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**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD OF SUPERVISORS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FORM APPROVED COUNTY COUNSEL  
BY: GREGORY P. PRIAMOS  
DATE: 7/5/16

Departmental Concurrence

**FROM:** General Manager-Chief Engineer

**SUBMITTAL DATE:**

September 13, 2016

**SUBJECT:** Approval of Cooperative Agreement for Palm Springs Master Drainage Plan Line 29, Stage 1 (Tract No. 33575), Project No. 6-0-00411, District 4 [N/A]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Cooperative Agreement between the District, the City of Palm Springs (City) and RREF II-DC Cameron, LLC (Developer); and
2. Authorize the Chairman to execute the Agreement documents on behalf of the District.

**BACKGROUND:**

**Summary**

The Cooperative Agreement (Agreement) sets forth the terms and conditions by which certain flood control facilities, required as a condition of approval for Tract No. 33575, are to be constructed by Developer and inspected, operated and maintained by the District, City and Developer.

P8\205555  
ARM:rlp

JASON E. UHLEY  
General Manager-Chief Engineer

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET DISTRICT COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

<b>SOURCE OF FUNDS:</b>	<b>Budget Adjustment:</b> No
	<b>For Fiscal Year:</b> N/A

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Steven C. Horn

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 4th

Agenda Number:

11-2

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT  
BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FORM 11:** Approval of Cooperative Agreement for Palm Springs Master Drainage Plan Line 29, Stage 1  
(Tract No. 33575), Project No. 6-0-00411, District 4 [\$N/A]

**DATE:** September 13, 2016

**PAGE:** Page 2 of 2

**BACKGROUND:**

**Summary (continued)**

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 referenced storm drain facilities within the Palm Springs Master Drainage Plan.

Upon completion of construction, the District will assume ownership and responsibility for the operation and maintenance of the mainline storm drain system. The City will assume ownership and responsibility for the project's associated catch basins, inlets, connector pipes and laterals that are 36 inches or less in diameter located within city rights of way.

County Counsel has approved the Agreement as to legal form and the City and Developer have executed the Agreement.

**Impact on Residents and Businesses**

As noted above, construction of these drainage improvements is a requirement for the development of Tract No. 33575. The principal beneficiaries are the future residents of the tract. Ancillary benefits will accrue to the public who will utilize the tract's roadways.

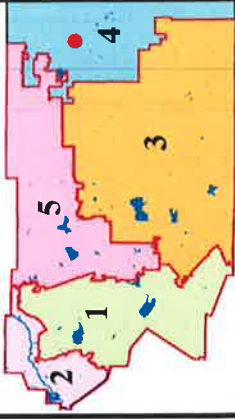
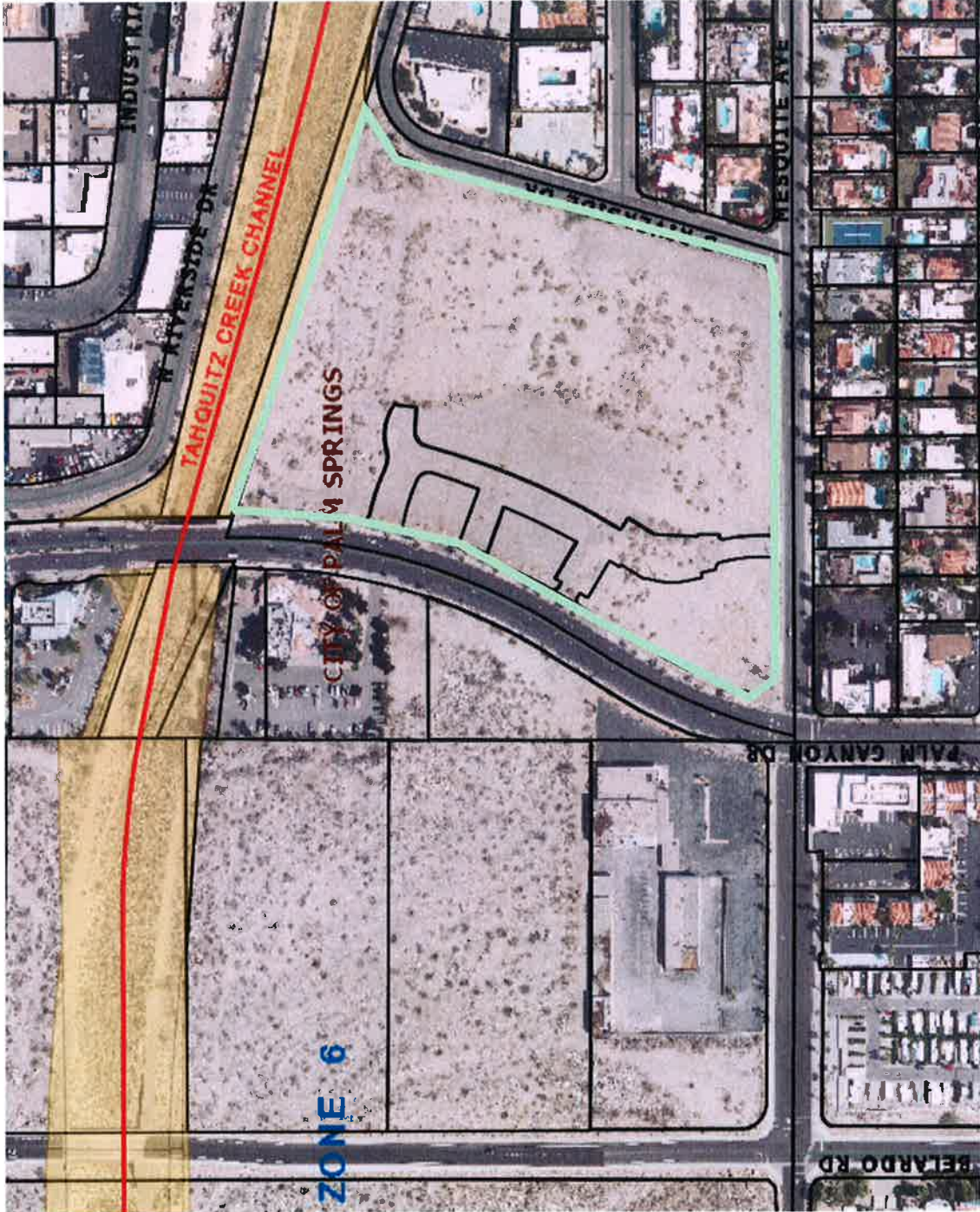
**SUPPLEMENTAL:**

**Additional Fiscal Information**

The Developer is funding all construction and construction inspection costs. Future operation and maintenance costs of the District maintained storm drain facilities will accrue to the District.

**ATTACHMENTS:**

1. Vicinity Map
2. Cooperative Agreement



Supervisor Districts

**LEGEND:**

- Project Vicinity
- Supervisorial District

**DESCRIPTION:**

Palm Springs MDP Line 29, Stage 1  
(TR 33575)



COOPERATIVE AGREEMENT

Palm Springs Master Drainage Plan Line 29, Stage 1  
Project No. 6-0-00411  
Tract No. 33575

The Riverside County Flood Control and Water Conservation District, hereinafter called "DISTRICT", the City of Palm Springs, hereinafter called "CITY", and RREF II – DC Cameron, LLC, a Delaware limited liability company, hereinafter called "DEVELOPER", hereby agree as follows:

RECITALS

A. DEVELOPER is the legal owner of record of certain real property located within the County of Riverside. DEVELOPER has submitted for approval Tract No. 33575 located in the city of Palm Springs. As a condition of approval, DEVELOPER must construct certain flood control facilities in order to provide flood protection and drainage for DEVELOPER'S planned development; and

B. The legal description of Tract No. 33575 is provided in Exhibit "A" attached hereto and made a part hereof; and

C. The required flood control facility is identified in DISTRICT'S Palm Springs Master Drainage Plans ("MDP") and shown on District Drawing No. 6-0413 and consists of approximately 850 lineal feet of a reinforced concrete pipe, hereinafter called "DISTRICT DRAINAGE FACILITY", as shown in concept in yellow on Exhibit "B" attached hereto and made a part hereof. At its downstream terminus, DISTRICT DRAINAGE FACILITY will drain to DISTRICT'S Tahquitz Creek Channel. At its upstream terminus, DISTRICT DRAINAGE FACILITY terminates with a concrete bulkhead for future extension; and

D. Associated with the construction of DISTRICT DRAINAGE FACILITY is the construction of certain catch basins, inlets, connector pipes, and various lateral storm drains that are thirty-six inches (36") or less in diameter that are located within CITY held easements or

1 rights of way, hereinafter called "APPURTENANCES". Together, DISTRICT DRAINAGE  
2 FACILITY and APPURTENANCES are hereinafter called "PROJECT"; and

3           E.       CITY and DEVELOPER desire DISTRICT to ultimately accept ownership  
4 and responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITY.  
5 Therefore, DISTRICT must review and approve DEVELOPER'S plans and specifications for  
6 DISTRICT DRAINAGE FACILITY and subsequently inspect the construction of DISTRICT  
7 DRAINAGE FACILITY; and

8           F.       DISTRICT and DEVELOPER desire CITY to accept ownership and  
9 responsibility for the operation and maintenance of APPURTENANCES. Therefore, CITY must  
10 review and approve DEVELOPER'S plans and specifications for PROJECT and subsequently  
11 inspect the construction of PROJECT; and

12           G.       DISTRICT is willing to (i) review and approve DEVELOPER'S plans and  
13 specifications for DISTRICT DRAINAGE FACILITY, (ii) inspect the construction of DISTRICT  
14 DRAINAGE FACILITY, and (iii) accept ownership and responsibility for the operation and  
15 maintenance of DISTRICT DRAINAGE FACILITY, provided that DEVELOPER (i) complies  
16 with this Agreement, (ii) constructs PROJECT in accordance with DISTRICT and CITY  
17 approved plans and specifications, (iii) obtains and conveys to DISTRICT and the necessary rights  
18 of way for the inspection, operation and maintenance of DISTRICT DRAINAGE FACILITY;  
19 and (iv) accepts ownership and responsibility for the operation and maintenance of PROJECT  
20 following completion of PROJECT construction until such time as DISTRICT accepts ownership  
21 and responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITY; and

22           H.       CITY is willing to (i) review and approve PROJECT plans and  
23 specifications, (ii) inspect the construction of PROJECT, (iii) accept and hold faithful  
24 performance and payment bonds submitted by DEVELOPER for DISTRICT DRAINAGE  
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1 FACILITY, (iv) grant DISTRICT the right to inspect, operate and maintain portions of  
2 DISTRICT DRAINAGE FACILITY located within CITY rights of way, (v) accept ownership  
3 and responsibility for the operation and maintenance of APPURTENANCES, provided  
4 PROJECT is constructed in accordance with plans and specifications approved by DISTRICT and  
5 CITY.

6  
7 NOW, THEREFORE, the parties hereto mutually agree as follows:

8 SECTION I

9 DEVELOPER shall:

10 1. Prepare PROJECT plans and specifications, hereinafter called  
11 "IMPROVEMENT PLANS", including separate plans and specifications for DISTRICT  
12 DRAINAGE FACILITY, in accordance with applicable DISTRICT and CITY standards, and  
13 submit to DISTRICT and CITY for their respective review and approval.  
14

15 2. Continue to pay DISTRICT, within thirty (30) days after receipt of periodic  
16 billings from DISTRICT, any and all such amounts as are deemed reasonably necessary by  
17 DISTRICT to cover DISTRICT'S costs associated with the review of IMPROVEMENT PLANS,  
18 review and approval of right of way and conveyance documents, and with the processing and  
19 administration of this Agreement.  
20

21 3. Deposit with DISTRICT (Attention: Business Office - Accounts  
22 Receivable), at the time of providing written notice to DISTRICT of the start of PROJECT  
23 construction as set forth in Section I.8. herein, the estimated cost of providing construction  
24 inspection for DISTRICT DRAINAGE FACILITY, in an amount as determined and approved by  
25 DISTRICT in accordance with Ordinance Nos. 671 and 749 of the County of Riverside, including  
26 any amendments thereto, based upon the bonded value of DISTRICT DRAINAGE FACILITY.  
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1           4.     Secure, at its sole cost and expense, all necessary licenses, agreements,  
2 permits, approvals, rights of way, rights of entry and temporary construction easements as may  
3 be needed for the construction, inspection, operation and maintenance of PROJECT.  
4 DEVELOPER shall furnish DISTRICT, at the time of providing written notice to DISTRICT of  
5 the start of construction as set forth in Section I.8., or not less than twenty (20) days prior to  
6 recordation of the final map for Tract No. 33575 or any phase thereof, whichever occurs first,  
7 with sufficient evidence of DEVELOPER having secured such necessary licenses, agreements,  
8 permits, approvals, rights of way, rights of entry and temporary construction easements as  
9 determined and approved by DISTRICT and CITY.  
10

11           5.     Prior to commencing construction, furnish DISTRICT and CITY with copies  
12 of all permits, approvals or agreements required by any Federal, State or local resource and/or  
13 regulatory agency for the construction, operation and maintenance of PROJECT. Such documents  
14 include but are not limited to those issued by the U.S. Army Corps of Engineers, California  
15 Regional Water Quality Control Board, California State Department of Fish and Wildlife, State  
16 Water Resources Control Board and Western Riverside County Regional Conservation Authority.  
17

18           6.     Grant DISTRICT and CITY, by execution of this Agreement, the right to  
19 enter upon DEVELOPER'S property where necessary and convenient for the purpose of gaining  
20 access to and performing inspection service for the construction of PROJECT as set forth herein.  
21

22           7.     Provide CITY, at the time of providing written notice to DISTRICT of the  
23 start of construction as set forth in Section I.8., or not less than twenty (20) days prior to  
24 recordation of the final map for Tract No. 33575 or any phase thereof, whichever occurs first,  
25 with faithful performance and payment bonds, each in the amount of one hundred percent (100%)  
26 of the estimated cost for construction of DISTRICT DRAINAGE FACILITY as determined by  
27 DISTRICT. The surety, amount and form of the bonds shall be subject to the approval of  
28

1 DISTRICT and CITY. The bonds shall remain in full force and effect until DISTRICT  
2 DRAINAGE FACILITY are accepted by DISTRICT and CITY as complete; at which time the  
3 bond amount may be reduced to five percent (5%) for a period of one year to guarantee against  
4 any defective work, labor or materials.

5  
6 8. Notify DISTRICT in writing (Attention: Administrative Services Section) at  
7 least twenty (20) days prior to the start of construction of PROJECT. Construction shall not begin  
8 on any element of PROJECT, for any reason whatsoever, until DISTRICT has issued to  
9 DEVELOPER a written Notice to Proceed authorizing DEVELOPER to commence construction  
10 of PROJECT.

11  
12 9. Obtain and provide DISTRICT (Attention: Right of Way Acquisition  
13 Section), at the time of providing written notice to DISTRICT of the start of construction as set  
14 forth in Section I.8., or not less than twenty (20) days prior to the recordation of the final map for  
15 Tract No. 33575 or any phase thereof, whichever occurs first, with duly executed Irrevocable  
16 Offer(s) of Dedication to the public for flood control and drainage purposes, including ingress  
17 and egress, for the rights of way deemed necessary by DISTRICT for the construction, inspection,  
18 operation and maintenance of DISTRICT DRAINAGE FACILITY. The Irrevocable Offer(s) of  
19 Dedication shall be in a form approved by DISTRICT and shall be executed by all legal and  
20 equitable owners of the property described in the offer(s).

21  
22 10. Furnish DISTRICT, when submitting the Irrevocable Offer(s) of Dedication  
23 as set forth in Section I.9. with Preliminary Reports on Title dated not more than thirty (30) days  
24 prior to date of submission of all the property described in the Irrevocable Offer(s) of Dedication.

25  
26 11. Furnish DISTRICT, at the time of providing written notice to DISTRICT of  
27 the start of construction as set forth in Section I.8., with a complete list of all contractors and  
28 subcontractors to be performing work on DISTRICT DRAINAGE FACILITY, including the



1 corresponding license number and license classification of each. At such time, DEVELOPER  
2 shall further identify in writing its designated superintendent for PROJECT construction.

3           12. Furnish DISTRICT, at the time of providing written notice to DISTRICT of  
4 the start of construction as set forth in Section I.8., a construction schedule which shall show the  
5 order and dates in which DEVELOPER or DEVELOPER'S contractor proposes to carry out the  
6 various parts of work, including estimated start and completion dates. As construction of  
7 PROJECT progress, DEVELOPER shall update said construction schedule as requested by  
8 DISTRICT.  
9

10           13. Furnish DISTRICT with final mylar PROJECT plans and assign their  
11 ownership to DISTRICT prior to the start on any portion of PROJECT construction.

12           14. Not permit any change to, or modification of, DISTRICT and CITY  
13 approved IMPROVEMENT PLANS without the prior written permission and consent of  
14 DISTRICT and CITY.  
15

16           15. Comply with all Cal/OSHA safety regulations including regulations  
17 concerning confined space and maintain a safe working environment for DEVELOPER,  
18 DISTRICT and CITY employees on the site.

19           16. Furnish DISTRICT, at the time of providing written notice to DISTRICT of  
20 the start of construction as set forth in Section I.8., a confined space entry procedure specific to  
21 DISTRICT DRAINAGE FACILITY. The procedure shall comply with requirements contained  
22 in California Code of Regulations, Title 8 Section 5158, Other Confined Space Operations,  
23 Section 5157, Permit Required Confined Space and District Confined Space Procedures, SOM-  
24 18. The procedure shall be reviewed and approved by DISTRICT prior to the issuance of a Notice  
25 to Proceed.  
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1 17. DEVELOPER shall not commence operations until DISTRICT has been  
2 furnished with original certificate(s) of insurance and original certified copies of endorsements  
3 and if requested, certified original policies of insurance including all endorsements and any and  
4 all other attachments as required in this Section. Without limiting or diminishing DEVELOPER'S  
5 obligation to indemnify or hold DISTRICT harmless, DEVELOPER shall procure and maintain  
6 or cause to be maintained, at its sole cost and expense, the following insurance coverage's during  
7 the term of this Agreement:  
8

9 A. Workers' Compensation:

10 If DEVELOPER has employees as defined by the State of California,  
11 DEVELOPER shall maintain statutory Workers' Compensation Insurance  
12 (Coverage A) as prescribed by the laws of the State of California. Policy shall  
13 include Employers' Liability (Coverage B) including Occupational Disease  
14 with limits not less than \$1,000,000 per person per accident. Policy shall be  
15 endorsed to waive subrogation in favor of DISTRICT and CITY, and, if  
16 applicable, to provide a Borrowed Servant/Alternate Employer Endorsement.  
17

18 B. Commercial General Liability:

19 Commercial General Liability insurance coverage, including but not limited  
20 to, premises liability, unmodified contractual liability, products and  
21 completed operations liability, personal and advertising injury, and cross  
22 liability coverage, covering claims which may arise from or out of  
23 DEVELOPER'S performance of its obligations hereunder. Policy shall name  
24 the DISTRICT and CITY, its agencies, districts, special districts, and  
25 departments, their respective directors, officers, Board of Supervisors,  
26 employees, elected or appointed officials, agents or representatives as  
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additional insureds. Policy's limit of liability shall not be less than \$2,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit.

C. Vehicle Liability:

If DEVELOPER'S vehicles or mobile equipment are used in the performance of the obligations under this Agreement, then DEVELOPER shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount not less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit. Policy shall name the DISTRICT and CITY, its agencies, districts, special districts, and departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents or representatives as additional insureds.

D. Professional Liability:

DEVELOPER shall maintain Professional Liability Insurance providing coverage for DEVELOPER'S performance of work included within this Agreement, with a limit of liability of not less than \$2,000,000 per occurrence and \$4,000,000 annual aggregate. If DEVELOPER'S Professional Liability Insurance is written on a claims made basis rather than an occurrence basis, such insurance shall continue through the term of this Agreement and DEVELOPER shall purchase at his sole expense either 1) an Extended Reporting Endorsement (also known as Tail Coverage); or 2) Prior Dates

1 Coverage from a new insurer with a retroactive date back to the date of, or  
2 prior to, the inception of this Agreement; or 3) demonstrate through  
3 Certificates of Insurance that DEVELOPER has maintained continuous  
4 coverage with the same or original insurer. Coverage provided under items:  
5 1), 2) or 3) will continue as long as the law allows.  
6

7 E. General Insurance Provisions – All Lines:

- 8 i. Any insurance carrier providing insurance coverage hereunder shall be  
9 admitted to the State of California and have an A.M. BEST rating of not  
10 less than an A: VIII (A: 8) unless such requirements are waived, in  
11 writing, by the County Risk Manager. If the County Risk Manager  
12 waives a requirement for a particular insurer such waiver is only valid  
13 for that specific insurer and only for one policy term.  
14  
15 ii. The DEVELOPER must declare its insurance self-insured retention for  
16 each coverage required herein. If any such self-insured retention  
17 exceeds \$500,000 per occurrence each such retention shall have the  
18 prior written consent of the County Risk Manager before the  
19 commencement of operations under this Agreement. Upon notification  
20 of self-insured retention deemed unacceptable to the DISTRICT, and at  
21 the election of the County Risk Manager, DEVELOPER'S carriers shall  
22 either: 1) reduce or eliminate such self-insured retention with respect to  
23 this Agreement with DISTRICT, or 2) procure a bond which guarantees  
24 payment of losses and related investigations, claims administration, and  
25 defense costs and expenses.  
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iii. DEVELOPER shall cause their insurance carrier(s) to furnish DISTRICT with 1) a properly executed original certificate(s) of insurance and certified original copies of endorsements effecting coverage as required herein; and 2) if requested to do so orally or in writing by the County Risk Manager, provide original certified copies of policies including all endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that a minimum of sixty (60) days written notice shall be given to the DISTRICT prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. If DEVELOPER insurance carrier(s) policies does not meet the minimum notice requirement found herein, DEVELOPER shall cause DEVELOPER'S insurance carrier(s) to furnish a 60 day Notice of Cancellation Endorsement. In the event of a material modification, cancellation, expiration or reduction in coverage, this Agreement shall terminate forthwith, unless DISTRICT receives, prior to such effective date, another properly executed original certificate of insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto, evidencing coverages set forth herein and the insurance required herein is in full force and effect. An individual authorized by the insurance carrier to do so on its behalf shall sign the original endorsements for each policy and the certificate of insurance.

- 1           iv. It is understood and agreed by the parties hereto that DEVELOPER'S  
2 insurance shall be construed as primary insurance, and DISTRICT'S  
3 insurance and/or deductibles and/or self-insured retentions or self-  
4 insured programs shall not be construed as contributory.
- 5           v. If, during the term of this Agreement or any extension thereof, there is  
6 a material change in the scope of services or there is a material change  
7 in the equipment to be used in the performance of the scope of work  
8 which will add additional exposures (such as the use of aircraft,  
9 watercraft, cranes, etc.); or the term of this Agreement, including any  
10 extensions thereof, exceeds five (5) years, DISTRICT reserves the right  
11 to adjust the types of insurance required under this Agreement and the  
12 monetary limits of liability for the insurance coverages currently  
13 required herein, if, in the County Risk Manager's reasonable judgment,  
14 the amount or type of insurance carried by DEVELOPER has become  
15 inadequate.
- 16           vi. DEVELOPER shall pass down the insurance obligations contained  
17 herein to all tiers of subcontractors working under this Agreement.
- 18           vii. The insurance requirements contained in this Agreement may be met  
19 with a program(s) of self-insurance acceptable to DISTRICT.
- 20           viii. DEVELOPER agrees to notify DISTRICT of any claim by a third party  
21 or any incident or event that may give rise to a claim arising from the  
22 performance of this Agreement.
- 23           Failure to maintain the insurance required by this paragraph shall be deemed  
24 a material breach of this Agreement and shall authorize and constitute authority for DISTRICT,  
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1 at its sole discretion, to provide written notice to DEVELOPER that DISTRICT is unable to  
2 perform its obligations hereunder, nor to accept responsibility for ownership, operation and  
3 maintenance of DISTRICT DRAINAGE FACILITY due, either in whole or in part, to said breach  
4 of this Agreement.

5           18. Construct or cause to be constructed, PROJECT at DEVELOPER'S sole cost  
6 and expense in accordance with DISTRICT and CITY approved IMPROVEMENT PLANS.

7           19. Within two (2) weeks of completing PROJECT construction, provide  
8 DISTRICT (Attention: Development Review Section) and CITY with written notice that  
9 PROJECT construction is substantially complete and request that DISTRICT conduct a final  
10 inspection of DISTRICT DRAINAGE FACILITY and CITY conduct a final inspection of  
11 PROJECT.

12           20. Upon completion of PROJECT construction, and upon acceptance by CITY  
13 of all rights of way deemed necessary by DISTRICT and CITY for the operation and maintenance  
14 of PROJECT, but prior to CITY acceptance of DISTRICT DRAINAGE FACILITY for  
15 ownership, operation and maintenance, convey, or cause to be conveyed to CITY the flood control  
16 easement(s) including ingress and egress, or grant deed(s) of fee title in a form approved by  
17 DISTRICT, to the rights of way as shown in concept in black on Exhibit "C", attached hereto and  
18 made a part hereof. The easement(s) or grant deed(s) shall be in a form approved by both  
19 DISTRICT and CITY and shall be executed by all legal and equitable owners of the property  
20 described in the easement(s) or grant deed(s).

21           21. At the time of recordation of the conveyance document(s) as set forth in  
22 Section I.20., furnish DISTRICT with policies of title insurance, each in the amount of not less  
23 than (i) fifty percent (50%) of the estimated fee value, as determined by DISTRICT, for each  
24 easement parcel to be conveyed to DISTRICT, or (ii) one hundred percent (100%) of the estimated  
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1 value, as determined by DISTRICT, for each fee parcel to be conveyed to DISTRICT,  
2 guaranteeing DISTRICT'S interest in said property as being free and clear of all liens,  
3 encumbrances, assessments, easements, taxes and leases (recorded or unrecorded), and except  
4 those which, in the sole discretion of DISTRICT, are acceptable.

5           22. Accept ownership and sole responsibility for the operation and maintenance  
6 of PROJECT until such time as DISTRICT accepts ownership and responsibility for operation  
7 and maintenance of DISTRICT DRAINAGE FACILITY and CITY accepts ownership and  
8 responsibility for the operation and maintenance of APPURTENANCES.

9           23. Accept all liability whatsoever associated with the ownership, operation and  
10 maintenance of DISTRICT DRAINAGE FACILITY until such time as DISTRICT DRAINAGE  
11 FACILITY are formally accepted by DISTRICT for ownership, operation and maintenance  
12

13           24. Pay, if suit is brought upon this Agreement or any bond guaranteeing the  
14 completion of PROJECT, all costs and reasonable expenses and fees, including reasonable  
15 attorneys' fees, and acknowledge that, upon entry of judgment, all such costs, expenses and fees  
16 shall be computed as costs and included in any judgment rendered.

17           25. Upon completion of PROJECT construction, but prior to DISTRICT  
18 acceptance of DISTRICT DRAINAGE FACILITY for ownership, operation and maintenance,  
19 provide or cause its civil engineer of record or construction civil engineer of record, duly  
20 registered in the State of California, to provide DISTRICT with a redlined "record drawings" copy  
21 of PROJECT plans. After DISTRICT approval of the redlined "record drawings",  
22 DEVELOPER'S engineer shall schedule with DISTRICT a time to transfer the redlined changes  
23 onto DISTRICT'S original mylars at DISTRICT'S office, after which the engineer shall review,  
24 stamp and sign the original PROJECT engineering plans "record drawings".  
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1                   26. Ensure that all work performed pursuant to this Agreement by  
2 DEVELOPER, its agents or contractors is done in accordance with all applicable laws and  
3 regulations, including but not limited to all applicable provisions of the Labor Code, Business and  
4 Professions Code, and Water Code. DEVELOPER shall be solely responsible for all costs  
5 associated with compliance with applicable laws and regulations.  
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7                                           SECTION II

8                   DISTRICT shall:

9                   1. Review and approve IMPROVEMENT PLANS prior to the start of  
10 PROJECT construction.

11                   2. Provide CITY an opportunity to review and approve IMPROVEMENT  
12 PLANS prior to DISTRICT'S final approval.

13                   3. Upon execution of this Cooperative Agreement, record or cause to be  
14 recorded, a copy of this Cooperative Agreement in the Official Records of the Riverside County  
15 Recorder.  
16

17                   4. Record, or cause to be recorded, the Irrevocable Offer(s) of Dedication  
18 provided by DEVELOPER pursuant to Section I.9.

19                   5. Inspect DISTRICT DRAINAGE FACILITY construction.

20                   6. Keep an accurate accounting of all DISTRICT costs associated with the  
21 review and approval of IMPROVEMENT PLANS, the review and approval of right of way and  
22 conveyance documents, and the processing and administration of this Cooperative Agreement.  
23

24                   7. Keep an accurate accounting of all DISTRICT construction inspection costs,  
25 and within forty-five (45) days after DISTRICT acceptance of DISTRICT DRAINAGE  
26 FACILITY as being complete, submit a final cost statement to DEVELOPER. If the deposit, as  
27 set forth in Section I.3., exceeds such costs, DISTRICT shall reimburse DEVELOPER the excess  
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1 amount within sixty (60) days after DISTRICT acceptance of DISTRICT DRAINAGE  
2 FACILITY as being complete. If at any time the costs exceed the deposit or are anticipated by  
3 DISTRICT to exceed the deposit, DEVELOPER shall pay such additional amount(s), as deemed  
4 reasonably necessary by DISTRICT to complete inspection of DISTRICT DRAINAGE  
5 FACILITY, within thirty (30) days after receipt of billing from DISTRICT.

6  
7 8. Accept ownership and sole responsibility for the operation and maintenance  
8 of DISTRICT DRAINAGE FACILITY upon (i) DISTRICT inspection of DISTRICT  
9 DRAINAGE FACILITY in accordance with Section I.19., (ii) DISTRICT acceptance of  
10 PROJECT construction as being complete, (iii) DISTRICT receipt of stamped and signed "record  
11 drawings" of PROJECT plans, as set forth in Section I.25., (iv) recordation of all conveyance  
12 documents described in Section I.21., (v) CITY acceptance of APPURTENANCES for  
13 ownership, operation, and maintenance, and (vi) DISTRICT'S sole determination that DISTRICT  
14 DRAINAGE FACILITY are in a satisfactorily maintained condition.

15  
16 9. Provide CITY with a reproducible duplicate copy of "record drawings"  
17 PROJECT plans upon DISTRICT acceptance of DISTRICT DRAINAGE FACILITY as being  
18 complete.

19 SECTION III

20 CITY shall:

21  
22 1. Review and approve IMPROVEMENT PLANS prior to the start of  
23 PROJECT construction.

24  
25 2. Accept CITY and DISTRICT approved faithful performance and payment  
26 bonds submitted by DEVELOPER, as set forth in Section I.7., and hold said bonds as provided  
27 herein.

28 3. Inspect PROJECT construction.

1                   4.    Consent, by execution of this Cooperative Agreement, to the recording of  
2 any Irrevocable Offer(s) of Dedication furnished by DEVELOPER pursuant to this Cooperative  
3 Agreement.

4                   5.    As requested by DISTRICT, accept the Irrevocable Offer(s) of Dedication as  
5 set forth herein, and any other outstanding offers of dedication necessary for the construction,  
6 inspection, operation and maintenance of DISTRICT DRAINAGE FACILITY, and convey  
7 sufficient rights of way to DISTRICT to allow DISTRICT to construct, inspect, operate and  
8 maintain DISTRICT DRAINAGE FACILITY.

9                   6.    Grant DISTRICT, by execution of this Agreement, the right to construct,  
10 inspect, operate and maintain DISTRICT DRAINAGE FACILITY within CITY rights of way.

11                   7.    Accept ownership and sole responsibility for the operation and maintenance  
12 of APPURTENANCES upon DISTRICT acceptance of DISTRICT DRAINAGE FACILITY for  
13 ownership, operation and maintenance.

14                   8.    Upon DISTRICT acceptance of DISTRICT DRAINAGE FACILITY  
15 construction as being complete, accept sole responsibility for the adjustment of all PROJECT  
16 manhole rings and covers located within CITY rights of way which must be performed at such  
17 time(s) that the finished grade along and above the underground portions of DISTRICT  
18 DRAINAGE FACILITY are improved, repaired, replaced or changed. It being further understood  
19 and agreed that any such adjustments shall be performed at no cost to DISTRICT.  
20  
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22  
23                                           SECTION IV

24                   It is further mutually agreed:

25                   1.    All work involved with PROJECT shall be inspected by DISTRICT and  
26 CITY but shall not be deemed complete until DISTRICT and CITY mutually agree in writing that  
27  
28

1 construction is completed in accordance with DISTRICT and CITY approved IMPROVEMENT  
2 PLANS.

3           2. CITY and DEVELOPER personnel may observe and inspect all work being  
4 done on DISTRICT DRAINAGE FACILITY, but shall provide any comments to DISTRICT  
5 personnel who shall be solely responsible for all quality control communications with  
6 DEVELOPER'S contractor(s) during the construction of PROJECT.

7           3. DISTRICT acceptance of ownership and responsibility for the operation and  
8 maintenance of DISTRICT DRAINAGE FACILITY shall be in a satisfactorily maintained  
9 condition as solely determined by DISTRICT. If, subsequent to the inspection and, in the sole  
10 discretion of DISTRICT, DISTRICT DRAINAGE FACILITY are not in an acceptable condition,  
11 corrections shall be made at sole expense of DEVELOPER.

12           4. DEVELOPER shall complete construction of PROJECT within twelve (12)  
13 consecutive months after execution of this Agreement and within one hundred twenty (120)  
14 consecutive calendar days after commencing work on PROJECT. It is expressly understood that  
15 since time is of the essence in this Agreement, failure of DEVELOPER to perform the work within  
16 the agreed upon time shall constitute authority for DISTRICT to perform the remaining work and  
17 require DEVELOPER'S surety to pay to CITY the penal sum of any and all bonds. In which case,  
18 CITY shall subsequently reimburse DISTRICT for DISTRICT costs incurred.

19           5. If DEVELOPER fails to commence construction of PROJECT within eight  
20 (8) months after execution of this Agreement, then DISTRICT reserves the right to withhold  
21 issuance of the Notice to Proceed pending a review of the existing site conditions as they exist at  
22 the time DEVELOPER provides written notification to DISTRICT of the start of construction as  
23 set forth in Section I.8. In the event of a change in the existing site conditions that materially  
24 affects PROJECT function or DISTRICT'S ability to operate and maintain DISTRICT  
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1 DRAINAGE FACILITY, DISTRICT may require DEVELOPER to modify IMPROVEMENT  
2 PLANS as deemed necessary by DISTRICT. In the event of a change in the existing site  
3 conditions that materially affects PROJECT function or CITY'S ability to operate and maintain  
4 APPURTENANCES, CITY may require DEVELOPER to modify IMPROVEMENTS as deemed  
5 necessary by CITY.

6  
7 6. DISTRICT shall endeavor to issue DEVELOPER a Notice to Proceed within  
8 twenty (20) days of receipt of DEVELOPER'S complete written notice, as set forth in Section  
9 I.8.; however, DISTRICT'S construction inspection staff is limited and, therefore, the issuance of  
10 a Notice to Proceed is subject to staff availability.

11 In the event DEVELOPER wishes to expedite issuance of a Notice to  
12 Proceed, DEVELOPER may elect to furnish an independent qualified construction inspector at  
13 DEVELOPER'S sole cost and expense. DEVELOPER shall furnish appropriate documentation  
14 of the individual's credentials and experience to DISTRICT for review and, if appropriate,  
15 approval. DISTRICT shall review the individual's qualifications and experience and, upon  
16 approval thereof, said individual, hereinafter called "DEPUTY INSPECTOR", shall be authorized  
17 to act on DISTRICT'S behalf on all DISTRICT DRAINAGE FACILITY construction and quality  
18 control matters. If DEVELOPER'S initial construction inspection deposit furnished pursuant to  
19 Section I.3. exceeds ten thousand dollars (\$10,000), DISTRICT shall refund to DEVELOPER up  
20 to eighty percent (80%) of DEVELOPER'S initial inspection deposit within forty-five (45) days  
21 of DISTRICT'S approval of DEPUTY INSPECTOR; however, a minimum balance of ten  
22 thousand dollars (\$10,000) shall be retained on account.

23 7. PROJECT construction work shall be on a five (5) day, forty (40) hour work  
24 week with no work on Saturdays, Sundays or DISTRICT designated legal holidays, unless  
25 otherwise approved in writing by DISTRICT. If DEVELOPER feels it is necessary to work more  
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1 than the normal forty (40) hour work week or on holidays, DEVELOPER shall make a written  
2 request for permission from DISTRICT to work the additional hours. The request shall be  
3 submitted to DISTRICT at least seventy-two (72) hours prior to the requested additional work  
4 hours and shall state the reasons for the overtime and the specific time frames required. The  
5 decision of granting permission for overtime work shall be made by DISTRICT at its sole  
6 discretion and shall be final. If permission is granted by DISTRICT, DEVELOPER will be  
7 charged the cost incurred at the overtime rates for additional inspection time required in  
8 connection with the overtime work in accordance with Ordinance Nos. 671 and 749, including  
9 any amendments thereto, of the County of Riverside.  
10

11           8. DEVELOPER for itself, its successors and assigns hereby releases  
12 DISTRICT and County of Riverside (including their agencies, districts, special districts and  
13 departments, their respective directors, officer, Board of Supervisors, elected and appointed  
14 officials, employees, agents and representatives) from any and all claims, demands, actions, or  
15 suits of any kind arising out of any liability, known or unknown, present or future, including but  
16 not limited to any claim or liability, based or asserted, pursuant to Article I, Section 19 of the  
17 California Constitution, the Fifth Amendment of the United States Constitution, or any other law  
18 or ordinance which seeks to impose any other liability or damage, whatsoever, for damage caused  
19 by the discharge of drainage within or from PROJECT. Nothing contained herein shall constitute  
20 a release by DEVELOPER of DISTRICT, its officers, agents and employees from any and all  
21 claims, demands, actions or suits of any kind arising out of any liability, known or unknown,  
22 present or future, for the negligent maintenance of DISTRICT DRAINAGE FACILITY, after the  
23 acceptance of ownership, operation and maintenance of DISTRICT DRAINAGE FACILITY by  
24 DISTRICT.  
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1 9. DEVELOPER shall indemnify and hold harmless DISTRICT, County of  
 2 Riverside, and CITY (including their respective agencies, districts, special districts and  
 3 departments, their respective directors, officers, Board of Supervisors, elected and appointed  
 4 officials, employees, agents and representatives) from any liability, claim, damage, proceeding or  
 5 action, present or future, based upon, arising out of or in any way relating to DEVELOPER'S  
 6 (including its officers, employees, subcontractors and agents) actual or alleged acts or omissions  
 7 related to this Agreement, performance under this Agreement, or failure to comply with the  
 8 requirements of this Agreement, including but not limited to: (a) property damage; (b) bodily  
 9 injury or death; (c) liability or damage pursuant to Article I, Section 19 of the California  
 10 Constitution, the Fifth Amendment of the United States Constitution or any other law, ordinance  
 11 or regulation caused by the diversion of waters from the natural drainage patterns or the discharge  
 12 of drainage within or from PROJECT; or, (d) any other element of any kind or nature whatsoever.  
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 14

15 DEVELOPER shall defend, at its sole expense, including all costs and fees  
 16 (including but not limited to attorney fees, cost of investigation, defense and settlements or  
 17 awards), DISTRICT, County of Riverside, and CITY (including their respective agencies,  
 18 districts, special districts and departments, their respective directors, officers, Board of  
 19 Supervisors, elected and appointed officials, employees, agents and representatives) in any claim,  
 20 proceeding or action for which indemnification is required.  
 21

22 With respect to any of DEVELOPER'S indemnification requirements,  
 23 DEVELOPER shall, at its sole cost, have the right to use counsel of their own choice and shall  
 24 have the right to adjust, settle, or compromise any such claim, proceeding or action without the  
 25 prior consent of DISTRICT, County of Riverside and CITY; provided, however, that any such  
 26 adjustment, settlement or compromise in no manner whatsoever limits or circumscribes  
 27 DEVELOPER'S indemnification obligations to DISTRICT, County of Riverside, or CITY.  
 28

1 DEVELOPER'S indemnification obligations shall be satisfied when  
2 DEVELOPER has provided to DISTRICT, County of Riverside, and CITY the appropriate form  
3 of dismissal (or similar document) relieving DISTRICT, County of Riverside, or CITY from any  
4 liability for the claim, proceeding or action involved.

5 The specified insurance limits required in this Agreement shall in no way  
6 limit or circumscribe DEVELOPER'S obligations to indemnify and hold harmless DISTRICT,  
7 County of Riverside and CITY from third party claims.

8 In the event there is conflict between this section and California Civil Code  
9 Section 2782, this section shall be interpreted to comply with California Civil Code Section 2782.  
10 Such interpretation shall not relieve the DEVELOPER from indemnifying DISTRICT, County of  
11 Riverside or CITY to the fullest extent allowed by law.

12 10. Any waiver by DISTRICT or by CITY of any breach of any one or more of  
13 the terms of this Agreement shall not be construed to be a waiver of any subsequent or other  
14 breach of the same or of any other term hereof. Failure on the part of DISTRICT or CITY to  
15 require exact, full and complete compliance with any terms of this Agreement shall not be  
16 construed as in any manner changing the terms hereof, or estopping DISTRICT or CITY from  
17 enforcement hereof.

18 11. Any and all notices sent or required to be sent to the parties of this Agreement  
19 will be mailed by first class mail, postage prepaid, to the following addresses:

20 RIVERSIDE COUNTY FLOOD CONTROL  
21 AND WATER CONSERVATION DISTRICT  
22 1995 Market Street  
23 Riverside, CA 92501  
24 Attn: Administration Services Section

CITY OF PALM SPRINGS  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262  
Attn: Rick Minjares

25 RREF II – DC CAMERON, LLC  
26 1302 Camino Del Mar  
27 Del Mar, CA 92014  
28 Attn: Tim O'Grady



1           12. This Agreement is to be construed in accordance with the laws of the State  
2 of California. If any provision of this Agreement is held by a court of competent jurisdiction to  
3 be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force  
4 without being impaired or invalidated in any way.

5           13. Any action at law or in equity brought by any of the parties hereto for the  
6 purpose of enforcing a right or rights provided for by the Agreement, shall be tried in a court of  
7 competent jurisdiction in the County of Riverside, State of California, and the parties hereto waive  
8 all provisions of law providing for a change of venue in such proceedings to any other county.

9           14. This Agreement is the result of negotiations between the parties hereto, and  
10 the advice and assistance of their respective counsel. The fact that this Agreement was prepared  
11 as a matter of convenience by DISTRICT shall have no import or significance. Any uncertainty  
12 or ambiguity in this Agreement shall not be construed against DISTRICT because DISTRICT  
13 prepared this Agreement in its final form.

14           15. The rights and obligations of DEVELOPER shall inure to and be binding  
15 upon all heirs, successors and assignees.

16           16. DEVELOPER shall not assign or otherwise transfer any of its rights, duties  
17 or obligations hereunder to any person or entity without the written consent of the other parties  
18 hereto being first obtained. In the event of any such transfer or assignment, DEVELOPER  
19 expressly understands and agrees that it shall remain liable with respect to any and all of the  
20 obligations and duties contained in this Agreement.

21           17. The individual(s) executing this Agreement on behalf of DEVELOPER  
22 hereby certify that they have the authority within their company to enter into and execute this  
23 Agreement, and have been authorized to do so by any and all boards of directors, legal counsel,  
24 and/or any other board, committee or other entity within their company which have the authority  
25  
26  
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1 to authorize or deny entering this Agreement.

2           18.    This Agreement is intended by the parties hereto as a final expression of their  
3 understanding with respect to the subject matters hereof and as a complete and exclusive statement  
4 of the terms and conditions thereof and supersedes any and all prior and contemporaneous  
5 agreements and understandings, oral or written, in connection therewith. This Agreement may be  
6 changed or modified only upon the written consent of the parties hereto.  
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IN WITNESS WHEREOF, the parties hereto have executed this Cooperative

Agreement on \_\_\_\_\_  
(to be filled in by Clerk of the Board)

RECOMMENDED FOR APPROVAL:

**RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION ISTRICT**

By:   
JASON E. UHLEY  
General Manager-Chief Engineer

By: \_\_\_\_\_  
MARION ASHLEY, Chairman  
Riverside County Flood Control and Water  
Conservation District Board of Supervisors

APPROVED AS TO FORM:

ATTEST:

GREGORY P. PRIAMOS  
County Counsel

KECIA HARPER-IHEM  
Clerk of the Board

By:   
NEAL R. KIPNIS  
Deputy County Counsel

By: \_\_\_\_\_  
Deputy  
(SEAL)

Cooperative Agreement w/ City of Palm Springs and RREF-DC Cameron, LLC:  
Palm Springs Master Drainage Plan Line 29, Stage 1 (Tract No. 33575)  
Project No. 6-0-00411  
06/28/2016  
AMR:blm

CITY OF PALM SPRINGS

By:   
DAVID H. READY  
City Manager

APPROVED AS TO FORM:

By:   
DOUGLAS HOLLAND  
City Attorney

ATTEST:

By:   
JAMES THOMPSON  
City Clerk

(SEAL)

APPROVED BY CITY COUNCIL

7.6.16 20 AB877

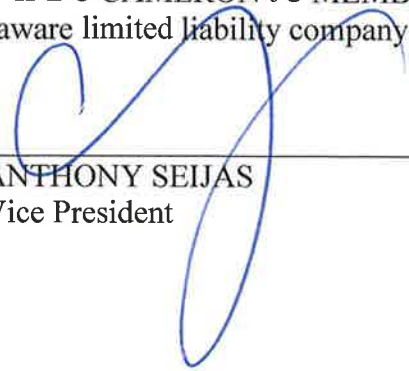
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Project No. 6-0-00411  
06/28/2016  
AMR:blm

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**RREF II-DC CAMERON, LLC**  
a Delaware limited liability company

By: RREF II-DC CAMERON JC MEMBER, LLC  
a Delaware limited liability company, its Manager

By: \_\_\_\_\_  
ANTHONY SEIJAS  
Vice President



Cooperative Agreement w/City of Palm Springs and RREF-DC Cameron, LLC:  
Palm Springs Master Drainage Plan Line 29, Stage 1 (Tract No. 33575)  
Project No. 6-0-00411  
06/28/2016  
AMR:blm

STATE OF FLORIDA

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of August, 2014,  
by Anthony Seijas, vice president,  
who produced N/A as identification.



M Shaffer  
(Signature of Notary Public)

Michelle Shaffer  
(Printed name of Notary Public)

My commission expires: July 5, 2019

# Exhibit A

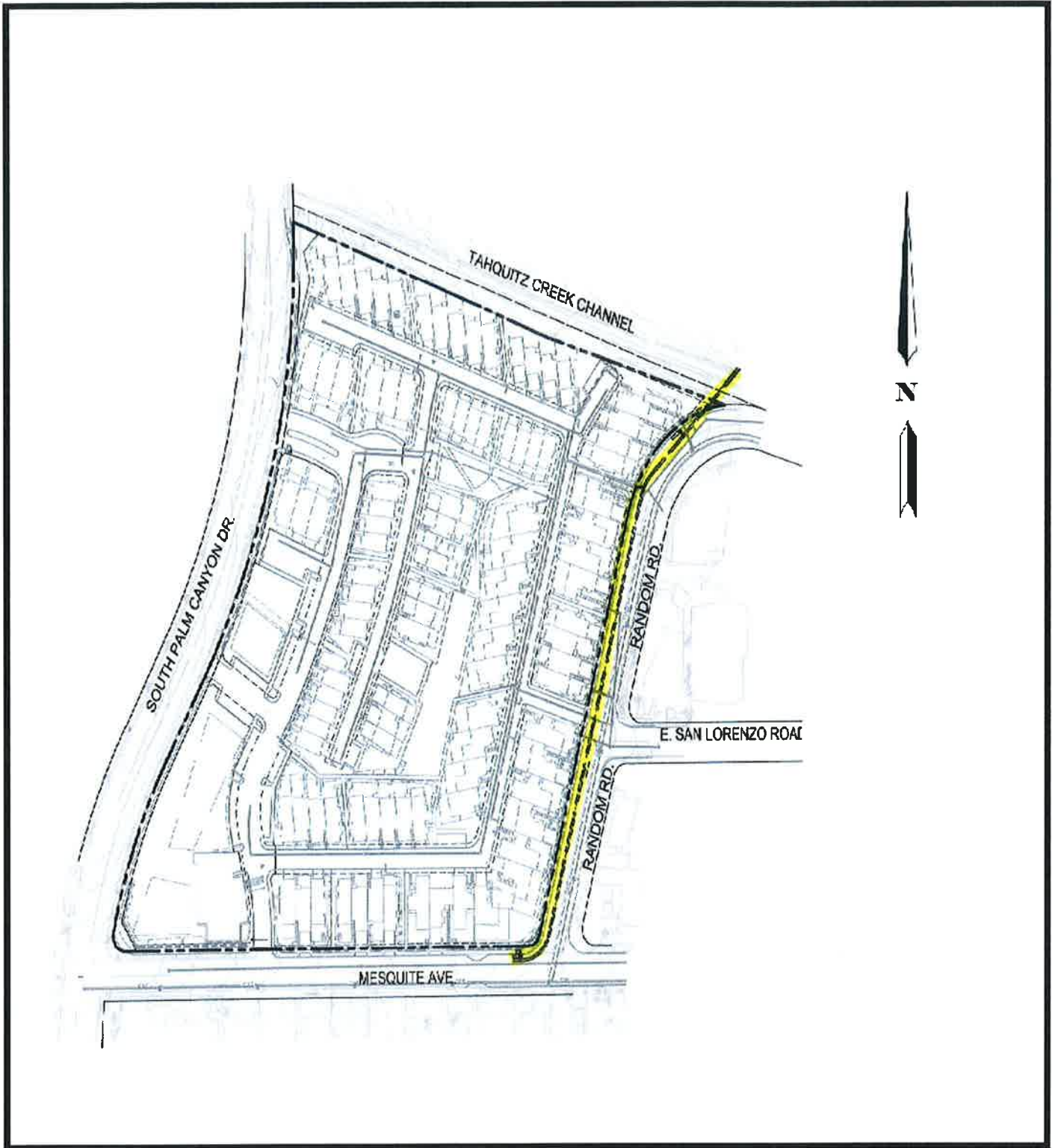
## **LEGAL DESCRIPTION**

Real property in the City of Palm Springs, County of Riverside, State of California, described as follows:

LOTS 1 THROUGH 4, INCLUSIVE, AND LOT A AS SHOWN ON TRACT MAP NO. 33575 FILED JULY 23, 2015 IN BOOK 446 OF MAPS AT PAGES 17-20 RIVERSIDE COUNTY RECORDS.

APN: 508-630-001-9, 508-630-002-0 through 508-630-005-3

# Exhibit B



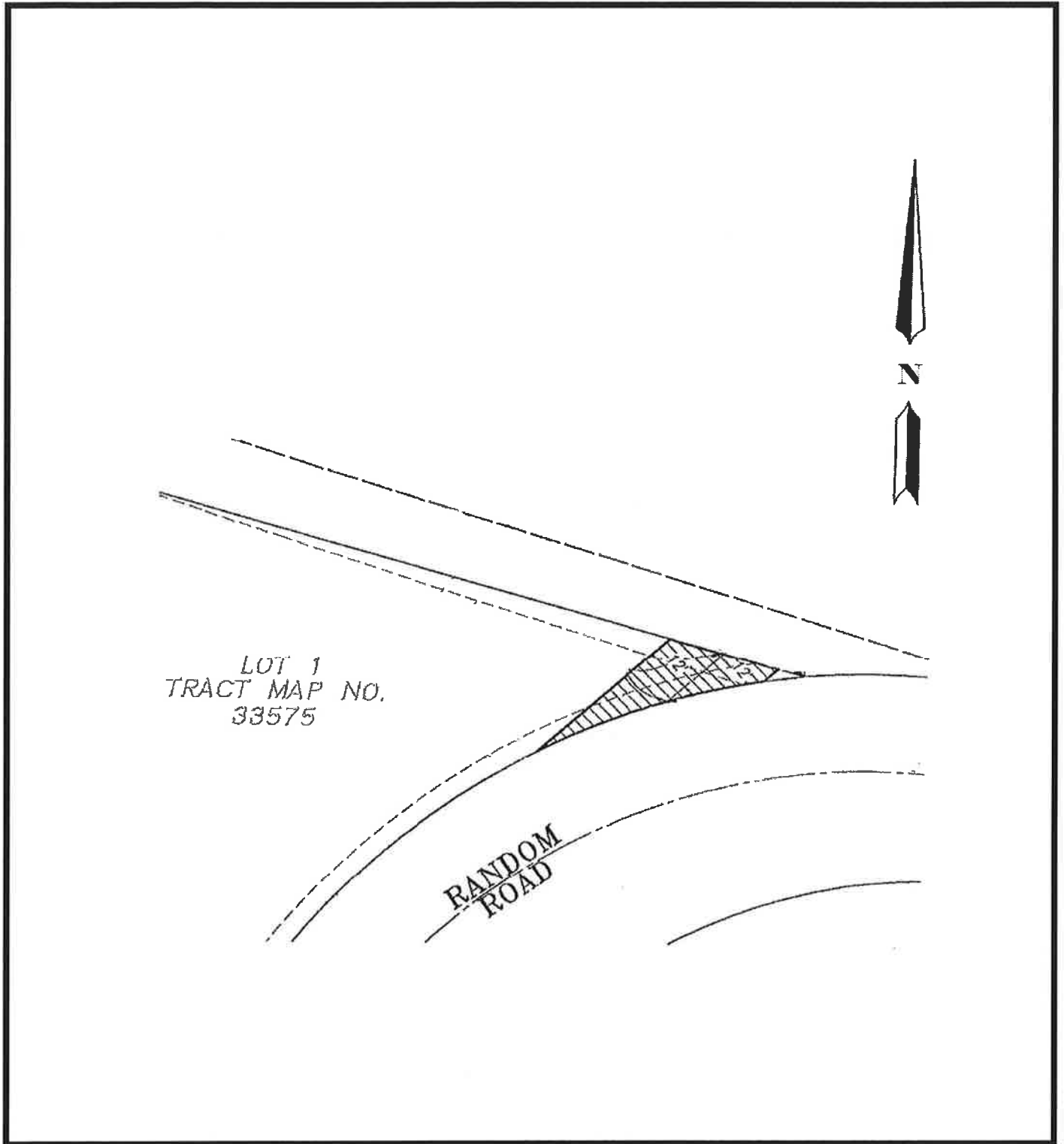
## COOPERATIVE AGREEMENT

Palm Springs MDP Line 29, Stage 1

TR 33575  
Project No. 6-0-00411  
Page 1 of 1



**Exhibit C**



**COOPERATIVE AGREEMENT**

Palm Springs MDP Line 29, Stage 1

TR 33575  
Project No. 6-0-00411  
Page 1 of 1