



City of Rialto

Legislation Text

File #: 17-1176, **Version:** 1

For City Council Meeting [January 9, 2018]

TO: Honorable Mayor and City Council

FROM: Robb R. Steel, Interim City Administrator

Request City Council to Approve Professional Service Agreement Amendment #1 with Lockwood Engineering Company to provide additional engineering services related to County Property at the southwest corner of Casmalia Avenue and Alder Avenue and increase the Purchaser Order amount from \$19,500 to \$30,000.

BACKGROUND:

On October 24, 2017, the City Council approved Professional Service Agreements with Kosmont Companies (\$27,000) for real estate and economic analysis and with Lockwood Engineering Company (\$19,500) for land survey services related to County Property at the southwest corner of Casmalia Avenue and Alder Avenue.

On June 13, 2017, the City Council approved an Amended and Restated Purchase and Sale Agreement ("Agreement") between the City and the County of San Bernardino for the purchase of County property (portions of APN 1119-241-01 and 02) consisting of approximately 13.22 acres situated south of Casmalia Avenue and west of Alder Avenue ("Property").

The Property consists of two parcels: a 6.00 acre parcel beginning at Alder Avenue and going westerly ("Six Acre Parcel") and a second parcel of 7.22 acres situated west of the Six Acre Parcel ("Seven Acre Parcel"). The Agreement provides the City an option to purchase the entire site or each parcel individually. Attached is a map showing the subdivision of the site into two parcels (**Exhibit A**).

The City has until June 29, 2018, to either close escrow or extend escrow for an additional six months by releasing an additional \$115,000 to the County. All deposits are non-refundable, but applicable to the purchase price.

The Property is burdened with several encumbrances as follows:

1. The Property contains nine groundwater reinjection wells near the northern portion of the property related to the adjacent Landfill. The County requires right-of-entry easements to continue on-going maintenance of the wells.
2. Caltrans retains a sixty-foot wide easement on the Seven Acre Parcel for drainage purposes.
3. Southern California Edison (SCE) and the County recently settled an eminent domain action for SCE to acquire easements across the northern portion of the Property for the Falcon Ridge

Transmission Project.

In November 2017, Lockwood Engineering Company completed the ALTA survey. In December 2017, Kosmont Companies completed the real estate analysis.

ANALYSIS/DISCUSSION:

Kosmont's real estate analysis recommends preparation of a development constraints map to determine the development potential for each parcel. Lockwood Engineering Company submitted a proposal (**Exhibit B**) for \$10,500 to create the development constraints map that includes the following services:

- Perform Field Survey to set Aerial Targets for Topographic Survey.
- Arrange for Aerial Topographic Mapping.
- Convert the Aerial Topographic Mapping into a rectified Orthophotographic Image and insert it into the ALTA Survey Map.
- Research City of Rialto Development Standards for proposed use.
- Show Development Standards onto Development Constraints Map; including Front, Side, and Rear Building Setbacks.
- Show Ultimate Right of Way for Casmalia Street and Alder Avenue and Property Line cut-off at intersection.
- Show possible Driveway locations, interior circulation patterns, etc.
- Show Existing underground wet utilities in Casmalia Street and Alder Avenue as found in City of Rialto files.
- Meet with Staff to discuss Development Constraints Map.
- Provide hardcopies and AutoCAD files of map to staff.

ENVIRONMENTAL IMPACT:

The action is an administrative activity of the City Council and the California Environmental Quality Act (CEQA) does not define it as a Project. Pursuant to Section 15378 of CEQA, a "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. A Project does not include organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment, such as: (1) Government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment, or (2) Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

GENERAL PLAN CONSISTENCY:

The City of Rialto has identified several goals and objectives within the City's adopted General Plan through which the City looks to improve the community.

Goal 3-1: Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate.

Goal 3-3: Attract, expand, and retain commercial and industrial businesses to reduce blighted conditions and encourage job growth.

LEGAL REVIEW:

The City Attorney reviewed and approved the staff report and the Professional Service Agreement Amendment #1.

FINANCIAL IMPACT:

Sufficient funds exist in Account No. 010-500-4255-2010 (Economic Development Legal Services) to cover the additional cost of \$10,500 for engineering services provided by Lockwood Engineering Company. Staff will transfer \$10,500 from Account No. 010-500-4255-2010 to Account No. 010-500-4255-2011 (Economic Development Contract Services). The City will pay Lockwood Engineering from Account No. 010-500-4255-2011.

RECOMMENDATION:

Staff recommends that the City Council Approve Professional Service Agreement Amendment #1 (**Exhibit C**) with Lockwood Engineering Company to provide additional engineering services and increase the purchase order amount from \$19,500 to \$30,000 related to the County Property at the southwest corner of Casmalia Avenue and Alder Avenue (portions of APN 1119-241-01 and 02).