



STAFF REPORT

DATE: 07/02/2025
TO: Honorable Mayor and City Council Members
FROM: Planning and Development Department

2025-276

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

QUITCLAIM OF EXCESS RIGHT-OF-WAY LOCATED ADJACENT TO 210 RADIO ROAD, CORONA, TO THE DEPARTMENT OF TRANSPORTATION

EXECUTIVE SUMMARY:

This staff report asks the City Council to authorize the City Manager to execute a Quitclaim Deed conveying to the California Department of Transportation (Caltrans), the City-owned property located north of the terminus of the Radio Road cul-de-sac near 210 Radio Road. The area to be quitclaimed is 0.174 acres. The area proposed to be quitclaimed to Caltrans will be used for access purposes.

RECOMMENDED ACTION:

That the City Council:

- a. Authorize the City Manager, or his designee, to execute a Quitclaim deed to convey excess right-of-way to the California Department of Transportation.
- b. Authorize the City Manager, or his designee, permission to approve non-substantive changes to the Quitclaim deed.

BACKGROUND & HISTORY:

On December 2, 2020, the City Council approved a Purchase and Sale Agreement (PSA) for the sale of approximately 9,975 square feet of excess City right-of-way located adjacent to 210 Radio Road, to the developer of the property. The developer entered into an improvement agreement to construct certain improvements over the 0.174-acre City-owned parcel of land which is currently used by Caltrans to access facilities along the south side of State Route 91 (SR-91). The improvements included grading, paving, a driveway approach and fencing. Now that the developer has completed improvements over the parcel, Caltrans is proposing a quitclaim deed for the City to convey the excess right-of-way in fee title to Caltrans, which is shown in Exhibit 2.

ANALYSIS:

The subject property consisted of the original Parkridge Avenue right-of-way that predates the construction of the SR-91 and Interstate 15 freeways. The right-of-way is used only by Caltrans and provides access to their facilities along the south side of SR-91. The property located at 100 Radio Road has access to the drainage basin southwest of the subject property independent of the Quitclaim property. The industrial development at 210 Radio Road was designed to take vehicular access from Radio Road independently from the subject property. Also, in 2020, a drainage easement was granted in favor of 210 Radio Road to facilitate the drainage of storm water that historically crossed the subject property. Therefore, the quitclaim of the excess right-of-way to Caltrans would not impact or conflict with the adjacent businesses.

The City will retain the street right-of-way of Radio Road and the street improvements. Caltrans' acceptance of the excess right-of-way provides that Caltrans, not the City, will be responsible for future improvements associated with the portion of the property being quitclaimed.

FINANCIAL IMPACT:

There is no financial impact associated with the recommended action.

ENVIRONMENTAL ANALYSIS:

This request 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 rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This request will quitclaim excess right-of-way, developed by the property owner of the adjacent property, to Caltrans for access purposes and there is no possibility that this action will have a significant effect on the environment. Therefore, no environmental analysis is required.

PREPARED BY: CASSIDY JONES, ASSOCIATE ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

ATTACHMENTS:

1. Exhibit 1 – Quitclaim deed
2. Exhibit 2 – Location Map