



STAFF REPORT

DATE: 04/16/2025
TO: Honorable Mayor and City Council Members
FROM: Planning and Development Department

2025-156

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

RESOLUTION ORDERING THE SUMMARY VACATION OF UTILITY AND ACCESS EASEMENTS AND ACCEPTANCE OF A GRANT DEED FROM THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION FOR LAND GENERALLY LOCATED ON THE WEST SIDE OF SHERMAN AVENUE, SOUTH OF STATE ROUTE 91 (APN: 118-10

EXECUTIVE SUMMARY:

This staff report asks the City Council to adopt a resolution ordering the summary vacation of utility and access easements that were granted to the City by the Riverside County Transportation Commission (RCTC) for relocating and replacing a well site that was demolished in conjunction with the State Route 91 (SR 91) widening project. RCTC will convey the property included in the utility easement in fee title interest, to the City. The City property will have direct access from Sherman Avenue.

RECOMMENDED ACTION:

That the City Council:

- a. Adopt Resolution No. 2025-027, ordering the summary vacation of a permanent exclusive utility easement and permanent non-exclusive access easement located generally on the west side of Sherman Avenue, South of State Route 91.

- b. Authorize the City Manager, or his designee, to execute the Quitclaim Deed for the permanent exclusive utility easement and permanent non-exclusive access easement.
- c. Accept the grant deed for the real property in the City of Corona for the well site from the Riverside County Transportation Commission, a Public Agency of the State of California.

BACKGROUND & HISTORY:

In 2018, RCTC granted two easements to the City on a 1.51-acre parcel identified as APN 118-101-014 located on the west side of Sherman Avenue, south of State Route 91 (SR 91). The easements, consisting of a permanent utility easement and an access easement, were granted to the City to accommodate the relocation and replacement of a well site that was demolished in conjunction with the SR 91 widening project. The first easement is a permanent easement, consisting of 5,131 square feet, that is intended for a water well or other utility purposes deemed appropriate by the city. The second easement, consisting of 1,800 square feet, is a permanent access easement.

The remaining area of the property located to the west of the easements will be conveyed to Caltrans and used as a drainage basin. Before the acceptance of such remaining area of the subject property, Caltrans requires the easements to be removed from the property. RCTC is requesting that the utility and access easements be vacated and RCTC will subsequently grant to the City a fee interest in the area of the property that is included in the permanent utility easement to accommodate the relocated well. The area of the property included in the access easement will be conveyed to Caltrans and used as access to the proposed drainage basin.

ANALYSIS:

RCTC currently owns the property. RCTC is requesting that the public utility and access easements located on the west side of Sherman Avenue, south of State Route 91 be vacated to convey the remainder of the property to Caltrans. Because RCTC will convey the property covered by the permanent utility easement in fee interest to the City, the utility easement is no longer required. Also, the access easement is no longer needed since the property conveyed to the City will have direct access from Sherman Avenue.

California Streets & Highways Code Section 8333(a) authorizes the summary vacation of public service easements that have not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation. The utility and access easements were granted in 2018 and the City has not used the easements for their intended purpose since the easements were accepted.

Adoption of Resolution No. 2025-027 would order the summary vacation of the utility and access easements will allow the remainder of the property to be conveyed to Caltrans accordingly. At the request of RCTC, a quitclaim deed will be recorded following the vacation of the easements.

The grant deed for the relocated well area has been reviewed by City staff and is ready for acceptance. Recordation of the grant deed will convey fee title interest of the subject area of the property to the City and will be recorded immediately following the vacation of the easements and the recordation of the quitclaim deed.

FINANCIAL IMPACT:

There is no financial impact associated with the recommended actions.

ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. This action merely approves the vacation of utility and access easements that have not been used for five consecutive years and there is no possibility that this action will have a significant effect on the environment. Therefore, no further environmental analysis is required.

PREPARED BY: JENNIFER TRAN, ASSOCIATE ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

ATTACHMENTS:

1. Exhibit 1 – Resolution No. 2025-027
2. Exhibit 2 – Location Map and Area Exhibit
3. Exhibit 3 – Easement Vacation Request
4. Exhibit 4 – Quitclaim Deed
5. Exhibit 5 – Grant Deed