



Staff Report

File #: 24-0505

REQUEST FOR CITY COUNCIL ACTION

DATE: 07/03/2024

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

SUBJECT:

COOPERATIVE AGREEMENT BETWEEN THE CITY OF CORONA, RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, AND ARANTINE HILLS HOLDINGS, LP, A DELAWARE LIMITED PARTNERSHIP, FOR THE ARANTINE HILLS, BEDFORD CANYON WASH STAGE 2, STORM DRAIN FACILITIES ASSOCIATED WITH TENTATIVE TRACT MAP 38572 (APPLICANT: CITY OF CORONA, RIVERSIDE COUNTY FLOOD CONTROL AND ARANTINE HILLS HOLDINGS, LP)

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve and authorize the City Manager to execute a Cooperative Agreement between the City of Corona, the Riverside County Flood Control and Water Conservation District (District), and Arantine Hills Holdings LP, a Delaware Limited Partnership, for the design, construction, inspection, acceptance, operation, and maintenance of the Arantine Hills Bedford Canyon Wash Stage 2 storm drain facilities. This improvement is associated with Tentative Tract Map 38572 (TTM 38572) located on the south side of Eagle Glen Parkway and west of Interstate 15 in the master planned community of Bedford.

RECOMMENDED ACTION:

That the City Council:

- a. Approve the Cooperative Agreement between the City of Corona, the Riverside County Flood Control and Water Conservation District, and Arantine Hills Holdings LP, a Delaware Limited Partnership for the Arantine Hills Bedford Canyon Wash Stage 2 storm drain facility improvement project associated with Tentative Tract Map 38572.
- b. Authorize the City Manager, or his designee, to execute the Cooperative Agreement between the City of Corona, the Riverside County Flood Control and Water Conservation District, and Arantine Hills Holdings LP, a Delaware Limited Partnership for the Arantine Hills Bedford Canyon Wash Stage 2 storm drain facility improvement project associated with Tentative Tract Map 38572.

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 Stage 1 was completed simultaneously with the development of Phase 1, 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.

ANALYSIS:

The Bedford Canyon Wash Stage 2 storm drain improvements are required to provide flood control protection and drainage for the imminent development of TTM 38572. The Stage 2 improvements consist of approximately 2,100 lineal feet of earthen riprap-lined channel, a rock-lined debris basin, maintenance access roads, a staging area, and a bike path/trail identified as Lot P on TTM 38572.

The developer has executed Right of Entry and Inspection Agreements with the District which has allowed construction to commence on the storm drain improvements. Once the improvements are constructed, the intent is for the District to accept the improvements, establish ownership, and assume responsibility for the operation and maintenance of the channel.

The developer will also enter into a Conservation Easement Agreement with the Riverside-Corona Resource Conservation District to address the post-construction, long-term maintenance of the vegetated components of the channel.

The Cooperative Agreement stipulates the mechanism for the developer to satisfactorily construct the Bedford Canyon Wash Stage 2 improvements and for the City to convey necessary right-of-way such that the District can inspect, operate, maintain, and accept ownership of the channel. Execution of this Cooperative Agreement also provides the City consent to record an Irrevocable Offer of Dedication to the public for flood control and drainage purposes.

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:

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 a cooperative agreement between a private entity and public agencies for the future operation and maintenance of storm drain channel improvements. There is no possibility that approving this agreement will have a significant effect on the environment. Therefore, no environmental analysis is required.

PREPARED BY: MARIA MIRANDA, SENIOR ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Cooperative Agreement
2. Exhibit 2 - Location Map