



Report to City Council

TO: Mayor and City Council

FROM: Melissa Walker, Public Works Director/City Engineer

AGENDA DATE: May 5, 2026

TITLE: PEN18-0038 (CONDITIONAL USE PERMIT, ARCO AM/PM SERVICE STATION) COOPERATIVE AGREEMENT FOR THE MORENO MASTER DRAINAGE PLAN LINE F-2, STAGE 4, AND LINE F-15, STAGE 1, REDLANDS BOULEVARD AND HEMLOCK AVENUE (REPORT OF: PUBLIC WORKS) (DISTRICT 2)

TITLE SUMMARY: PEN18-0038 (Conditional Use Permit, Arco AM/PM Service Station) Approve The Cooperative Agreement Between The Riverside County Flood Control And Water Conservation District, The City Of Moreno Valley, And Starlight USA, LLC, For The Moreno Master Drainage Plan Line F-2, Stage 4, And Line F-15, Stage 1, Located On Redlands Boulevard And Hemlock Avenue

DISTRICT: District 2

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 Starlight USA, LLC, for the Moreno Master Drainage Plan Line F-2, Stage 4, and Line F-15, Stage 1, located on Redlands Boulevard and Hemlock 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 the Cooperative Agreement between the Riverside County Flood Control and Water Conservation District (District), the City of Moreno Valley (City), and Starlight USA, LLC (Developer), to allow for the construction of storm drain facilities. As a condition of approval for PEN18-0038 (Conditional Use Permit), the City requires the Developer to construct certain public improvements to provide flood protection and drainage as a result of the developer's planned development. The Cooperative Agreement is the District's mechanism by which the District, the City, and the Developer coordinate the construction and maintenance of master storm drain facilities.

DISCUSSION

On February 24, 2022, the Moreno Valley Planning Commission approved PEN18-0038, a Conditional Use Permit project to construct a service station on a 2.4-acre portion of a 6.9-acre site. The project site is located on the southwest corner of Redlands Boulevard and Hemlock Avenue. As a condition of approval of PEN18-0038, certain flood control facilities need to be constructed to provide proper flood protection and drainage. The required storm drain facility improvements for this project include the extension of the Moreno MDP – Line F-2, Stage 4, consisting of approximately 584 lineal feet of 54-inch and 48-inch reinforced concrete pipe (RCP) and associated structures, and Line F-15, Stage 1, consisting of 692 lineal feet of 54-inch and 48-inch RCP that discharges into Line F-2. The District's maintenance responsibility shall be the entire mainline for Line F-2 and Line F-15, plus two 48-inch laterals in Hemlock Avenue. The City would maintain inlets, connector pipes, curbs and gutters, catch basins, headwall/wingwalls, riprap slope protection, earthen swale, concrete apron, sediment traps, and various lateral storm drains within the City's right of way that are 36 inches or less in diameter.

The Developer will be responsible for the design and construction of the project improvements, preparing plans and specifications in accordance with the District's and the City's standards. The storm drain improvement plans (LCO23-0068) have been reviewed and approved by the City and the District. The City and District will provide inspection during construction, and, if the Developer meets all requirements of the Agreement, will accept ownership and responsibility for the operation and maintenance of the drainage facilities within their respective jurisdictions.

The Developer has submitted bonds for the improvements and an Agreement for Public Improvements, for approval by the Public Works Director/City Engineer for PEN18-0038. The Agreement includes a Faithful Performance bond and a Material and Labor bond for both the District's drainage facility and the City's drainage facility. The City will hold the storm drain portion of the bonds until completion of the storm drain 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 allow the project to construct a master drainage plan and storm drain facilities that would be maintained by the Flood Control District.*
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 allow the project to construct a master drainage plan and storm drain facilities, and have the Flood Control District maintain them.*

FISCAL IMPACT

No fiscal impact is anticipated.

NOTIFICATION

Publication of agenda.

PREPARATION OF STAFF REPORT

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

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_PEN18-0038 COOP AGREEMENT.docx
Attachments:	- Cooperative Agreement - Moreno MDP Line F-2, F-15 (PEN 18-0038).pdf - Vicinity Map - PEN18-0038 (CO-OP Agreement).pdf
Final Approval Date:	Apr 30, 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

Patty Rodriguez