



STAFF REPORT

DATE: 03/19/2025
TO: Honorable Mayor and City Council Members
FROM: Planning and Development Department

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

COOPERATIVE AGREEMENT BETWEEN THE CITY OF CORONA, RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, AND CORONA 4 LAND, LLC FOR THE PROPOSED STORM DRAIN BOX EXTENSION UNDERNEATH CORONA AVENUE AND INTERSTATE 15 (APPLICANT: CORONA 4 LAND LLC)

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, Riverside County Flood Control and Water Conservation District (RCFCWCD) and Corona 4 Land, LLC, the developer of Tract Map 35851 (TM 35851), for the design, construction, inspection, acceptance, operation and maintenance of the proposed storm drain facilities and related maintenance access roads to be constructed underneath Corona Avenue and Interstate 15. Approval of this Cooperative Agreement will allow the developer of TM 35851 to proceed with the public storm drain improvements required for the project.

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 Corona 4 Land, LLC, for the storm drain facilities improvement project.

- 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 Corona 4 Land, LLC, for the storm drain facilities and related maintenance access roads associated with Tract Map 35851.

BACKGROUND & HISTORY:

TM 35851 created one lot on 3.55 acres for residential condominium purposes to facilitate the development of 60 townhomes. The project site is located on the north side of Corona Avenue and west of Interstate 15 in the R-3, Multiple Family Residential zone.

The City Council at its meeting on January 18, 2023, approved the project's final map and accepted public improvement and survey monumentation agreements. The developer posted a public storm drain improvement bond to cover the cost of construction of the drainage facilities.

The City Council at its meeting on August 21, 2024, approved an amendment to an existing agreement between the City and Caltrans regarding the maintenance obligations of the City and Caltrans for the drainage facilities located along the Interstate 15 corridor within the City's jurisdiction. The existing agreement was amended to include the proposed extension of the existing drainage box located underneath Corona Avenue and Interstate 15, which is required to accommodate the residential development associated with TM 35851. The amended agreement allows Caltrans to issue an encroachment permit to the developer of TM 35851 for the proposed public improvement.

ANALYSIS:

The developer is responsible for designing and constructing the extension of the drainage box, which is subject to review and approval by the RCFCWCD. The new portion of the drainage box will match the size of the existing drainage box and extend approximately 202 linear feet, with approximately 66 linear feet of the drainage box constructed within Caltrans' right-of-way. Upon the completion of the construction of the drainage box, the RCFCWCD has agreed to operate and maintain the drainage box extension of approximately 202 linear feet.

The Cooperative Agreement between the City, the RCFCWCD and the developer stipulates the mechanisms for the RCFCWCD to satisfactorily inspect, operate, maintain and accept ownership of the drainage facilities. Execution of this Cooperative Agreement also provides the City's consent to record an Irrevocable Offer of Dedication to the public for flood control and drainage purposes.

FINANCIAL IMPACT:

No application fees are associated with the preparation of this agreement.

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 the CEQA if the activity is covered by the commonsense exemption 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. The approval of this agreement will not 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 – Location map
2. Exhibit 2 – Cooperative Agreement