



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Barbara Leibold, City Attorney

Date: January 9, 2024

Subject: Purchase of Real Property for Murrieta Creek Trail Project (APN 371-100-003)

Recommendation

Approve the purchase of an approximately 2.17-acre parcel for the Murrieta Creek Multi-Use Trail Project (APN 371-100-003) for \$104,000 plus ancillary closing costs and authorize the City Manager to execute an assignment of the Purchase Agreement and such other ancillary documents as may be necessary to complete the purchase, in such final form as approved by the City Attorney.

Background

The subject property is located in the southwest portion of the Back Basin within the alignment of the proposed Murrieta Creek Multi-Use Trail project. When constructed, the proposed Murrieta Creek Trail project will provide an important link in the regional active transportation network consistent with the East Lake Specific Plan, General Plan and the City's Active LE goals. The Murrieta Creek Multi-Use Trail will connect the existing Lake Elsinore Levee Trail to the Palomar Trail and the trail system in our southeast neighboring communities.

Discussion

As part of the Back Basin conservation efforts, the Western Riverside County Regional Conservation Authority (RCA) obtained an appraisal of the subject property and entered into a Purchase and Sale Agreement with the property owner. Because the property is a key piece in the Murrieta Creek Trail project, RCA proposes to assign the Purchase and Sale Agreement to the City to complete the acquisition for the trail project.

Murrieta Creek Trail Property Purchase

The purchase price is equal to the appraised fair market value of \$104,000. In addition, the City will be responsible for escrow and title fees and any applicable recording or conveyance fees. The seller is responsible for the installation of survey markers and related costs.

Environmental Consideration

The City approved Mitigated Negative Declaration (SCH #2021120441) for the Murrieta Creek Multi-Use project and made findings in compliance with California Environmental Quality Act on February 8, 2022. In addition, the Murrieta Creek Multi-Use Trail project is consistent with the MSHCP as an identified Planned Regional Trail and MSHCP covered activity. A Joint Project Review and Determination of Biologically Equivalent or Superior Preservation have been completed for the project and approved by RCA and the Wildlife Agencies.

Fiscal Impact

The funding for acquisition in the amount of \$104,000, plus closing costs is available and will be paid from Active Transportation Program Grant funds.

Attachments

Attachment 1 – Vicinity Map
Attachment 2 – Aerial Map
Attachment 3 – Alignment Map
Attachment 3 – Assignment Agreement
Attachment 4 - Purchase Agreement