



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: MARCH 24, 2026**

FROM: PUBLIC WORKS DEPARTMENT **WARD: 2**

SUBJECT: APPROVE A COOPERATIVE AGREEMENT BETWEEN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, AND QOZB ALESSANDRO LLC FOR THE WEST END MORENO MDP LINE GG – STAGE 2 (PR 2020-000519), PROJECT NO. 4-0-00788

ISSUE:

Approval of a Cooperative Agreement between the City of Riverside , Riverside County Flood Control and Water Conservation District , and QOZB Alessandro LLC for construction, inspection, ownership transfer, and long-term maintenance of the West End Moreno Master Drainage Plan (MDP) Line GG – Stage 2 flood control facilities.

RECOMMENDATIONS:

That the City Council:

1. Approve a Cooperative Agreement for the West End Moreno MDP Line GG – Stage 2, Project No. 4-0-00788, between the City of Riverside, Riverside County Flood Control and Water Conservation District, and QOZB Alessandro LLC; and
2. Authorize the City Manager, or designee, to execute the Cooperative Agreement, including making minor and non-substantive changes.

BACKGROUND:

On December 20, 2022, the City Council approved a project to facilitate the construction of a 115,526 square foot warehouse on 8.82 acres located at 2610 E. Alessandro Boulevard, situated on the north side of Alessandro Boulevard and east of Interstate 215 (Planning Case PR 2020-000519). QOZB Alessandro LLC (Developer) of the property associated with the project. As a condition of approval for the proposed development, the Developer is required to construct regional flood control improvements identified in the West End Moreno Master Drainage Plan (MDP).

The subject site is located along the alignment of the West End Moreno MDP Line GG. Portions of Line GG have been constructed upstream and downstream of the site; however, a continuous engineered drainage connection is not currently in place across the property. Without these

improvements, stormwater runoff traverses the site in an unimproved condition and does not meet long-term regional flood control standards.

The Riverside County Flood Control and Water Conservation District (District) prepared the West End Moreno MDP to establish area-wide drainage facilities necessary to provide flood protection for existing and future development. Consistent with standard practice, private developers are responsible for constructing portions of the MDP that directly benefit or are necessitated by their development projects.

DISCUSSION:

Under the proposed Cooperative Agreement, the Developer will construct the West End Moreno MDP Line GG – Stage 2 flood control facilities. The improvements include approximately 328 lineal feet of 60-inch reinforced concrete pipe, along with associated structures, appurtenances, outlet protection, and required safety devices such as fencing and signage. These facilities will provide a continuous engineered drainage connection and improve conveyance of both on-site and off-site storm flows.

The Cooperative Agreement establishes the roles and responsibilities of each party. The Developer will be responsible for funding, design, construction, permitting, and interim maintenance of the improvements. The District will review and approve improvement plans, perform construction inspection, and, upon satisfactory completion and compliance with all conditions, accept ownership and long-term operation and maintenance responsibility for the District facilities.

The City of Riverside (City) will participate in plan review and coordination, accept and hold performance and payment bonds on behalf of the District, process right-of-way and easement documents, and maintain storm drain facilities located within City-held easements that are not accepted by the District. The Agreement also formalizes the conveyance of necessary flood control easements and rights-of-way to ensure long-term access, operation, and maintenance of the facilities.

Approval of the Cooperative Agreement is required to allow construction of the regional flood control improvements to proceed and to clearly define ownership, inspection authority, and maintenance responsibilities among the parties.

A general summary of several key agreement terms are included below for convenience, the adopted agreement will govern terms:

- The Developer is responsible for funding and constructing the improvements, preparing improvement plans, securing necessary rights-of-way, and maintaining the facilities during the interim period.
- The District will review and approve the plans, inspect construction, and, upon satisfactory completion, accept ownership and maintenance responsibility for the major flood control facilities (District Facilities).
- The City will participate in plan and document review, hold performance bonds on behalf of the District, and accept dedication of certain rights-of-way prior to conveyance to the District. The City will also maintain storm drain elements within City-held easements that are

not assumed by the District.

FISCAL IMPACT:

There is no fiscal impact associated with this action. The Developer is funding all construction and construction inspection costs. Future maintenance will be paid for by the District and/or privately and will not be the responsibility of the City.

Prepared by:	Chris Scully, Interim Deputy Public Works Director/City Engineer
Approved by:	Nathan Mustafa, Interim Public Works Director
Certified as to availability of funds:	Julie Nemes, Interim Finance Director
Approved by:	Kris Martinez, Assistant City Manager
Approved as to form:	Rebecca McKee-Reimbold, Interim City Attorney

Attachment:

1. Cooperative Agreement