



# City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: OCTOBER 16, 2018

FROM: PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT WARDS: 7

SUBJECT: **THIRD AMENDMENT TO EXCHANGE, DISPOSITION, AND DEVELOPMENT AGREEMENT WITH FRIENDS OF RIVERSIDE AIRPORT, LLC, VAN BUREN GOLF CENTER, LLC AND RIVERSIDE GATEWAY PLAZA TO DELETE THE REQUIREMENT FOR TRAILHEAD PARKING AT THE TRAILHEAD FACILITIES LOCATED AT JURUPA AVENUE AND VAN BUREN BOULEVARD; RELOCATE TRAIL PARKING; AND RECEIVE \$90,000 IN REVENUE TO OFFSET THE STATED VALUE OF THE TRAILHEAD PARKING**

**ISSUE:**

Approve the Third Amendment to the Exchange, Disposition, and Development Agreement between the City of Riverside, Friends of Riverside Airport, LLC, Van Buren Golf Center, LLC, and Riverside Gateway Plaza to remove trailhead parking on the adjacent commercial parcel, relocate trail parking, and receive \$90,000 in revenue to the Regional Parks Recreational Trails Fee Account to offset the value of the trailhead parking.

**RECOMMENDATION:**

That the City Council:

1. Approve the Third Amendment to the Exchange, Disposition and Development Agreement between the City of Riverside, Friends of Riverside Airport, LLC, Van Buren Golf Center, LLC, and Riverside Gateway Plaza to remove the trailhead parking on the adjacent commercial parcel, relocate trail parking, and receive \$90,000 in revenue to offset the value of the trailhead parking; and
2. Authorize an increase in revenues in the amount of \$90,000 to the Regional Parks Recreational Trail Fee Account 0000413-340349; and
3. Authorize the City Manager, or his designee, to execute the Third Amendment to the Exchange, Disposition and Development Agreement.

**BACKGROUND:**

On April 8, 2003, the City Council Authorized an Exchange, Disposition and Development Agreement (EDDA) for the exchange of 59.53 acre Agricultural Park (AG Parcel) owned by the

City with a 61.80 acre site (FRA Parcel) owned by Friends of Riverside Airport, LLC. (FRA). The EDDA was executed and entered into on May 28, 2003 by the City of Riverside, FRA, Van Buren Golf Center, LLC and Riverside Gateway Plaza, LLC (RGP).

On April 11, 2006, City Council approved the first amendment to the EDDA to ensure FRA cleaned up a sewage spill that occurred on July 7, 2003. The first amendment required FRA, with the oversight of the Department of Toxic Control Substances (DTSC), to remediate the AG Parcel within three years of the first amendment effective date.

On February 17, 2009 a second amendment of the EDDA was entered into to approve the two phase proposed clean-up by FRA.

As part of the original EDDA, RGP was required to construct retail sites on the Northwest and Southwest corners of Van Buren Boulevard and Jurupa Avenue. As part of the original EDDA RGP was also required to construct a trailhead parking facility providing at least ten parking spaces for non-compact vehicles and three parking spaces for horse trailers, a hitching post, water meter and water line adjacent on the retail site located at the Northwest corner of Van Buren Boulevard and Jurupa Avenue .

### **DISCUSSION:**

RGP is currently in escrow to sell the Northwest parcel. The buyer is currently going through the entitlement process for a carwash facility. However, they would like the trailhead facility and parking requirement removed from their property so as to allow a more secure and cohesive project. A third amendment to the EDDA (Attachment 1) has been prepared that would alleviate RGP of the responsibility to construct a trailhead parking facility. In lieu of construction of the trailhead facilities (trailer parking, hitching post, water meter and water line, etc.), RGP will pay the City of Riverside Parks, Recreation and Community Services Department (PRCSD) \$90,000, which is the 2003 estimated value of the parking facility and improvements. The \$90,000 will be deposited into the Regional Parks Recreational Trail Fee Account. In addition, RGP will construct 10 conventional parking spaces for public access for trail users on their other property located to the Southwest of Jurupa Avenue and Van Buren Boulevard (Lot 6 Tract 31542 of the AG Parcel).

### **FISCAL IMPACT:**

The fiscal impact of this action is \$90,000 in revenue to the Regional Parks Fund. This revenue will be generated and deposited to the Regional Parks Recreational Trail Fee Account 0000413-340349.

Prepared by: Adolfo Cruz, Parks, Recreation and Community Services Director  
Certified as to  
availability of funds: Edward Enriquez, Interim Chief Financial Officer/Treasurer  
Approved by: Rafael Guzman, Assistant City Manager  
Approved as to form: Gary G. Geuss, City Attorney

Attachments: Third Amendment to the Exchange, Disposition and Development Agreement