



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

City of Arts & Innovation

January 23, 2025

California Department of General Services
Attn: Bryan Lang, Senior Real Estate Officer
707 3rd Street,
West Sacramento, CA 95605

RE: City of Riverside's Public Works Department -
Palm and Brockton Ave Quiet Zone Rail Project Acquisitions,
Street and Highway Easement, Temporary Construction Easement with
State of California – Department of Motor Vehicles,
6280 Brockton Ave., Riverside California 92506 (APN: 225-041-007)

Dear Mr. Lang:

On behalf of the City of Riverside (City) and for the City's Public Works Department Palm and Brockton Avenue Quiet Zone Rail Project, this letter is written in response to the Department of General Services' (DGS) request for a letter of commitment for the City's acquisition of a 156 square foot Permanent Street and Highway Easement and a 150 square foot Temporary Construction Easement for a duration of twelve (12) months. This will include the potential responsibilities, DGS's general requirements for processing the request, and commitment to DGS' administrative costs for the rights to be conveyed to the City.

The City will be responsible for the following DGS project administrative fees and reimbursements (as required):

- Payment of the DGS's administrative costs including but not limited to project review and analysis; document preparation and coordination; confirmation of market value; engineering review; etc. The current billing rate for DGS RPSS Transaction Review Unit's services is \$217 per hour (subject to change and other rates may apply if support from other offices within the DGS is necessary); and
- Payment of the appraised value for the permanent and temporary property rights conveyed to the City.

The City will be responsible for providing the following items and services at no cost to the State:

- Appraisal of transactional impacts to the Facility. The City acknowledges DGS's NOTE: A meeting for appraisal valuation purposes is recommended prior to the City proceeding further with an appraisal (Appraisal Summary Statement included in original offer package)
 - Project written legal descriptions/maps/sketches. (Included in original offer package)
 - Preliminary Reports, vesting documents, reference documents, and hyperlinked title exceptions for all applicable areas at the Facility affected by the City's project.
- California Department of General Services

Attn: Bryan Lang, Senior Real Estate Officer
January 23, 2025
Page 2

- Documents regarding CEQA compliance including the filing of the Notice of Determination and expiration of the Statute of Limitations period, for the City's project and to be completed prior to the State's execution of any agreements.
- All CEQA mitigation requirements for the City's project.
- Timely recordation/distribution of real property easement, conveyance, and/or transfer documents.
- Consultation/coordination.
- Scope of project which includes project location and drawings.

DGS initial review provided for the following estimates:

- Costs for the rights to be conveyed have not yet been determined/approved.
- DGS' estimated administrative costs are currently \$40,000
- DGS' estimated appraisal review costs per appraisal provided are currently..... \$11,000
\$51,000

Should you have any questions, or need additional information, Ron Duran, Real Property Agent, can be reached at (951) 560-0561 or by email at rduran@riversideca.gov.

Sincerely,

Mike Futrell
City Manager
City of Riverside
MFutrell@riversideca.gov

RD:
12/06/2024
G:\Real_Property\Documents\Ward 3\2024\24-3-021-commitment-letter_DGS-City Manager (SS).docx