

2nd AMENDMENT TO AGREEMENT WITH GLENN A. RICK ENGINEERING AND DEVELOPMENT COMPANY; SUPPLEMENTAL APPROPRIATIONS TO COMPLETE THE NORTHSIDE MASTER DRAINAGE PLAN; CONSIDERATION OF A SPECIFIC PLAN COST REIMBURSEMENT PROGRAM; AND APPROPRIATION OF FUNDS FOR A TRAFFIC MITIGATION IMPACT FEE STUDY

**Department of Public Works
Community & Economic Development Department**

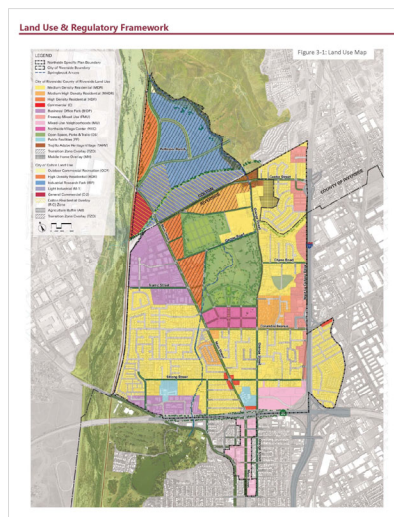
City Council
May 25, 2021

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BACKGROUND

1. November 17, 2020: City Council approved the Northside Specific Plan
2. Staff communicated that they would be returning to City Council to consider the following items:
 - a) Hydrology Study and associated funding to develop a "Northside Master Drainage Plan" (NMDP)
 - b) Specific Plan Reimbursement Fee Analysis
 - c) Traffic Mitigation Fee Program Analysis and associated funding

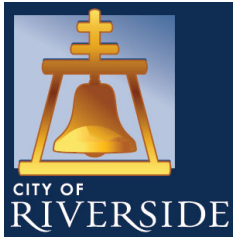


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2nd Amendment to PSA for Rick Engineering to complete the Northside Master Drainage Plan

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2nd AMENDMENT TO PSA WITH GLENN A. RICK ENGINEERING AND DEVELOPMENT COMPANY

1. November 2020 – City Council adopted the Northside Specific Plan and Program Environmental Impact Report (PEIR)
2. PEIR identified the need for:
 - a) Hydrology study to investigate and evaluate drainage issues
 - b) Economically feasible capital improvements to provide flood protection
3. To address the potential issues, a Northside Master Drainage Plan (NMDP) is needed
 - a) Consistent with the Mitigation Measures of the PEIR
4. Contract Amendment
 - a) Negotiated a Second Amendment to PSA with Rick Engineering to prepare the NMDP
 - b) Complete the work for a fee not to exceed \$180,000



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NORTHSIDE MASTER DRAINAGE PLAN

1. Flooding potential in the Northside - significant issues identified through NSP process.
2. NMDP is required as one of the mitigation measures.



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NORTHSIDE MASTER DRAINAGE PLAN

3. NMDP will:
 - a) Address the drainage system improvements needed
 - b) Convey the 100-year event flows without impacting structures
 - c) Floodplain improvements associated with the Highgrove Channel, Springbrook Wash, and University Wash to be included
 - d) Drainage system analysis needed for the local backbone storm drain upgrades to address the lack of storm drain infrastructure in the area
4. Authorize a supplemental appropriation in the amount of \$180,000 for the NMDP. City Charter Article XI Section 1103 requires that affirmative vote of at least five members of City Council to authorize a supplemental appropriation.

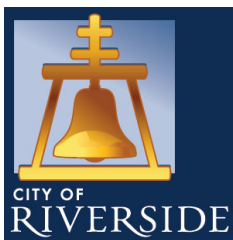
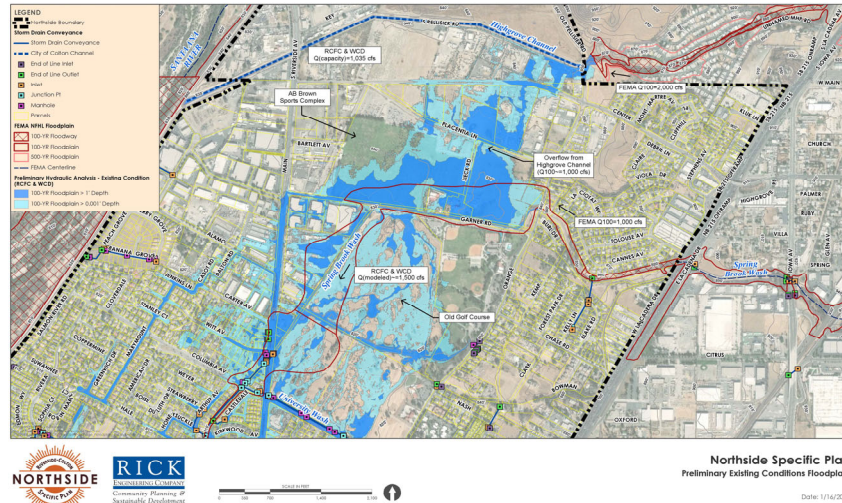


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EXISTING CONDITION FLOOD PLAIN MAP



Specific Plan Reimbursement Program

SPECIFIC PLAN COST REIMBURSEMENT PROGRAM

1. California Government Code § 65456(a)
 - a) Authorizes cities to recover the costs of preparing a specific plan, including
 - i. Adoption
 - ii. Administration
 - iii. Preparation of the supporting Environmental Impact Report (EIR)
2. Applies to individual property owners or developers who benefit from the specific plan
3. Costs may be recuperated through a prorated reimbursement fee
4. Collected at the time a person seeks City approvals



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NORTHSIDE SPECIFIC PLAN COSTS

PROJECT BUDGET SUMMARY

Source	Amount
Riverside Public Utilities Funds - 39% - not to exceed \$813,000	
• Riverside Public Utilities – Water Professional Services: \$512,032	\$605,129
• Riverside Public Utilities – Electric Professional Services: \$93,097	
Davenport Institute Grant	\$12,000
Community & Economic Development Department - FY 2016/18 - 61% - not to exceed \$910,000	\$910,000
Community & Economic Development Department 2-Yr Budget Savings	\$24,483
Total Budgeted Funds	\$1,551,612
Optional Services	\$41,660
Total with Optional Tasks	\$1,593,272



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KEYSER MARSTON NEXUS STUDY

CALCULATION OF MAXIMUM SUPPORTED PROGRAM FEE

Description	Calculation
I. Total Building Area at Build-Out of Specific Plan ⁽¹⁾	
Adjusted Residential Building Area	7,972,000 SF
Adjusted Non-Residential Building Area	+ 16,168,000 SF
Adjusted Total Building Area at Build-Out of Specific Plan	24,140,000 SF
II. Program Costs	\$1,551,612
III. Maximum Supported Program Fee	
Residential ⁽²⁾	\$77/unit
Non-Residential	\$0.064/SF
⁽¹⁾ Reflects total build-out of the adopted Specific Plan; does not account for existing built development. ⁽²⁾ Based on 11,724 units at assumed average size of 1,200 gross SF per unit.	



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ESTIMATED MAXIMUM FEE REVENUE

Description	Non-Residential	Residential
I. Adjusted Specific Plan Area ⁽¹⁾	16,168,000 SF	6,643 Units
II. (Less) Properties Outside of City of Riverside Authority		
City of Colton	(4,555,400) SF	(1,016) Units
County of Riverside	(274,400) SF	(626) Units
City of Riverside Build-Out ⁽²⁾	11,338,000 SF	5,001 Units
III. Maximum Supported Program Fee	\$0.064/SF	\$77/Unit
IV. Estimated Maximum Fee Revenue Collected by City of Riverside	\$726,000	\$385,000
⁽¹⁾ Excludes Subareas with no land use changes. ⁽²⁾ Reflects total build-out of the adopted Specific Plan; does not account for existing built development.		



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COST REIMBURSEMENT PROGRAM OPTIONS

1. Implement the Program Fee on a per square foot basis for both residential and non-residential;
2. Implement the Program Fee on a per square foot basis for non-residential and a flat fee for residential;
3. Implement the Program Fee with a flat fee for both residential and non-residential;



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COST REIMBURSEMENT PROGRAM OPTIONS

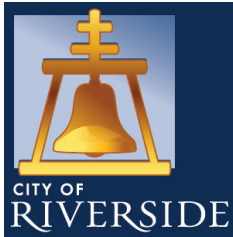
4. Implement the Program Fee at a higher rate to seek full cost reimbursement;
5. Implement the Program Fee only for the City and RPU-owned properties; or
6. Establish a Program Fee in another way – meeting State Law.



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Traffic Impact Fee Program

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TRAFFIC IMPACT FEE PROGRAM

1. Traffic Impact Analysis (TIA) - prepared and approved in support of NSP PEIR.
2. TIA evaluated transportation impacts due to proposed increased density.
3. Impacts identified
 - a) More dense development.
 - b) Roadway, paving and intersection improvements to mitigate some of these impacts identified in the PEIR.



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TRAFFIC IMPACT FEE PROGRAM

1. Detailed "Traffic Mitigation Fee Program Analysis" to determine a fair-share development fee for the future projects within the Northside Specific Plan.



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RECOMMENDATIONS

That the City Council:

1. Approve the Second Amendment to the Professional Services Agreement with Glenn A. Rick Engineering and Development Company, DBA Rick Engineering Company, to extend the term of the agreement from June 30, 2021 to December 31, 2022, and to provide additional services in an amount not to exceed \$180,000 which includes \$20,000 of contingency funds;
2. Authorize the City Manager, or his designee, to execute the Second Amendment to Professional Services Agreement with Glenn A. Rick Engineering and Development Company, DBA Rick Engineering Company, including making minor and non-substantive changes to complete the transaction;



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RECOMMENDATIONS

3. With at least five affirmative votes, authorize a supplemental appropriation in the amount of \$180,000 from the Storm Drain Fund (410) to the Northside Master Drainage Plan Project;
4. Receive a report on the Specific Plan Cost Reimbursement Program to partially recoup the cost of preparing the Northside Specific Plan;



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RECOMMENDATIONS

5. Direct staff on preparing a report for future City Council consideration that would initiate and establish a Specific Plan Cost Reimbursement Program for new development within the Northside Specific Plan Area based on the equitable share of benefit; and
6. With at least five affirmative votes, increase revenues in the Measure A Capital Outlay Fund Northside Specific Plan Mitigation in the amount of \$100,000 and authorize a supplemental appropriation in the same amount in the General Fund Public Works Department for a traffic mitigation impact fee study, with General Fund costs to be reimbursed from the Northside Specific Plan Mitigation as revenue becomes available.



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