

# RIVERSIDE PUBLIC UTILITIES

## Board Memorandum

**BOARD OF PUBLIC UTILITIES**

**DATE:** MARCH 25, 2019

**ITEM NO:** 6

**SUBJECT:** AGREEMENTS FOR ACQUISITION OF TEMPORARY CONSTRUCTION EASEMENTS WITH RIVERSIDE COUNTY TRANSPORTATION COMMISSION FOR CITY-OWNED PARCELS IN DURATION OF TWENTY-FOUR MONTHS LOCATED NEAR INTERSECTION OF PANORAMA ROAD AND UNION PACIFIC RAILROAD TRACKS, FOR CONSTRUCTION OF PACHAPPA UNDERPASS PROJECT - FOR A TOTAL REVENUE OF \$113,300

**ISSUE:**

Recommend that the City Council approve two (2) Agreements for Acquisition of Temporary Construction Easements with Riverside County Transportation Commission for City-owned parcels in a duration of 24 months located near the intersection of Panorama Road and the Union Pacific Railroad tracks, for construction of the Pachappa Underpass Project - for a total revenue of \$113,300.

**RECOMMENDATIONS:**

That the Board of Public Utilities recommend that the City Council:

1. Approve the Agreement for Acquisition of Temporary Construction Easement (Agreement 1) for a duration of 24 months for Assessor's Parcel Numbers 219-182-006, -007 and -016 located near the intersection of Panorama Road and the Union Pacific Railroad tracks in the amount of \$105,000 in revenue to the City;
2. Approve the Agreement for Acquisition of Temporary Construction Easement (Agreement 2) for a duration of 24 months for Assessor's Parcel Numbers 219-103-019 and 219-182-012 located near the intersection of Panorama Road and the Union Pacific Railroad tracks in the amount of \$8,300 in revenue to the City; and
3. Authorize the City Manager, or his designee, to execute the Agreements, including making minor non-substantive changes, and to sign all documents and instruments necessary to complete the transactions.

**BACKGROUND:**

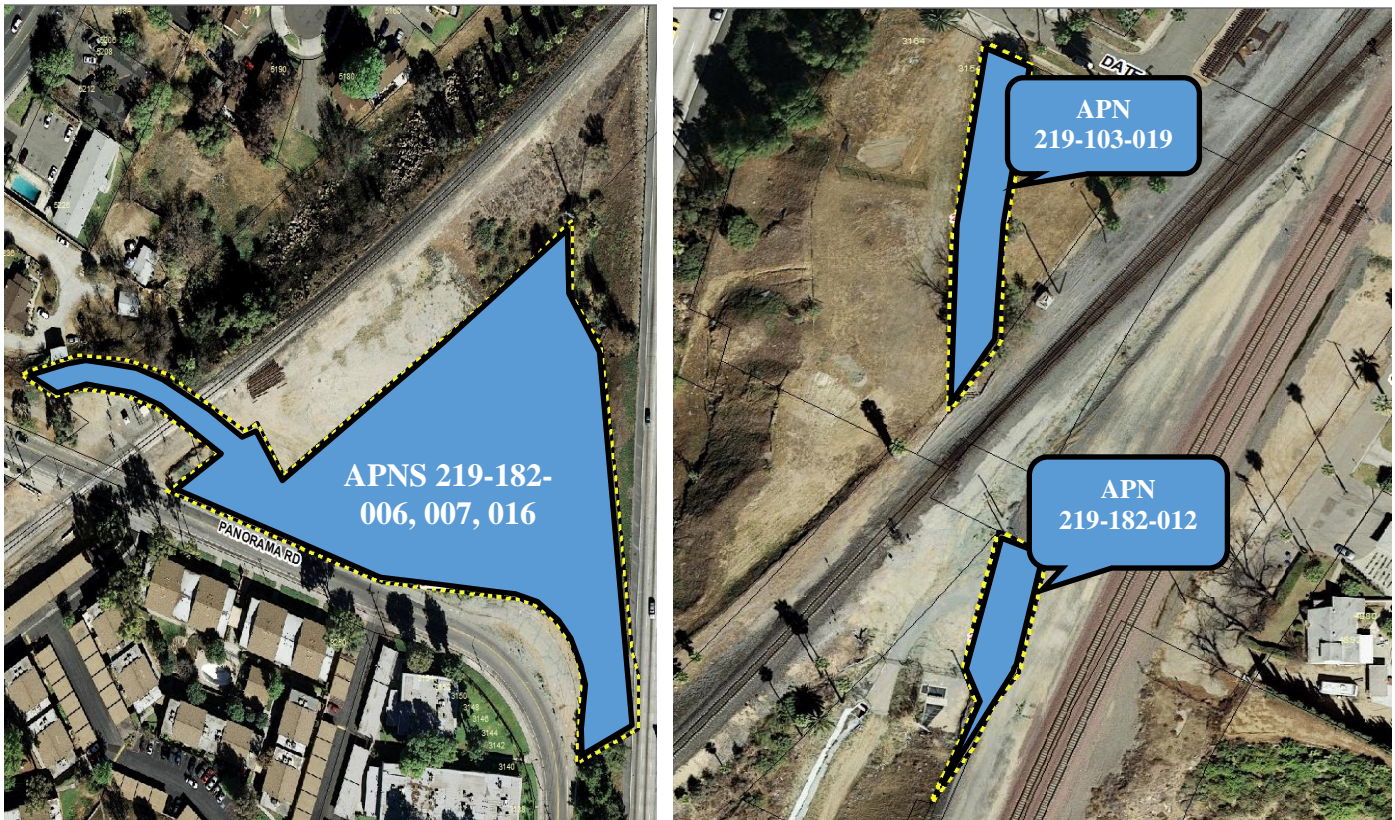
The Riverside County Transportation Commission (RCTC) is continuing with plans to construct the Pachappa Underpass (Project). The Project will result in the elimination of an at-grade railroad crossing and will improve safety by allowing vehicular traffic to flow without having to stop for trains. To assist with the implementation of the Project, RCTC previously acquired two (2) temporary construction easements (TCEs) for the same City-owned parcels identified in this report which are controlled by Riverside Public Utilities.

On December 11, 2017, the Board of Public Utilities (Board) approved the recommendation for City Council to approve the transaction for RCTC to acquire the two (2) TCEs over the subject parcels for the duration of 18 months. On December 19, 2017, the City Council approved the acquisition with RCTC and the City via Riverside Public Utilities and was compensated a total of \$75,000 by RCTC for these TCEs.

### **DISCUSSION:**

The TCE for APNs 219-182-006, -007 and -016 is approximately 107,346 square feet and is highlighted on Attachment 3 and shown in blue. The TCE for APN 219-182-012 is approximately 8,386 square feet and the TCE for 219-103-019 is approximately 2,264 square feet. Both of these TCEs are highlighted on Attachment 4 shown in light green and tan, respectively. The aerial site map below shows all affected parcels and their proximity to each other.

### **CITY-OWNED PROPERTIES**



The subject TCEs are due to expire on June 22, 2019. RCTC has requested an extension of 24 months to assist with the completion of their project. Staff has concluded that the granting of the extension for the temporary construction easements will have no adverse effect. RCTC's offers for the extension of the TCEs are based on independent appraisals.

The Community & Economic Development Director and staff have reviewed and determined that the appraised values of \$105,000 for the TCE pertaining to APNs 219-182-006, -007 and -016 and \$8,300 for the TCE pertaining to APNs 219-103-019 and 219-182-012 represent the current fair market value of the TCE's and recommend acceptance.

**FISCAL IMPACT:**

The total fiscal impact for the temporary construction easements is an increase of \$113,000 to total revenues received by the City. Proceeds will be credited to the Water Miscellaneous Receipts Account No. 0000520-374200.

Prepared by: Todd L. Jorgenson, Utilities Assistant General Manager/Water  
Approved by: Todd M. Corbin, Utilities General Manager  
Approved by: Al Zelinka, FAICP, City Manager  
Approved as to form: Gary G. Geuss, City Attorney

Certifies availability  
of funds: Aileen Ma, Interim Utilities Assistant General Manager/Finance & Administration

**Attachments:**

1. Agreement for Acquisition of Temporary Construction Easement for APNs 219-182-006, -007, and -016
2. Agreement for Acquisition of Temporary Construction Easement for APNs 219-103-019 and 219-182-012
3. Appraisal Map for APNs 219-182-006, -007 and -016
4. Appraisal Map for APNs 219-182-012 and 219-103-019