



City of Arts & Innovation

City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JUNE 24, 2025**

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 FB215 LLC FOR WEST END MORENO MDP LINE LL-STAGE 2 (PARCEL MAP NO. 37902), PROJECT NO. 4-0-00783

ISSUE:

Approval of a Cooperative Agreement between the City of Riverside, Riverside County Flood Control and Water Conservation District, and FB 215 LLC, for West End Moreno MDP Line LL – Stage 2 (Parcel Map No. 37902), Project No. 4-0-00783.

RECOMMENDATIONS:

That the City Council:

1. Approve a Cooperative Agreement for Project No. 4-0-00788-01 between the City of Riverside (City), Riverside County Flood Control and Water Conservation District (District), and FB 215 LLC (Developer); and
2. Authorize the City Manager, or designee, to execute the Cooperative Agreement, including making minor and non-substantive changes.

BACKGROUND:

On July 28, 2021, the City of Riverside Development Review Committee approved Parcel Map No. 37902 (Planning case PR -2021- 000958), to subdivide five contiguous parcels into three parcels for industrial warehouse use and one parcel for a water quality infiltration basin. The project consists of three warehouse buildings and a water quality basin on an 8.04-acre site.

The existing site is situated between two key drainage components: the existing West End Moreno Master Drainage Plan (MDP) Line LL, Stage 1 to the east (upstream) and an existing Caltrans-maintained culvert to the west (downstream). The MDP was prepared by the District to establish area-wide drainage improvements and private developers are often responsible to implement portions of an MDP as part of their improvements. At present, there is no formal engineered facility connecting the two identified drainage endpoints across the subject development site. As a result, stormwater runoff traverses the site in an undefined and minimally improved condition.

DISCUSSION:

To address the drainage deficiencies across the project site and provide long-term flood protection, the Developer, FB215, LLC, will construct the West End Moreno MDP Line LL – Stage 2. The proposed improvements include approximately 50 lineal feet of concrete transition structure, 308 lineal feet of 5-foot wide by 4-foot-high precast reinforced concrete box (RCB), and 123 lineal feet of open concrete-lined rectangular channel. Additional components include an outlet structure, riprap energy dissipation, a headwall, cut-off wall, and a maintenance access road.

These facilities will provide a continuous engineered connection between the upstream District facility (Line LL – Stage 1) and the downstream Caltrans culvert, ensuring proper conveyance of both on-site and off-site runoff. The system will also incorporate safety features such as fencing, signage, slope protection, and other devices as required by the District during construction.

To accommodate the proposed development and maintain proper drainage flow, the Cooperative Agreement (Agreement) identifies the terms and conditions by which certain flood control facilities are required to be constructed as a condition of approval for PM 37902. The agreement lists the responsibilities amongst the parties involved including the Developer, District, and City to oversee their construction and provide ongoing maintenance.

The Agreement is necessary to formalize the transfer of necessary rights of way and to provide for District construction inspection and subsequent operation and maintenance of the West End Moreno MDP Line GG, Stage 2 (Project) storm drain facilities.

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.

STRATEGIC PLAN ALIGNMENT:

This Project aligns with **Strategic Priority 6 – Infrastructure, Mobility, and Connectivity** and **Goal No. 6.2** – Maintain, protect, and improve assets and infrastructure within the City's built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate connectivity.

The Project further aligns with each of the following Cross-Cutting Threads:

1. **Community Trust** – The proposed improvements will help to avoid negative stormwater outcomes on the private property and nearby public rights of way.

2. **Equity** – Public Works and the District routinely work with private developers to ensure accountability related to drainage needs and impacts.
3. **Fiscal Responsibility** – The private developer is responsible to fund and construct the identified improvements, ensuring that public tax dollars are conserved.
4. **Innovation** – Project specifications require state-of-the-art methods of street improvements.

Sustainability & Resiliency – Completion of stormwater infrastructure helps the City's rights of way remain resilient during extreme weather events.

FISCAL IMPACT:

There is no fiscal impact associated with this action. The Developer is funding all construction and construction inspection costs.

Prepared by:

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Approved by:

Gilbert Hernandez, Public Works Director

Certified as to

availability of funds:

Kristie Thomas, Finance Director/Assistant Chief Financial Officer

Approved by:

Kris Martinez, Assistant City Manager

Approved as to form:

Rebecca McKee-Reimbold, Interim City Attorney

Attachment:

1. Cooperative Agreement