



City of Arts & Innovation

Successor Agency to the Redevelopment Agency of the City of Riverside

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: FEBRUARY 28, 2017

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 3
DEPARTMENT

SUBJECT: QUITCLAIM DEED TO JONES HOLDINGS IV, LLC DOING BUSINESS AS
JONES WHOLESALE LUMBER FOR THE RELINQUISHMENT OF A PUBLIC
UTILITY EASEMENT LOCATED AT 7027 CENTRAL AVENUE

ISSUE:

Recommend that the Oversight Board adopt a resolution authorizing the City of Riverside as the Successor Agency to the Redevelopment Agency of the City of Riverside (Successor Agency) to execute a Quitclaim Deed to Jones Holdings IV, LLC for the relinquishment of a public utility easement located at 7027 Central Avenue.

RECOMMENDATIONS:

That the Successor Agency recommend that the Oversight Board:

1. Adopt a resolution (Attachment 1) authorizing execution of the attached Quitclaim Deed (Attachment 2) to Jones Holdings IV, LLC doing business as Jones Wholesale Lumber for the relinquishment of an easement located at 7027 Central Avenue; 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 Quitclaim Deed.

DISCUSSION

The Real Property Division of the Community & Economic Development Department occasionally receives requests from private property owners for the relinquishment of easements which may exist on their property and may no longer be necessary.

Staff recently received a request from Jones Holdings IV, LLC to relinquish the blanket public utility easement located on 7027 Central Avenue that is antiquated and difficult to locate. The blanket easement on Assessor's Parcel Numbers 189-160-015 and 032 (Property) is for pipes, conduits and wires.

In 1977, the blanket easement was conveyed to the Redevelopment Agency of the City of Riverside through a quitclaim deed recorded under Instrument No. 1977-178425 from Security Pacific National Bank (Easement). Jones Holdings IV, LLC doing business as Jones Wholesale Lumber acquired the Property in December 2016 and plans to build an office building with sufficient parking, a wood outdoor storage yard, and a storage tank on the Property. The Property is located on the northwest corner of Central and Wilderness Avenues, is zoned Business and Manufacturing Park, and is approximately 4.91 acres, depicted below.



Since the subject Easement is owned by the Successor Agency (formerly the Redevelopment Agency) of the City of Riverside, the relinquishment of the Easement is subject to the approval of the Successor Agency, Oversight Board, and Department of Finance. Staff has confirmed that the Easement and any property rights associated therewith are no longer necessary or required by the City.

Staff recommends relinquishment of the Easement by execution of the proposed Quitclaim Deed in order to facilitate the proposed development.

The Public Utilities General Manager concurs with the recommendations.

FISCAL IMPACT:

There is a fiscal impact of \$150 that will be deposited into the Real Property Services Professional Services Account Number 2845000-421000. This processing fee will be used to offset the City's cost of processing the property owner's request for the relinquishment of the Easement.

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

Attachments:

1. Resolution
2. Quitclaim Deed

