



City of Arts & Innovation

Successor Agency to the Redevelopment Agency of the City of Riverside

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: FEBRUARY 6, 2018

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 3
DEPARTMENT

**SUBJECT: RECOMMEND APPROVING A RESOLUTION TO EXECUTE AGREEMENT
FOR PERMANENT EASEMENT AND JOINT ESCROW INSTRUCTIONS TO
CONVEY AN EASEMENT TO RIVERSIDE COUNTY TRANSPORTATION
COMMISSION FOR A PORTION OF SUCCESSOR AGENCY-OWNED
PROPERTY LOCATED AT 3441 CENTRAL AVENUE BEARING ASSESSOR
PARCEL NO.'S 225-173-028 AND -031 IN THE AMOUNT OF \$3,400**

ISSUE:

Recommend that the Oversight Board adopt a resolution authorizing the City of Riverside as Successor Agency to the Redevelopment Agency of the City of Riverside to convey an easement to Riverside County Transportation Commission in the amount of \$3,400 for a portion of Successor Agency-owned property located at 3441 Central Avenue bearing Assessor Parcel No.'s 225-173-028 and -031.

RECOMMENDATIONS:

That the Successor Agency recommend the Oversight Board:

1. Adopt a Resolution authorizing the City of Riverside as Successor Agency to the Redevelopment Agency of the City of Riverside to execute an Agreement for Permanent Easement and Joint Escrow Instructions to convey an easement to Riverside County Transportation Commission for a portion of the Property located at 3441 Central, identified as APN's 225-173-028 and -031; and
2. Authorize the Executive Director, or his designee, to take any and all actions including making minor and non-substantive modifications and execute the attached easement.

BACKGROUND:

Through various means (grant, relinquishment, vacation and donation) beginning in the late 1950's, the City acquired two small parcels adjacent to the 91 Freeway on the north side of Central Avenue. A portion of the combined parcels was transferred to the State of California and has been incorporated into the westbound 91 freeway off-ramp. The balance of the original

parcel is approximately one third of an acre but is such an unusual shape that there has been little development interest over the years.

In 1997, an additional 7,600 square feet of landlocked land adjacent to what the City already owned was donated to the City by a private land owner. This parcel was conveyed to the City with the City Council agreeing in concept to transfer the parcel to the Redevelopment Agency, subject to Redevelopment Agency approval.

On June 1, 1999, the City Council authorized the transfer of the noted parcels to the Redevelopment Agency at no cost. It was the City's intent that the two parcels, when combined, would serve as a location of signage related to the Magnolia Center Project Area. Unfortunately, the property is located in a "landscaped freeway area", and the Redevelopment Agency was never able to secure the intended signage as Caltrans would not approve the permit. As such, the Redevelopment Agency (and now Successor Agency) has marketed the parcels for sale but received little to no interest because of its small size and lack of access from either Central Avenue or Sunnyside Drive.



DISCUSSION:

Riverside County Transportation Commission (RCTC), in cooperation with Caltrans, has proceeded with its plans to construct improvements to the State Route 91 between Adams Street and the SR-60/I-215 Interchange in the City of Riverside which is known as the SR-91 improvement project. As part of the Project, RCTC needs to acquire a permanent highway easement on the Property, which is located between Central Avenue and Sunnyside Drive, along the west side of the SR-91 Central Avenue off-ramp to accommodate intersection signals and related equipment.

RCTC has identified the amount of just compensation for the subject properties, as determined by an independent third party appraisal, to be \$3,400, which consists of a permanent highway easement comprising of 640 square feet of land. Staff has reviewed and determined that the appraisal value of \$3,400 for the Permanent Easement represents the current fair market value and recommends acceptance.

The Property has limited development opportunity based on its restricted access off Sunnyside Drive. Staff has marketed the Property to the development community and adjoining property owners with no interest. Given the Property's limited development opportunity, staff feels the most appropriate use for the Property is a community related project, such as a garden, dog park, or scenic walking path. The proposed RCTC easement would have no impact on a community related development.

FISCAL IMPACT:

The total for the permanent easement will be \$3,400. All proceeds related to the Agreement for Permanent Easement and Joint Escrow Instructions shall be remitted to the Riverside County Auditor Controller's Office. The Riverside County Auditor Controller's Office will distribute the sale proceeds to the various taxing entities (including the City) and report the sale of the permanent easement to the State Department of Finance. The City's portion of the sale proceeds is estimated to be \$476.

Prepared by:	Rafael Guzman, Community & Economic Development Director
Certified as to	
availability of funds:	Adam Raymond, Chief Financial Officer/City Treasurer
Approved by:	Al Zelinka, FAICP, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachment:

1. Resolution
2. Agreement for Permanent Easement and Joint Escrow Instructions