



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: APRIL 9, 2019

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 3
DEPARTMENT

SUBJECT: APPROVE TWO AGREEMENTS FOR ACQUISITION OF TEMPORARY CONSTRUCTION EASEMENTS WITH THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION OVER CITY OWNED PARCELS LOCATED NEAR THE INTERSECTION OF PANORAMA ROAD AND THE UNION PACIFIC RAILROAD TRACKS TO EXTEND THE CURRENT TEMPORARY CONSTRUCTION EASEMENTS AN ADDITIONAL TWENTY-FOUR (24) MONTHS TO COMPLETE THE CONSTRUCTION OF THE PACHAPPA UNDERPASS PROJECT FOR A TOTAL REVENUE OF \$113,300.00

ISSUE:

Approve two Agreements for Acquisition of Temporary Construction Easements with the Riverside County Transportation Commission over City owned parcels also known as Assessor's Parcel Numbers 219-103-019, 219-182-006, -007, -012 and -016 located near the intersection of Panorama Road and the Union Pacific Railroad tracks to extend the current Temporary Construction Easements an additional 24 months to complete the construction of the Pachappa Underpass Project.

RECOMMENDATIONS:

That the City Council:

1. Approve the Agreement for Acquisition of Temporary Construction Easement to extend the current Temporary Construction Easement an 24 months over 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 \$105,000.00;
2. Approve the Agreement for Acquisition of Temporary Construction Easement to extend the current Temporary Construction Easement an additional 24 months over 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 \$8,300.00; and
3. Authorize the City Manager, or his designee, to execute the Agreements, including making minor non-substantive changes, and to sign all documents necessary to complete the transactions.

BOARD RECOMMENDATIONS:

On March 25, 2019, the Board of Public Utilities unanimously voted to recommend City Council

1) approve the Agreement for Acquisition of Temporary Construction Easement (Agreement 1) to extend the current term an additional 24 months over APNS 219-182-006, -007 and -016 located near the intersection of Panorama Road and Union Pacific Railroad (UPRR) in the amount of \$105,000.00 and 2) Approve the Agreement for Acquisition of Temporary Construction Easement (Agreement 2) to extend the current term an additional 24 months over APNS 219-103-019 and 219-182-012 located near the intersection of Panorama Road and Union Pacific Railroad in the amount of \$8,300.00.

BACKGROUND:

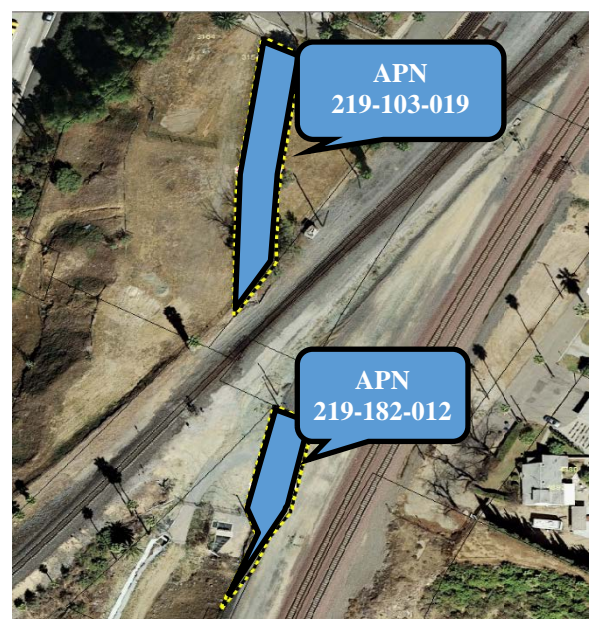
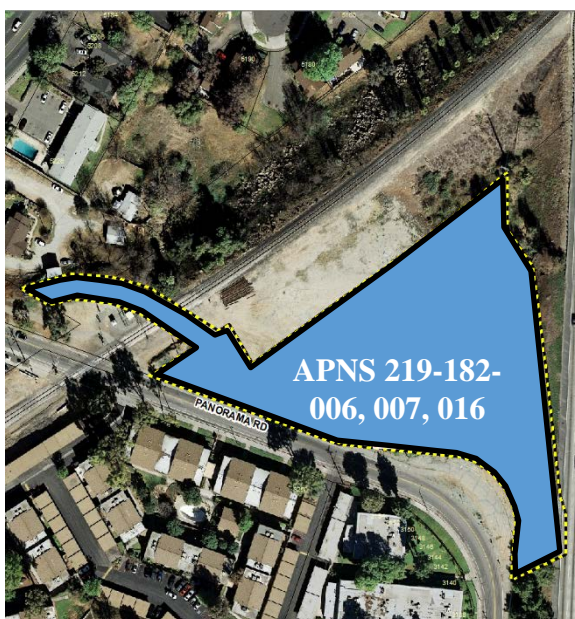
The Riverside County Transportation Commission (RCTC) has continued with plans to construct the Pachappa Underpass. In the after condition, the Project will result in the elimination of an at-grade railroad crossing and will improve safety by allowing vehicular traffic to flow without having to stop for trains. To assist with the implementation of the Project, RCTC needs to extend the term an additional 24 months for the two temporary construction easements (TCE's) over City-owned parcels controlled by Riverside Public Utilities for the construction of the Pachappa Underpass project.

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

DISCUSSION:

The TCE over APNs 219-182-006, -007 and -016 is approximately 107,346 square feet and is highlighted on Attachment 2 and shown in blue below in the aerial on the left. The TCE over APN 219-182-012 is approximately 8,386 square feet and the TCE over 219-103-019 is approximately 2,264 square feet. Both of these TCEs are highlighted on Attachment 4 shown in light green and tan, respectfully and each are shown in blue in the aerial below on the right.

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 granting of the extension for the temporary construction easements will have no adverse effect.

The Community & Economic Development Director and staff have reviewed and determined that the appraised values of \$105,000.00 for the TCE pertaining to APNs 219-182-006, -007 and -016 and \$8,300.00 for the TCE pertaining to APNs 219-103-019 and 219-182-012 represent the current fair market value and recommend acceptance. RCTC's offers for the extension of the TCEs are based on independent appraisals.

FISCAL IMPACT:

The total for the extension of the temporary construction easements is \$113,300.00. Proceeds will be credited to Riverside Public Utilities account number 0000520-374200 (Water-Miscellaneous Receipt).

Prepared by:	David Welch, Community & Economic Development Director
Certified as to availability of funds:	Edward Enriquez, Chief Finance Officer/Treasurer
Approved by:	Rafael Guzman, Assistant City Manager
Approved as to form:	Gary G. Guess, City Attorney

Attachments:

1. Agreement for Acquisition of Temporary Construction Easement for APNS 219-182-006, -007, -016
2. Appraisal Map for APNS 219-182-006, -007 and -016
3. Agreement for Acquisition of Temporary Construction Easement for APNS 219-103-019 and 219-182-012
4. Appraisal Map for APNS 219-182-012 and 219-103-019
5. RPU Board Meeting Minutes – March 25, 2019