATION AND MAINTENANCE AGREEMENT WITH NUEVA VISTA, LLC FOR PSYNERGY PROGRAMS CAMPUS AT 18225 HALE AVENUE

Sponsors:

Indexes:

Code sections:

Attachments: 1. Site Map, 2. Resolution, 3. Resolution Exhibit A - Improvement Agreement, 4. Resolution Exhibit B - Stormwater BMP O&M Agreement

Date	Ver.	Action By	Action	Result
2/15/2017	1	City Council		

CITY COUNCIL STAFF REPORT MEETING DATE: FEBRUARY 15, 2017

PREPARED BY: Charlie Ha, Associate Engineer - Land Development
APPROVED BY: City Manager

IMPROVEMENT AGREEMENT AND STORMWATER BEST-MANAGEMENT-PRACTICES OPERATION AND MAINTENANCE AGREEMENT WITH NUEVA VISTA, LLC FOR PSYNERGY PROGRAMS CAMPUS AT 18225 HALE AVENUE

RECOMMENDATION(S)

Adopt Resolution approving the following actions:

1. Approve an Improvement Agreement with Nueva Vista, LLC;
2. Authorize the City Manager to execute the Improvement Agreement;
3. Authorize the City Manager to execute separate Stormwater Best-Management-Practices (BMP) Operation and Maintenance Agreement for Psynergy Programs pending review and approval by the City Attorney; and
4. Authorize the recordation of the Improvement Agreement.

COUNCIL PRIORITIES, GOALS & STRATEGIES:

Ongoing Priorities

Protecting the environment

2016 Focus Areas

Developing Our Community

REPORT NARRATIVE:

Nueva Vista, LLC is redeveloping the Psynergy Programs campus at 18225 Hale Avenue south of Llagas Road (see site map), by expanding the parking lots and constructing a new 4800 square foot residential facility. Psynergy Programs provide licensed adult residential facilities for individuals with mental illness.

Nueva Vista has completed all of the conditions specified by Community Development Department's Site Review approved on September 7, 2016.

Nueva Vista has furnished the City with the necessary documents to complete the processing of the Improvement Agreement by providing surety bonds and insurance for the proposed public improvements for Psynergy Programs along Hale Avenue. Staff recommends that City Council authorize the City Manager to sign an Improvement Agreement on behalf of the City and sign a Stormwater BMP Operation and Maintenance Agreements pending review and approval by the City Attorney.

COMMUNITY ENGAGEMENT: Inform

On September 7, 2016, the Community Development Department approved the Site Review for Psynergy Programs. Residents within a 300 feet radius were informed of the Community Development Department's intent to approve the Site Review of each of the projects. Residents were given a 10 day period to review plans at City Hall to voice their concerns or comments on the Site Review requirements to staff.

ALTERNATIVE ACTIONS:

None

PRIOR CITY COUNCIL AND COMMISSION ACTIONS:

On March 22, 2016, the Planning Commission approved the Conditional Use Permit amendment to allow for a new 5,000 square foot residential building for an adult residential care facility at 18225 Hale Avenue.

FISCAL AND RESOURCE IMPACT:

Development review costs for this project are paid for from development processing fees.

CEQA (California Environmental Quality Act):

Categorical Exemption

The project is categorically exempt from the California Environmental Quality Act CEQA pursuant to Section 15301, Existing Facilities.

LINKS/ATTACHMENTS:

Site Map

Resolution

Resolution Exhibit A - Improvement Agreement

Resolution Exhibit B - Stormwater Best-Management-Practices (BMP) Operation and Maintenance Agreement