



Report to City Council

TO: Mayor and City Council

FROM: Melissa Walker, Public Works Director/City Engineer

AGENDA DATE: August 19, 2025

TITLE: ASSIGNMENT AND ASSUMPTION OF, AND AMENDMENT TO COOPERATIVE AGREEMENT FOR THE QUINCY STREET CHANNEL, STAGE 4, BRODIAEA AVENUE, EAST OF MORENO BEACH DRIVE (REPORT OF: PUBLIC WORKS) (DISTRICT 3)

TITLE SUMMARY: PEN18-0092 (Tract 37544) – Approve The Assignment And Assumption Of, And Amendment To Cooperative Agreement Between The Riverside County Flood Control And Water Conservation District, The City Of Moreno Valley, And Brodiaea 45, LLC, For The Quincy Street Channel, Stage 4, Located on Brodiaea Avenue, East Of Moreno Beach Drive

DISTRICT: District 3

Recommendation(s)

That the City Council:

1. Approve the Assignment and Assumption of, and Amendment to Cooperative Agreement between the Riverside County Flood Control and Water Conservation District, the City of Moreno Valley, and Brodiaea 45, LLC, for the Quincy Street Channel, Stage 4, located on Brodiaea Avenue, east of Moreno Beach Boulevard; and
2. Authorize the City Manager to execute the Assignment and Assumption of, and Amendment to Cooperative Agreement; and

3. Direct the City Clerk to forward the signed Assignment and Assumption of, and Amendment to Cooperative Agreement to the Riverside County Flood Control and Water Conservation District.

SUMMARY

This report recommends approval of the Assignment and Assumption of, and Amendment to Cooperative Agreement (Amendment) between the Riverside County Flood Control and Water Conservation District (District), the City of Moreno Valley (City), and Brodiaea 45, LLC (Developer), to allow for the construction of storm drain facilities. As a condition of approval for PEN18-0092 (Tract 37544), 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 April 19, 2022, the City Council approved the original Cooperative Agreement (Agreement) with FH II, LLC. The Agreement was then executed by the District and recorded. Subsequent to the execution of the Agreement, Richard Lopez Construction, Inc. acquired the property from FH II, LLC. Brodiaea 45, LLC later acquired the property from Richard Lopez Construction, Inc. The District has updated the Agreement with the new owners and has requested that the City approve the Amendment to the Agreement (Attachment 1). The project is for the construction of 45 single family residential lots on approximately 8.85 acres. The project site is located on Brodiaea Avenue, east of Moreno Beach Drive (Attachment 2). The required facility for this project includes the construction of a rock-lined trapezoidal channel of approximately 600 linear feet, which includes a new maintenance ramp, and a storm drain lateral. The District's portion of maintenance responsibility will be approximately 600 linear feet of the drainage facility that connects to an existing culvert at the southerly boundary of the project.

The Developer, Brodiaea 45, LLC, will be responsible for the design and construction of the project improvements, preparing plans and specifications in accordance with the District and the City's standards, and submitting improvement plans to the District and the City for review and approval. Both the City and the District will review the plans and specifications, provide inspection during construction, and, if the Developer meets all the requirements, will accept ownership and responsibility for the operation and maintenance of the drainage facilities within their respective jurisdictions.

Prior to the construction of the facility or recordation of the final map, whichever occurs first, the Developer will be required to submit bonds for the improvements and execute an Agreement for Public Improvements, as approved by the Public Works Director/City Engineer for PEN18-0092 (Tract 37544). The Agreement for Public Improvements will include a Faithful Performance Bond and Material and Labor Bond for both the District's drainage facility and the City's drainage facility. The storm drain portion of the bonds will be held by the City 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 master drainage plan storm drain facilities.*
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 master drainage plan storm drain facilities.*

FISCAL IMPACT

No fiscal impact is anticipated.

NOTIFICATION

Publication of agenda.

PREPARATION OF STAFF REPORT

Prepared By:
Hoang Nguyen, P.E.
Associate Engineer II

Department Head Approval:
Melissa Walker, P.E.
Public Works Director/City Engineer

Concurred By:
Larry Gonzales, P.E.
Land Development Principal 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_LD_TR37544_CO-OP.docx
Attachments:	- Attachment 1 - TR 37544 Amended Agreement.pdf - Attachment 2 - TR 37544 Vicinity Map.pdf
Final Approval Date:	Aug 11, 2025

This report and all of its attachments were approved and signed as outlined below:

Melissa Walker

Sean Kelleher

Natalia Lopez

Dena Heald

**No Signature - Task assigned to Launa Jimenez was completed by assistant
Angel Galache**

Launa Jimenez

Brian Mohan

Patty Rodriguez