



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JUNE 25, 2024**
FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARDS: 1 AND 2**
DEPARTMENT
SUBJECT: RELOCATION PLAN FOR THE THIRD STREET GRADE SEPARATION
PROJECT

ISSUE:

Adoption of the Relocation Plan for the Third Street Grade Separation Project.

RECOMMENDATIONS:

That the City Council:

1. Adopt the Relocation Plan (Attachment 1) prepared by Romo Acquisition & Relocation Services, LLC; and
2. Authorize the City Manager, or his designee, to execute all documents and instruments associated with the Relocation Plan that are necessary to complete the transaction, including making minor and non-substantive changes.

BACKGROUND:

On April 11, 2017, the City Council (Council) received a report on the review and prioritization of potential railroad grade separations along the Burlington Northern Santa Fe (BNSF) railroad at Jackson, Mary, Spruce, and Third Streets. Following this report, the Council approved the Third Street/BNSF line as the top priority railroad grade separation and directed the Public Works Department to issue a Request for Proposal to complete the Project Approval and Environmental Document Phase of the Third Street Grade Separation.

The Third Street Grade Separation Project (Project) proposes to construct a railroad underpass at Third Street and the BNSF railroad tracks. Third Street will be lowered from Vine Street to Park Avenue and a bridge will be constructed to convey rail traffic. The project will require the realignment of Commerce Street, construction of slopes, retaining walls, a storm water pump station, and relocation of wet and dry utilities.

Pursuant to statutes and regulations established by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), 40 CFR Part 24, and California

Code of Regulations at Title 25, Division 1, Chapter 6, the City, through its consultant, Romo Acquisition & Relocation Services, LLC (Romo), prepared the Relocation Plan (Plan) to address the displacements caused by the Project.

DISCUSSION:

The Plan reports the findings of Romo in assessing the circumstances and needs of the affected displacees and the availability of commercial replacement properties. It also summarizes how mandatory procedures will be followed to assure that relocation benefits are made available to eligible displacees and that they will be fully informed of the nature of the procedures for obtaining relocation assistance and benefits.

Based on the Plan, there are several suitable commercial replacement sites within a 10-mile radius of the Project site, with additional sites in the surrounding areas of the City and Riverside County. The displacees should be able to relocate in a timely manner to a place of their choice.

The relocation program to be undertaken conforms to the standards and provisions of the State of California Relocation Law, Government Codes, and Uniform Relocation Assistance and Real Property Acquisition Policies Act.

Community Outreach

On March 21, 2024, Public Works and Real Property Services staff held a community meeting to discuss the project's background, status and inform the residents of the current right-of-way phase. Topics included relocation eligibility for businesses and vehicular detours and the project schedule. The meeting is currently posted on the City's website.

The Plan was also made available to the displacees and the property owners on May 24, 2023 and on the same day, copies were placed at the Marcy Library, the Riverside Main Library, and the Chicago Avenue Branch Library for a period of 30 days for public input. The review and comment period were extended an additional two weeks, from July 6, 2023 to July 21, 2023. One comment was received from Ken Stacy of the Stacy Company regarding revising the square footage of his building to 8,000 sq. ft. of manufacturing/warehouse space and 2,000 sq. ft. of office space.

The Director of Public Works concurs with the recommendation to adopt the Plan.

STRATEGIC PLAN ALIGNMENT:

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 6 – Infrastructure, Mobility & Connectivity, specifically Goal 6.2 – Maintain, protect, and improve assets and infrastructure within the City's built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate connectivity.

The item aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** – The City is transparent and makes decisions based on sound policy, inclusive community engagement, involvement of City Boards & Commissions, and timely and reliable information. Approving the Plan ensures that the City's actions serve the public interest, benefit the City's diverse populations, and result in greater public good.

2. **Equity** – The City is supportive of the City’s racial, ethnic, religious, sexual orientation, identity, geographic, and other attributes of diversity. Approving the Plan demonstrates the City’s commitment to advancing the fairness of treatment, recognition of rights, and equitable distribution of services to ensure every member of the community has equal access to share the benefits of community progress.
3. **Fiscal Responsibility** – The City is a prudent steward of public funds and ensures responsible management of the City’s financial resources. The Plan provides quality public services to all; especially those affected by the Project.
4. **Innovation** – The City is inventive and timely in meeting the community’s changing needs. The Plan prepares for the future through collaborative partnerships and adaptive processes; especially for those displaced by the project.
5. **Sustainability & Resiliency** – The City is committed to meeting the needs of the present without compromising the needs of the future. Approving the Plan ensures the City’s capacity to persevere, adapt and grow during good and difficult times alike.

FISCAL IMPACT:

There is no immediate fiscal impact. Federal and state laws require the City to provide relocation assistance for displacees. Although the Plan does not have an immediate fiscal impact, the implementation of the Plan may result in fiscal obligations for the City in the estimated amount of \$1,160,000.00, for which sufficient funds are available in the TUMF Fund, Third Street/BNSF Grade Separation Project account number 9990119-440315 and Capital Outlay Fund, Third Street/BNSF Grade Separation account number 9990128-440126.

Prepared by:	Sheryn Smay, Supervising Real Property Agent
Approved by:	Jennifer A. Lilley, Community & Economic Development Director
Certified as to availability of funds:	Kristie Thomas, Finance Director/Assistant Chief Financial Officer
Approved by:	Rafael Guzman, Assistant City Manager
Approved as to form:	Phaedra A. Norton, City Attorney

- Attachments:
1. Relocation Plan
 2. Presentation