

RIVERSIDE PUBLIC UTILITIES

Board Memorandum

BOARD OF PUBLIC UTILITIES

DATE: JUNE 9, 2025

SUBJECT: **AGREEMENT FOR CONVEYANCE OF PROPERTY WITH THE CITY OF COLTON FOR THE SALE OF A FEE SIMPLE INTEREST ACQUISITION AND A SIXTY-MONTH TEMPORARY CONSTRUCTION EASEMENT ON A PORTION OF CITY-OWNED VACANT LAND LOCATED IN THE CITY OF COLTON, IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 0276-122-06, FOR THE MOUNT VERNON BRIDGE PROJECT FOR A TOTAL REVENUE OF \$25,800**

ISSUE:

Consider approving the Agreement for Conveyance of Property with the City of Colton for the sale of a fee simple interest acquisition and a sixty-month temporary construction easement on a portion of City-Owned vacant land located in the City of Colton, identified as Assessor's Parcel Number 0276-122-06, for the Mt. Vernon Bridge Project for a total revenue of \$25,800.

RECOMMENDATIONS:

That the Board of Public Utilities recommend that the City Council:

1. Approve the Agreement for Conveyance of Property (Attachment 1) for the sale of a partial fee simple interest and a sixty-month temporary construction easement on a portion of City-owned vacant land, identified as Assessor's Parcel Number 0276-122-06, located on the East side of South Mt. Vernon Avenue on the South side of the Union Pacific Rail Line in the City of Colton; and
2. Authorize the City Manager, or his designee, to execute the Agreement with the City of Colton, including making minor and non-substantive changes, and to sign all documents necessary to complete the transaction.

BACKGROUND:

The City of Colton is proposing to make improvements to widen the Mount Vernon Bridge as it crosses over the Union Pacific Railroad near the I-10 freeway in the City of Colton, San Bernardino County, California. The proposed project is needed to ensure the safety of the bridge facility, which has been determined to be structurally deficient. A portion of the parcel necessary for the expansion is currently owned by the City of Riverside and situated outside of City limits in the City of Colton. Parcel is zoned OS-RS (Open Space Resources) and the General Plan is Open Space – Resource. There are no building structures or improvements on the larger parcel. Access to the

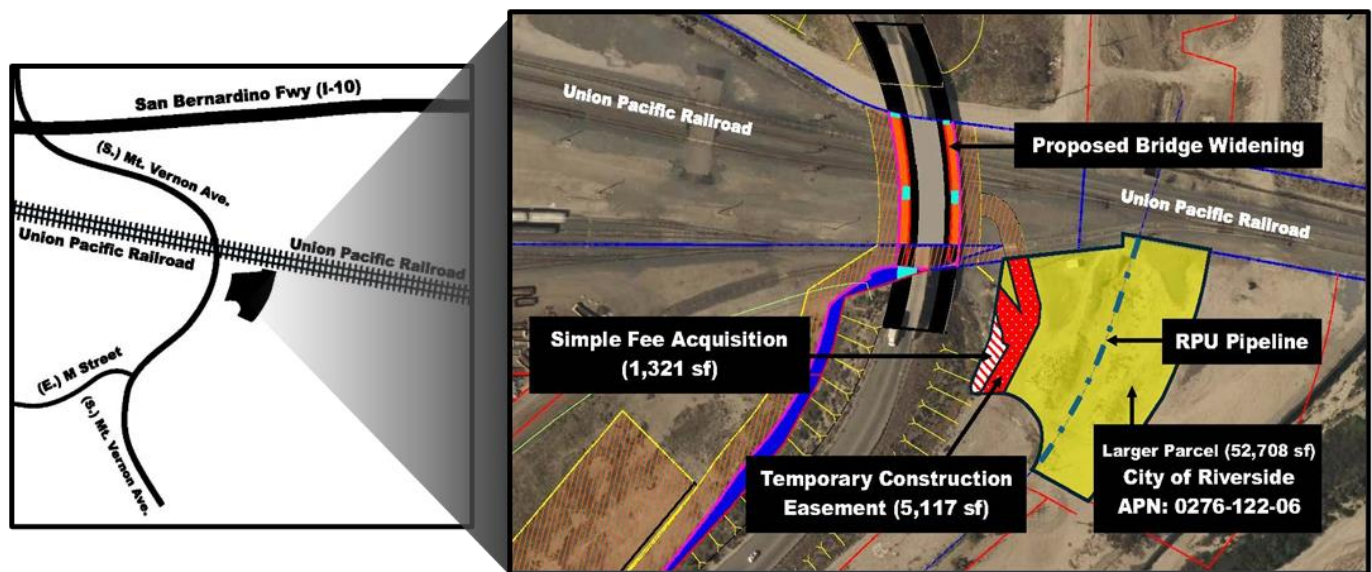
parcel is currently provided by a partially paved/dirt road within the right-of-way that connects to south Mt. Vernon Avenue at the base of the south end of the bridge and extends north to the subject property just south of the Union Pacific Railway Corridor.

The City-owned property is used by the Public Utilities Water Division, with an active pipeline running from the northeast to the southwest through the center of the parcel.

DISCUSSION:

On February 14, 2024, the City received an acquisition offer package from the City of Colton through their consultant EPIC Land Solutions, to acquire a partial fee simple interest and a temporary construction easement (TCE), over vacant City-owned land identified as Assessor's Parcel Number 0276-122-06.

The City's Public Utilities Department (RPU) currently has an active pipeline on the parcel indicated in the blue dashed line below. However, the City's Public Utilities (Water) Department has confirmed that the proposed acquisition and TCE, as shown, will not impact the City's existing facilities on the parcel.



The City of Colton is seeking to acquire a permanent partial fee interest of 1,321 square feet, along with a 5,117 square foot temporary construction easement over 1.21 acres of gross area. The TCE will be in effect for a duration of sixty (60) months commencing on July 1, 2025, for a total lump sum consideration of \$25,800.

The permanent partial acquisition will be used for the widening of the South Mt. Vernon Bridge, which provides access to the I-10 freeway. Additionally, the temporary construction easement will facilitate the construction of the toe of the slope and a section of the retaining wall within the permanent acquisition area (1,321 square feet), as well as provide access to the adjacent railroad property.

Staff have reviewed the offer package and determined that the appraised lump sum value of \$25,800 for the sale of a partial fee simple interest and temporary construction easement on a

portion of Assessor's Parcel Number 0276-122-06, accurately represents the current fair market value for the real property interests. Therefore, staff recommends acceptance of the offer. Approval of the Agreement for Conveyance of Property will also prevent any future eminent domain proceedings, should they become necessary.

The Utilities General Manager concurs with the recommendations in this report.

STRATEGIC PLAN ALIGNMENT:

This item contributes to **Strategic Plan Priority No. 5 – High Performing Government, and Goal 5.4** - Achieving and maintaining financial health by addressing gaps between revenues and expenditures and aligning resources with strategic priorities to yield the greatest impact.

The item also aligns with EACH of the five Cross-Cutting Threads as follows:

- **Community Trust** – The City is transparent and makes decisions based on sound policy, inclusive community engagement, involvement of City Boards and Commissions, and timely and reliable information. Approving the Agreement demonstrates that the City serves the public interest with benefits to the City's diverse population that results in the greater public good.
- **Equity** – The City is supportive of racial, ethnic, religious, sexual orientation, identity, geographic, and other attributes of diversity. Approving the Agreement demonstrates that the City is committed to advancing the fairness of treatment, recognition of rights, and equitable distribution of services.
- **Fiscal Responsibility** – The City is a prudent steward of public funds. Approving the Agreement ensures the responsible management of the City's financial resources in a manner consistent with the prudent stewardship of public funds while facilitating beneficial investments in all areas that the acquisition lies.
- **Innovation** – The City is inventive and timely in meeting the community's changing needs. Approving the Agreement is consistent with the community's changing needs and prepares for the future through adaptive processes.
- **Sustainability & Resiliency** – The City is committed to meeting the needs of the present without compromising the needs of the future. Approving the Agreement encourages development to meet the needs of the future and ensures the City's capacity to preserve, adapt and grow.

FISCAL IMPACT:

The total fiscal impact is a revenue in the amount of \$25,800. The net proceeds from the sale shall be deposited into the Riverside Public Utilities Land & Buildings Revenue Account No. 0000520-380010.

Prepared by: Ron Duran, Real Property Agent
Approved by: David A. Garcia, Utilities General Manager
Certified as to
availability of funds: Kristie Thomas, Finance Director/Assistant Chief Financial Officer
Approved by: Mike Futrell, City Manager
Approved as to form: Rebecca Mckee-Reimbold, Interim City Attorney

Attachments:

1. Agreement for Conveyance of Property
2. Presentation