



**DECLARE AS EXEMPT SURPLUS TWO VACANT CITY-OWNED PARCELS, FORMERLY KNOWN AS ARMY WELL 1 AND THE LA GRANADA BOOSTER STATION ON CALIFORNIA AVENUE**

**Community & Economic Development Department**

**CITY COUNCIL**  
July 16, 2024

RiversideCA.gov

**BACKGROUND**

1. On December 28, 1961, the City of Riverside (City) entered into a Waterworks System Acquisition Agreement with La Granada Water Company (La Granada) allowing La Granada to sell its assets to the City, including Army Well 1, the La Granada Booster Station, Army Well 3, and Iselin Wells 1 & 2.
2. Since the late sixties to early 1970s, the wells and booster station have remained dormant and are no longer in operation.



## BACKGROUND

3. Enacted in 1968, the Surplus Land Act (Act) requires all local agencies to prioritize affordable housing when disposing of surplus land.
4. In 2014, the Act was amended defining a qualified proposal, prioritizing proposals to encourage the most housing units at the deepest affordability and providing realistic timeframes for negotiations.
5. In 2019, the Act was amended again requiring local agencies to notify the State of available surplus property for potential housing development.



3

[RiversideCA.gov](http://RiversideCA.gov)

## BACKGROUND

6. On October 11, 2023, Senate Bill 747, Government Code Section 54221 (f)(1)(B)(2), was approved defining exempt surplus land to mean surplus land that is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.



4

[RiversideCA.gov](http://RiversideCA.gov)

## DISCUSSION

1. The two subject properties are located between Wheeler Street and Lido Drive on California Avenue in the Ramona District bearing Assessor's Parcel Number 193-072-032 for the Army Well 1 and Assessor's Parcel Number 193-074-012 for the La Granada Booster Station.
2. Properties are to be sold in their "as is" condition, including existing facilities, and the prospective buyer would be responsible for the removal or capping of the wells prior to any development.
3. Approved by HCD, both parcels meet the requirements as defined by Senate Bill 747 for exempt surplus land.



5

RiversideCA.gov

## FORMER LA GRANADA BOOSTER STATION & WELLS

### Subject Sites:

1. Each parcel is approximately 13,200 sf, outlined in dashed yellow lines
2. Zoning: Residential (R-1-7000)
3. General Plan Designation: Medium Density Residential
4. Appraised value \$198,000/each



6



RiversideCA.gov

## STRATEGIC PLAN ALIGNMENT

### Strategic Plan Priority No. 5 – High Performing Government

**Goal 5.4** – Achieve and maintain financial health by addressing gaps between revenues and expenditures and aligning resources with strategic priorities to yield the greatest impact.

#### Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &  
Resiliency



Equity



Innovation



7

RiversideCA.gov

## RECOMMENDATIONS

That the City Council:

1. Adopt a Resolution to declare as exempt surplus vacant City-owned land, two parcels approximately 13,200 square feet each, located in the Ramona District area between Wheeler Street and Lido Drive on California Avenue bearing Assessor's Parcel Numbers 193-072-032 and 193-074-012; and
2. Authorize the marketing and sale of the Property pursuant to Assembly Bill 1486 and SB 747, in accordance with the City's Administrative Manual 08.003.00 for the Disposition and Sale of City-owned Real Property.



8

RiversideCA.gov