



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JANUARY 10, 2022

FROM: COMMUNITY DEVELOPMENT DEPARTMENT WARD: 3

SUBJECT: ADOPTION OF A RESOLUTION TO DECLARE AS SURPLUS PROPERTY APPROXIMATELY 1.25 ACRES OF CITY-OWNED VACANT LAND LOCATED NEAR THE INTERSECTION OF JURUPA AVENUE AND VAN BUREN BOULEVARD, WHICH IS A PORTION OF THE WATER QUALITY CONTROL PLANT

ISSUE:

Adoption of a Resolution to declare as surplus property approximately 1.25 acres of City-owned vacant land located near the intersection of Jurupa Avenue and Van Buren Boulevard, which is a portion of the Water Quality Control Plant.

RECOMMENDATIONS:

That the City Council:

1. Adopt a Resolution (Attachment 1) to declare as surplus property approximately 1.25 acres of City-owned vacant land located near the intersection of Jurupa Avenue and Van Buren Boulevard (Property), Assessor Parcel Number (APN) 163-300-018, which is a portion of the Water Quality Control Plant; and
2. Authorize the marketing and sale of the above Property at fair market value pursuant to Assembly Bill 1486 and in accordance with the City's Administrative Manual Section 08.003.00 for the Disposition and Sale of City-Owned Real Property.

BACKGROUND:

Originally enacted in 1968, the Surplus Land Act requires all local agencies to prioritize affordable housing when disposing of surplus land. In 2014, the Surplus Land Act was amended to define what constitutes a qualified proposal, prioritize proposals to encourage the most units at the deepest affordability, and provide more realistic timeframes to make and negotiate offers. The disposition process for the sale of the surplus property was changed with the passage of Assembly Bill 1486 (AB 1486) on October 9, 2019.

In 2014, the City approved the Riverside Regional Water Quality Control Plant Phase 1 Rehabilitation and Expansion project to maintain regulatory compliance, ensure public health, and modernize the technologies and facility. Currently, the Public Works Department Wastewater

Division is responsible for collecting and treating wastewater for over 93,000 customers within city limits. The facilities consist of over 800 miles of gravity sewers, nine wastewater lift stations, and the Riverside Regional Water Quality Control Plant (RWQCP), which can treat 46 million gallons daily. Additionally, the RWQCP provides wastewater treatment for the Edgemont, Jurupa and Rubidoux Community Services Districts and the unincorporated community of Highgrove.

DISCUSSION:

The subject property is a vacant triangular parcel of land that is zoned BMP (Business and Manufacturing Park) with a General Plan designation of Public Facilities/Institutions. The site is approximately 54,450 square feet or 1.25 acres. Below is an aerial view of the site outlined in yellow.



Staff has initiated the disposition process with a notice to City departments asking if they can utilize the subject property. No interests were received from any City department.

Once City Council declares the subject property as surplus, and prior to disposing or participating in negotiations with prospective buyers, a written notice of availability must be sent to affordable housing developers who have registered with the State's Department of Housing and Community Development (HCD). Also, per California Government Code Section 54220, et seq., staff will concurrently notify other public agencies of the sale of the subject properties for a 60-day period. However, the affordable housing developers have the "first right of refusal" or priority consideration for all City-owned land that has been declared surplus. If there is no interest from an affordable housing developer or public agency, staff will market the subject property to sell them at fair market value in accordance with the City's Administrative Manual 08.003.00, Disposition and Sale of City-Owned Real Property. If the property is developed with ten or more residential units, then at least 25% of the residential units are to be restricted to "affordable rent to lower income households" as required by AB 1486.

Public Works confirmed that this portion of the property is no longer needed for their purposes, and the Public Works Director concurs with the recommendations in this report.

STRATEGIC PLAN ALIGNMENT:

This item contributes to **Strategic Priority 5 – High Performing Government** and **Goal 5.4 – Achieving and maintaining financial health by addressing gaps between revenues and expenditures and aligning resources with strategic priorities to yield the greatest impact.**

The item aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust:** AB 1486 establishes guidelines for the disposition of all City property that serves the public interest, benefits the City’s diverse population, and results in the greater public good.
2. **Equity:** AB 1486 requires notification of public agencies and affordable housing developers; this ensures the surplus process is continuously fair and equitable.
3. **Fiscal Responsibility:** The Surplus Land Act ensures the responsible management and disposition of the City’s financial resources in a manner consistent with the prudent stewardship of public funds while facilitating beneficial investment in the City of Riverside.
4. **Innovation:** Direction from Public Utilities Board and City Council to move forward with the disposition and sale of the subject properties is consistent with the community’s changing needs and prepares for the future through adaptive processes.
5. **Sustainability and Resiliency:** The Surplus Land Act sets standards for the disposition of property that encourages equitable housing solutions to meet the needs of the future and ensures the City’s capacity to preserve, adapt and grow.

FISCAL IMPACT:

The estimated fiscal impact is currently unknown. Costs related to the disposition of this property will be offset by funds from the sale of the land. All net proceeds will be deposited in the Sewer Fund, PW Sewer Systems Admin, Sales of Land & Buildings account number 4125000-380010.

Prepared by:	Jennifer Lilley, Community & Economic Development Director
Certified as to availability of funds:	Edward Enriquez, Interim Assistant City Manager/Chief Financial Officer/City Treasurer
Approved by:	Rafael Guzman, Assistant City Manager
Approved as to form:	Phaedra A. Norton, City Attorney

Attachments:

1. Resolution
2. Presentation