



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Melissa Walker, Public Works Director/City Engineer

**AGENDA DATE:** April 21, 2026

**TITLE:** PEN22-0130 (TRACT 38443) AND PEN22-0131 (TRACT 38442) COOPERATIVE AGREEMENT FOR THE MORENO VALLEY MASTER DRAINAGE PLAN LINE H, STAGE 3, SUNSET CROSSINGS DRIVE (REPORT OF: PUBLIC WORKS) (DISTRICT 3)

**TITLE SUMMARY:** PEN22-0130 (Tract 38443) And PEN22-0131 (Tract 38442) Approval Of The Cooperative Agreement Between The Riverside County Flood Control And Water Conservation District, The City Of Moreno Valley, And D.R. Horton Los Angeles Holding Company, Inc., For The Moreno Master Drainage Plan Line H, Stage 3, Located On Sunset Crossings Drive Between Alessandro Boulevard And Cottonwood Avenue

**DISTRICT:** District 3

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### Recommendation(s)

That the City Council:

1. Approve the Cooperative Agreement between the Riverside County Flood Control and Water Conservation District, the City of Moreno Valley, and D.R. Horton Los Angeles Holding Company, Inc., for the Moreno Master Drainage Plan Line H, Stage 3, located in Sunset Crossings Drive between Alessandro Boulevard and Cottonwood Avenue;
2. Authorize the City Manager to execute the Cooperative Agreement; and
3. Direct the City Clerk to forward the signed Cooperative Agreement to the District.

## **SUMMARY**

This report recommends approval of a Cooperative Agreement between the Riverside County Flood Control and Water Conservation District (District), the City of Moreno Valley (City), and D.R. Horton Los Angeles Holding Company, Inc. (Developer) to allow for the construction of storm drain facilities. As a condition of approval for PEN22-0130 (Tentative Tract Map 38443) and PEN22-0131 (Tentative Tract Map 38442), the Developer is required to construct public improvements necessary to provide flood protection and drainage associated with the proposed development. The Cooperative Agreement establishes the roles and responsibilities of the District, City, and Developer for the construction, inspection, and maintenance of master storm drain facilities, and provides for the allocation of applicable drainage fee credits.

## **DISCUSSION**

On July 25, 2024, the Moreno Valley Planning Commission approved Tentative Tract Map 38443, a project to construct 135 single-family lots on approximately 30.0 acres through a Planned Unit Development (PUD), and on November 9, 2023, approved Tentative Tract Map 38442, a project to construct 108 single-family lots on 20.01 acres through a PUD. The two developments are adjacent to each other, generally east of Nason Street between Cottonwood Avenue and Alessandro Boulevard.

A condition of approval for both PEN22-0130 (Tract Map 38443) and PEN22-0131 (Tract Map 38442), required the same master drainage plan facilities to be constructed to provide proper flood protection and drainage. The required storm drain facility improvements include the construction of Moreno MDP – Line H, Stage 3, consisting of approximately 3,300 lineal feet of reinforced concrete pipe (RCP) ranging in size from 48-inches to 78-inches in diameter and associated structures that connect the City's Cottonwood Avenue Desilting Basin to the District's existing Moreno MDP – Line H, Stage 2 storm drain in Alessandro Boulevard. The District's maintenance responsibility shall consist of Line H, Stage 3 mainline.

DR Horton, Los Angeles Holding Company, is the owner of both tracts, and for reasons of orderly development and economy of scale, processed one set of plans (LCO24-0028) for both projects. The Developer has prepared plans and specifications in accordance with the District and the City's standards and received approval from the City and District. To expedite delivery, the developer executed a right-of-entry and inspection agreement with the District, which provided for District inspection and thereby allowed the developer to begin construction of the drainage improvements.

The cooperative agreement establishes maintenance responsibilities for the respective parties. It formalizes the terms and conditions for District and City acceptance of the drainage improvements for operations and maintenance.

The developer has already posted Faithful Performance bonds and Labor and Material bonds for the improvement and executed an Agreement for Public Improvements, as approved by the Public Works Director/City Engineer for PEN22-0130 and PEN22-0131. The bonds will be held by the City until completion and acceptance of the storm drain

improvements by the City and the District.

### **ALTERNATIVES**

1. Approve and authorize the recommended actions as presented in this staff report. *Staff recommends this alternative as it will authorize the District to maintain certain master drainage plan storm drain facilities associated with PEN22-0130 and PEN22-0131.*
2. Do not approve and do not authorize the recommended actions as presented in this staff report. *Staff does not recommend this alternative as it will not authorize the District to maintain certain master drainage plan storm drain facilities associated with PEN22-0130 and PEN22-0131.*

### **FISCAL IMPACT**

No fiscal impact is anticipated.

### **NOTIFICATION**

Publication of the agenda.

### **PREPARATION OF STAFF REPORT**

Prepared By:  
Larry Gonzales, P.E.  
Land Development Principal Engineer

Department Head Approval:  
Melissa Walker, P.E.  
Public Works Director/City Engineer

Concurred By:  
Harold Zamora, P.E.  
Engineering Division Manager / Assistant City Engineer

### **CITY COUNCIL GOALS**

Public Facilities and Capital Projects: Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

### **CITY COUNCIL STRATEGIC PRIORITIES**

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

Objective 4.2: Develop and maintain a comprehensive Infrastructure Plan to invest in and deliver City infrastructure.



## Report Approval Details

Document Title:	STAFFREPORT_PW_LDD_COOPERATIVE_SUNSETCROSSINGS.docx
Attachments :	- Vicinity Map - TR 38442 and TR 38443.pdf - Cooperative Agreement - Moreno MDP Line H Stg 3.pdf
Final Approval Date:	Apr 16, 2026

This report and all of its attachments were approved and signed as outlined below:

Melissa Walker

Sean Kelleher

Natalia Medina

Felicia London, MPA

Launa Jimenez

Brian Mohan

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