



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: NOVEMBER 10, 2015

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 4
DEPARTMENT

SUBJECT: TRANSFER OF CITY OWNED 10 ACRES OF VACANT LAND IDENTIFIED AS
ASSESSOR PARCEL NUMBER 294-100-004 TO MARCH JOINT POWERS
AUTHORITY

ISSUE:

The issue for City Council consideration is approval of the transfer of Assessor's Parcel Number (APN) 294-100-004 containing approximately 10 acres of vacant City owned land located near the intersection of Barton Street and Van Buren Boulevard to the March Joint Powers Authority.

RECOMMENDATIONS:

That the City Council:

1. Approve the transfer of APN 294-100-004 containing approximately 10 acres of vacant City owned land to the March Joint Powers Authority; and
2. Authorize the City Manager or his designee to execute the Quitclaim Deed, including making minor non-substantive changes, to complete the transaction.

BACKGROUND:

On October 18, 2005, the City Council approved the Public Safety Facilities Master Plan which included a proposed 12,000 square foot joint Police Facility and Police and Fire Communications Dispatch Center (Police and Fire Facility) to be located on land controlled by the March Joint Powers Authority (March JPA). The 10-acre site (Property – Attachment 1) was dedicated to March JPA by LNR Riverside, LLC in 2005, in accordance with the development agreement for the Meridian Business Park project located near the intersection of Barton Street and Van Buren Boulevard.

On November 1, 2005, the City Council approved the attached Memorandum of Understanding (MOU – Attachment 2) between the City of Riverside and March JPA for the transfer of the property from the Meridian Business Park project to the City for the development of the Police and Fire Facility. The Property was granted to the City on October 10, 2005 and as required by the MOU, the City was to determine if the Property was suitable for the intended use as a Police and Fire Facility by October 2008.

The City did not compensate March JPA for the Property since it was required to be dedicated to the City as a result of the development agreement between March JPA and LNR Riverside, LLC for

the Meridian Business Park project. As such, the City assumed responsibility for all costs associated with the Property transfer, due diligence, entitlements, and annexation of the Property into the City as well as potential development costs of the Police and Fire Facility. In anticipation of developing the Property, the City Council approved modifying the General Plan and Zoning of the property to Public Facility on July 10, 2007, and subsequently approved annexing the Property into the City on March 18, 2008.

As part of the Police Department's Strategic Plan 2010 – 2015, the Magnolia Police Station, located at 10540 Magnolia Avenue, was identified as an ideal location for a communications center and on April 12, 2011, the former Redevelopment Agency of the City of Riverside and the City Council approved funding for tenant improvements to the Magnolia Police Station to include a new 1,800 square foot Police and Fire Dispatch Center. As a result, the City no longer intends to proceed with the development of the Police and Fire Facility on the Property.

On February 19, 2013, March JPA requested that the City convey the property back to facilitate private development and job creation in accordance with the MOU (Letter – Attachment 3). The City shall transfer the property at no cost and retain jurisdiction of the property (Quitclaim Deed - Attachment 4). As such, any future development for the property will be controlled through the design review application process through the City's Planning Division.

The Police and Fire Departments concur with these recommendations.

FISCAL IMPACT:

There is no impact to the City General Fund associated with this transfer.

Prepared by:	Rafael Guzman, Community & Economic Development Director
Certified as to availability of funds:	Brent A. Mason, Finance Director/Treasurer
Approved by:	Al Zelinka, FAICP, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

1. Property Map
2. Memorandum of Understanding
3. Letter
4. Quitclaim Deed