



STAFF REPORT

DATE: 04/07/2025
TO: Honorable Chair and Commissioners
FROM: Planning and Development Department

2025-127

APPLICATION REQUEST:

GPCD2025-0003: Request for a General Plan Consistency Determination for the vacation of City easements and transfer of City-owned property associated with the Bedford Canyon Channel located on the west and east sides of Temescal Canyon Road and south of Cajalco Road. (Applicant: City of Corona Planning and Development Department, 400 S. Vicentia Avenue, Corona, CA 92882)

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2662 determining that the proposed vacation of easements and transfer of property within a portion of the Bedford Canyon Wash to the Riverside County Flood Control and Water Conservation District is consistent with the City's General Plan.

BACKGROUND

The area of the requested General Plan Consistency Determination (GPCD) encompasses two sections of the Bedford Canyon Channel which are located on the west and east sides of Temescal Canyon Road and south of Cajalco Road (Exhibit 3). The west section of the channel, as shown in red in Exhibit 3, spans two properties (APNs 279-530-030 and 279-240-020) which are owned by the Riverside County Transportation Commission. This section of the channel contains City easements that give the City access rights to the channel for the maintenance of City storm drainage facilities, slopes, and landscaping within the channel. The east section of the channel located on the east side of Temescal Canyon Road, as shown in green in Exhibit 3, is currently owned in fee by the City and is maintained by the City.

On August 27, 2024, the City entered into a cooperative agreement with the Riverside County Flood Control and Water Conservation District to improve the Bedford Canyon Channel. Before the improvements can begin, the City needs to transfer both west and east sections of the channel to the District so that the District can carry out the improvements within the channel per the cooperative agreement. In order to facilitate the transfer, the District has requested that the existing City easements located within the west section of the channel be vacated, while the portion of the channel presently owned by City (located to the east of Temescal Canyon Road) will be transferred to the District in fee.

As for the section of the channel that is located underneath the Temescal Canyon Road Bridge, the City will continue to operate and maintain this section of the channel and the abutments located underneath the bridge as well as Temescal Canyon Road itself.

ANALYSIS

The subject GPCD is a result of proposed channel improvements within the Bedford Canyon Channel to be implemented by the District. Ultimately, the channel will be maintained by the District, negating the need for the City to have easements within the channel or own portions of the channel. City staff has reviewed the request and determined it to be consistent with the General Plan, with analysis following herein.

General Plan Consistency Determination

California Government Code Section 65402 requires that when a local agency plans to acquire, dispose of, or vacate any real property or easements for public purposes, the Planning agency of the city in which the property is located must first issue the report addressing whether the activity is consistent with the City's General Plan.

Staff have determined that the proposed easement vacation and disposition of property associated with the Bedford Canyon Channel is consistent with the following General Plan Policy:

1. General Plan Infrastructure and Utilities Element Policy IU-4.4 aims to *evaluate the adequacy of stormwater conveyance and storage control facilities in areas where intensification of land use is anticipated to occur; coordinate capital improvements planning for infrastructure with the direction, extent, and timing of growth*. The city coordinated the improvements along the channel with the Riverside County Flood Control and Water Conservation District by entering into a cooperative agreement, thereby fulfilling the General Plan Policy's objective of evaluating stormwater conveyance adequacy and aligning infrastructure improvements with anticipated growth.

ENVIRONMENTAL ANALYSIS

The General Plan consistency determination is not a project under the California Environmental Quality Act (CEQA), and therefore, does not require environmental review.

FISCAL IMPACT

The proposed easement vacation has no impact on the City's General Fund.

PUBLIC NOTICE

California Government Code Section 65401 does not require public noticing for a General Plan Consistency Determination.

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REVIEWED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Exhibits:

1. Resolution No. 2662
2. Locational and Zoning Map
3. Easement, ROW and Storm Drain Improvements (Riverside County Flood Control & Water Conservation District)
4. Memorandum from the Development Services Division, dated February 12, 2025

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