



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JUNE 22, 2021

FROM: PUBLIC WORKS DEPARTMENT WARD: 1

SUBJECT: APPROVE COOPERATIVE AGREEMENTS BETWEEN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, AND AFG DEVELOPMENT LLC, FOR UNIVERSITY WASH CHANNEL, STAGE 5, AND UNIVERSITY AREA MASTER DRAINAGE PLAN LINE 8-E, STAGES 1 AND 2, (PARCEL MAP NO. 37475), PROJECT NOS. 1-0-00120 AND 1-0-00118

ISSUES:

Approve two Cooperative Agreements between the City of Riverside, Riverside County Flood Control and Water Conservation District, and AFG Development LLC, for University Wash Channel, Stage 5, and University Area Master Drainage Plan Line 8-E, Stages 1 and 2, (Parcel Map No. 37475), Project Nos. 1-0-00120 and 1-0-00118.

RECOMMENDATIONS:

That the City Council:

1. Approve two Cooperative Agreements for Project Nos. 1-0-00120 and 1-0-00118 between the City of Riverside (City), Riverside County Flood Control and Water Conservation District (District), and AFG Development LLC (Developer); and
2. Authorize the City Manager, or his designee, to execute the Cooperative Agreements including, making minor and non-substantive changes.

BACKGROUND

On June 4, 2019, City Council approved Parcel Map 37475 for a 35.4-acre mixed-use development known as "The Exchange." This project consists of multi-family residential, multi-tenant commercial buildings, hotels, a drive-thru restaurant, vehicle fuel station, recreational vehicle overnight parking, freeway-oriented pylon sign, and areas for intermittent outdoor entertainment and on-site activities.

The existing site contains two jurisdictional drainage facilities, a concrete drainage channel (University Wash), and a soft bottom drainage course. The University Wash generally bisects the site from the southeast to the west portion of the site and conveys water through the project site to Lake Evans in Fairmount Park. The soft bottom drainage course is generally located on the northern portion of the site and collects water from culverts along La Cadena Drive and conveys

water flow from the northeast portion until it intersects with the University Wash.

Under the project, the majority of the University Wash will be covered and replaced with a 96-inch reinforced concrete pipe (RCP). The soft-bottom drainage course that flows along the northern portion of the project site will be filled entirely. A network of underground storm drains originating from catch basins throughout the project site will convey water to the RCP. The RCP will receive all on-site drainage, as well as off-site runoff from the north and northeast of the project site that currently drains to the channel under existing conditions.

The RCP and various inlets, outlets, connector pipes, and storm drain lateral pipes of various sizes will be located within City and District held easements or rights of way.

DISCUSSION:

In order to accommodate the proposed development and maintain proper drainage flow, the Cooperative Agreements (Agreements) identify the terms and conditions by which certain flood control facilities are required to be constructed as a condition of approval for Parcel Map No. 37475 (PM 37475). The agreements list the responsibilities amongst the parties involved, including the Developer, District, and City to oversee their construction and provide ongoing maintenance.

The District owns the existing open channel and is transferring the ownership and associated liabilities to the Developer and retaining easement rights pursuant to a separate Grant Deed and Reservation of Easement Agreement (MT 15297). The District will retain easement rights on the existing open channel for its continued operation and maintenance until the new underground facility is constructed and accepted by the District for maintenance pursuant to these Agreements.

The Agreements are necessary to formalize the transfer of necessary rights of way and to provide for District construction inspection and subsequent operation and maintenance of University Wash Channel, Stage 5, and University Area Master Drainage Plan Line 8-E, Stages 1 and 2.

Upon completion of construction, the District will assume ownership, operation, and maintenance of the underground facilities at University Wash Channel, Stage 5, and University Area Master Drainage Plan Line 8-E, Stages 1 and 2, storm drain systems that are greater than 36 inches in diameter, concrete pads, slope protection barriers, signage and fencing. The City will assume ownership and responsibility for the operation and maintenance of the project's associated inlets, outlets, connector pipes, and various lateral storm drains that are 36 inches or less in diameter that are located with City held easements or rights of way.

FISCAL IMPACT:

There is no fiscal impact for this recommendation as the Developer is funding all construction and construction inspection costs.

Prepared by: Kris Martinez, Public Works Director
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Kristi J. Smith, Interim City Attorney

Attachments:

1. RCFC Facilities Vicinity Map
2. Parcel Map 37475 Vicinity Map
3. Cooperative Agreements with District