



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Remon Habib, City Engineer

Date: March 28, 2023

Subject: **Agreements of Purchase and Sale Between Alberhill Holdings, LLC and City of Lake Elsinore for Acquiring Properties Related to the Temescal Canyon Bridge Over Temescal Wash Replacement Project**

Recommendation

Approve and authorize the City Manager to execute two (2) purchase and sale agreements with Alberhill Holdings, LLC, a California limited liability company, in amounts of \$48,138 and \$1,072,571.90 for right of way acquisition in such final form as approved by the City Attorney for the Temescal Bridge Over Temescal Wash Replacement Project.

Background

The existing Temescal Canyon Bridge over Temescal Wash has been rated as functionally obsolete with a low sufficiency rating by Caltrans. The existing bridge is also severely undersized to handle the storm flows, and as a result Temescal Canyon Road westerly of Lake Street is subject to constant flooding and road closure. The City completed the Planning Approval and Environmental Document (PA&ED) phase in February 2015 with CEQA/NEPA clearance received in July 2018. The City is currently finalizing environmental permitting, right-of-way certifications, and the final Plans, Specifications, and Engineer's Estimate (PS&E).

Discussion

Alberhill Holdings, LLC is the owner in fee of certain real properties located south of Temescal Canyon Road and west of Lake Street in the Lake Elsinore, which the City desires to purchase. The City will enter into two (2) Purchase and Sale Agreements that allow for the City to purchase approximately 9.28 acres for a purchase total purchase price of \$1,115,709.90. A breakdown for each agreement is as follows:

- Agreement 1 - \$48,138
 - Habitat Conservation Area – 52,324 +/- square feet
- Agreement 2 - \$1,072,571.90
 - In Fee – 295,852 +/- square
 - Roadway Purposes – 31,206 +/- square feet
 - Habitat Conservation Purposes – 243,168 +/- square feet
 - Slope Purposes – 21,478 +/- square feet
 - Slope Easement – 25,466 +/- square feet
 - Road Easement – 14,738 +/- square feet
 - Public Utility Easement – 15,757 +/- square feet

Fiscal Impact

This action does not have any General Fund fiscal impact. Funding for the acquisition of right of way is secured through a combination of the Federal Highway Bridge Program, TUMF, and RCFCD Cooperative Agreement.

Attachments

Attachment 1 - Purchase and Sale Agreement 1
Attachment 2 - Purchase and Sale Agreement 2