

City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: MAY 15, 2018**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 1**
DEPARTMENT

SUBJECT: 5-FOOT WIDE GRANT OF EASEMENT FROM THE CITY OF RIVERSIDE TO THE SOUTHERN CALIFORNIA GAS COMPANY, FOR NO FINANCIAL CONSIDERATION, TO CONSTRUCT, MAINTAIN, OPERATE, ADD TO, EXTEND, ONE OR MORE PIPELINES, TOGETHER WITH METERING, AND OTHER APPURTENANCES FOR THE DISTRIBUTION OF NATURAL GAS TO CITY-OWNED 3605 MARKET STREET, FOR THE BENEFIT OF THE RIVERSIDE FOOD LAB PROJECT

ISSUE:

Approve a 5-foot wide Grant of Easement from the City of Riverside to the Southern California Gas Company, for no financial consideration, to construct, maintain, operate, add to, extend, one or more pipelines, together with metering, and other appurtenances for the distribution of natural gas to City-owned 3605 Market Street, bearing Assessor Parcel Number 213-221-009, for the benefit of the Riverside Food Lab Project.

RECOMMENDATIONS:

That the City Council:

1. Approve a 5-foot wide Grant of Easement from the City of Riverside to the Southern California Gas Company, for no financial consideration, to construct, maintain, operate, add to, extend, one or more pipelines, together with metering, and other appurtenances for the distribution of natural gas to City-owned 3605 Market Street, bearing Assessor Parcel Number 213-221-009, for the benefit of the Riverside Food Lab Project; and
2. Authorize the City Manager, or his designee, to execute the attached Grant of Easement, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.

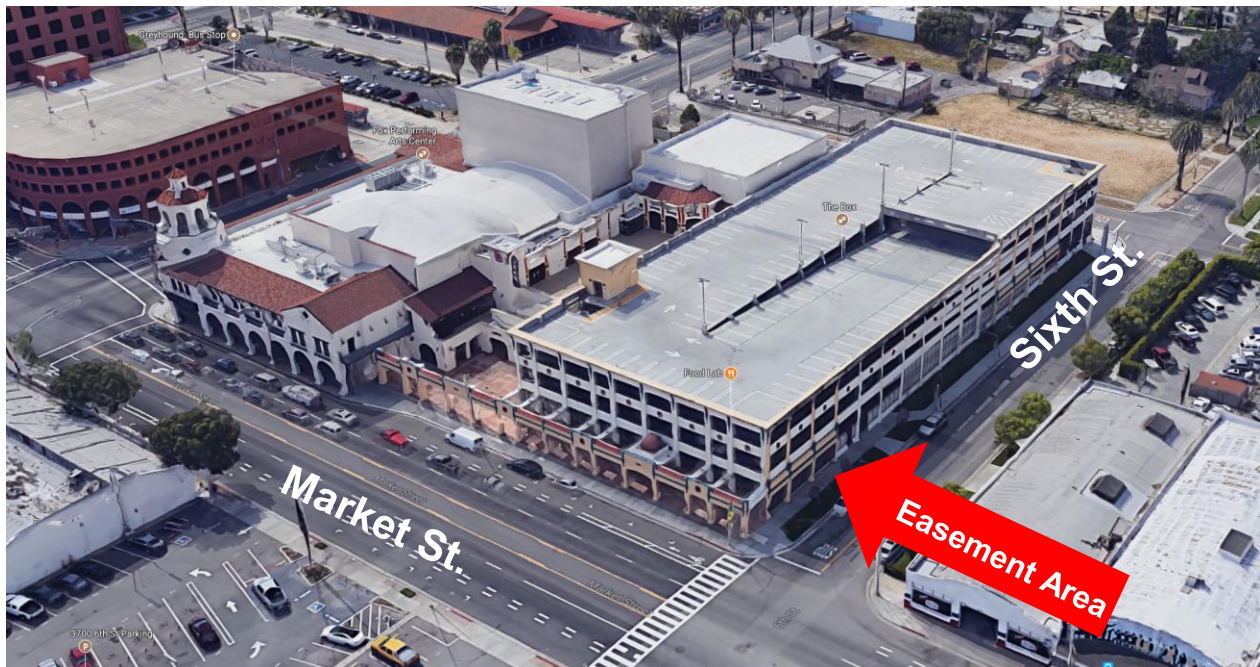
BACKGROUND:

On October 4, 2016, following discussion, the City Council approved a 55-year Lease Agreement with Riverside Food Hall, LP for the vacant Fox Entertainment Plaza restaurant space located at 3605 Market Street, to facilitate development of the Riverside Food Lab project, which will be a 14-tenant food and beverage market.

Since lease execution, Riverside Food Hall, LP has worked diligently to improve the space and is anticipating opening the Riverside Food Lab project, which is fully leased, in late summer of 2018 (if not sooner).

DISCUSSION:

In order to provide proper gas service to the soon-to-be-open Riverside Food Lab project, it has been determined that the existing gas line servicing the building is not sufficient. As such, the Southern California Gas Company has requested a 5-foot wide Grant of Easement, lying 2.5 feet on each side of the gas pipeline (as installed and maintained by the Southern California Gas Company), to construct, maintain, operate, add to, extend, one (or more) pipelines, together with metering, and other appurtenances for the distribution of natural gas to City-owned 3605 Market Street.



The Public Works Director has reviewed this report and concurs with the recommendations.

FISCAL IMPACT:

There is no fiscal Impact associated with this report.

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: Grant of Easement