



Staff Report

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**File #:** 24-0615

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**REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 08/21/2024

**TO:** Honorable Mayor and City Council Members

**FROM:** Planning and Development Department

**SUBJECT:**

APPROVAL OF THE BEDFORD CHANNEL EXTENSION PUBLIC IMPROVEMENT AGREEMENT AND SECURITY FOR TRACT MAP 38572 LOCATED SOUTHWEST OF CLEMENTINE WAY AND HUDSON HOUSE DRIVE (APPLICANT: ARANTINE HILLS HOLDINGS LP, A DELAWARE LIMITED PARTNERSHIP)

**EXECUTIVE SUMMARY:**

This staff report asks the City Council to approve the public improvement security agreement between the City of Corona and Arantine Hills Holdings LP, a Delaware Limited Partnership for the design, construction, inspection, acceptance, operation and maintenance of the Bedford Canyon Channel, Stage 2 storm drain facilities and related maintenance access roads.

**RECOMMENDED ACTION:**

**That the City Council** authorize the Mayor to execute the Bedford Channel Extension Improvement Agreement for Tract Map 38572 between the City and Arantine Hills Holdings LP, a Delaware Limited Partnership.

**BACKGROUND & HISTORY:**

The Bedford Community is a 325.7-acre master-planned residential and commercial development located on the west side of Interstate 15 and south of Eagle Glen Parkway. The community is being completed in phases per the zoning and development standards established by the Arantine Hills Specific Plan. TTM 38572, known as Phase 3 and 4 of Bedford, was approved by the City Council on April 3, 2024, and will facilitate the development of 546 attached and detached condominium homes and 50 lettered lots for the construction of private streets, open space, private parks, trails and the extension of the Bedford Channel identified as Lot P.

The City and the District entered a Cooperative Agreement on October 17, 2018, for the Arantine Hills Bedford Canyon Wash Stage 1 and the Levee Stage 1 improvements. The construction associated with the Stage 1 wash improvements was completed simultaneously with the development of Phase 1 of the Bedford Community, which included residential units, private streets,

and the community’s common, master recreational amenities. The Bedford Channel storm drain improvements are now planned to begin at the southwestern limits of Phases 3 and 4 of the community. The developer, Arantine Hills Holdings, is responsible for constructing the improvements to the channel. Upon completion of the channel improvements, the District will accept the improvements and maintain the channel in perpetuity. The improvements within the channel include riprap on both sides of the channel and a 15-foot-wide maintenance access road for the District’s personnel that extends around the westerly end of the channel.

On July 3, 2024, the City entered into a Cooperative Agreement with the Riverside County Flood Control and Water Conservation District (District), and Arantine Hills Holdings LP (Developer), pertaining to the design, construction, inspection, acceptance, operation, and maintenance of the Arantine Hills Bedford Canyon Wash Stage 2 storm drain facilities.

**ANALYSIS:**

According to the public improvement agreement for the Bedford Channel Extension Improvement, the following securities are to be posted by the developer for the construction of the Bedford Channel, Stage 2 improvements.

Bedford Channel Extension	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
	TIC01680	\$9,422,000	TIC01680	\$4,711,000

**FINANCIAL IMPACT:**

All costs associated with this action have been paid for by the applicant. The developer is responsible for the construction costs for the storm drain improvements. The ongoing funding for the operation and maintenance of the storm drain channel will be the responsibility of the Riverside County Flood Control and Water Conservation District.

**ENVIRONMENTAL ANALYSIS:**

The 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 an improvement agreement for the construction of the storm drain channel improvements associated with the previously approved Tract Map 38572. There is no possibility that approving this agreement will have a significant effect on the environment. Therefore, no environmental analysis is required

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**PREPARED BY:** MARIA MIRANDA, SENIOR ENGINEER

**REVIEWED BY:** JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

**Attachments:**

1. Exhibit 1 - Location Map
2. Exhibit 2 - Public Improvement Agreement