



CITY OF MENIFEE

SUBJECT: Holland Road Overpass Right of Way Acquisition Agreement
for APN 360-230-008 – Mansland Development, LLC

MEETING DATE: July 7, 2021

TO: Mayor and City Council

PREPARED BY: Carlos Geronimo, Principal Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Adopt a Resolution authorizing the City Manager to execute the Right-of-Way Contract with Mansland Development, LLC., for the interests in real property located on Holland Road (APN 360-130-008); and
2. Authorize the City Manager to execute any Purchase and Sales Agreements and authorizing the City Manager to expend an amount not-to-exceed \$512,500 towards acquiring the easements identified in the Purchase and Sale Agreements plus escrow closing costs; and
3. Authorize the City Manager or his designee to execute the Certificate of Acceptance for Grant Deed conveyed from Mansland Development, LLC; and
4. Authorize the City Manager or his designee to execute the Certificate of Acceptance for Permanent Maintenance Easement conveyed from Mansland Development, LLC; and
5. Authorize the City Manager or his designee to execute the Certificate of Acceptance for Temporary Construction Easement conveyed from Mansland Development, LLC.

DISCUSSION

The Holland Road Overpass project will construct a four-lane bridge over I-215 connecting the east and west side of the City. The project will partially alleviate anticipated traffic congestion at the Newport Road and Scott Road Interchanges. With more residential and commercial development being constructed and planned on both sides of I-215, the proposed Holland Road Overpass is a priority project and critical to the City's traffic circulation system.

On August 7, 2019, the City Council reviewed and approved the proposed Right-of-Way appraisals and offer packages to the following property owners: Nelson Family Trust, Menifee Storage, L.P., Mansland Development LLC, Cantabria Development L.P., Alishahi, and Arango-

Gomez for the construction of the proposed Holland Road Overpass project.

The City and Mansland Development, LLC have been in negotiations and have come to an agreement for the acquisition of real property, permanent maintenance easement, and temporary construction easement to facilitate the construction of the Holland Road Overpass project. Staff recommends adopting the attached Resolution to authorize the acceptance of the real property that is being conveyed by the Grant and Easement Deeds from Mansland Development.

The City will acquire by fee the following property:

- 23,276 square feet or 0.53 acres of land for public access
- 516 square feet or 0.0112 acres of land for permanent maintenance easement
- 13,077 square feet or 0.30 acres for temporary construction easement

The City and Mansland Development, LLC; have agreed the fair purchase price for the real property described above being acquired by fee is \$506,000.

STRATEGIC PLAN OBJECTIVE

Safe and Attractive Community

FISCAL IMPACT

Right-of-way purchase Agreement:	\$ 506,000
Escrow Closing Costs:	\$ 6,500**
Total:	\$ 512,500

**This figure is only an estimate provided by the escrow company and may vary slightly.

The purchase of the Right-of-Way from Mansland Development, LLC is in escrow and the funds are part of the City's FY 2019-20 budget for Right-of-Way acquisition under the following account:

Fund	Project	Account #	Available Balance	Amount Requested
Capital Projects	Holland Road Overpass	320-4555-58021	\$1,912,250	\$512,500

ATTACHMENTS

1. Right of Way Contract
2. Right of Way Acquisition Resolution
3. Certificate of Acceptance – Grant Deed
4. Certificate of Acceptance – Permanent Maintenance Easement
5. Certificate of Acceptance – Temporary Construction Easement