

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, DECLARING AS EXEMPT SURPLUS A CITY-OWNED PARCEL WITH APPROXIMATELY 8,948 SQUARE FEET, BEARING ASSESSOR'S PARCEL NUMBER 251-040-035, FORMERLY KNOWN AS THE SUGARLOAF BOOSTER STATION, PURSUANT TO ASSEMBLY BILL 1486.

WHEREAS, effective January 1, 2020, Assembly Bill 1486 ("AB 1486") expanded the Surplus Land Act to provide that written findings are to be made and adopted declaring property as either surplus property or exempt surplus property before an agency may take any action to dispose of its property; and

WHEREAS, in 1968, the City-owned land located in the University Neighborhood on Spruce Street, identified as Assessor's Parcel Number 251-040-035, formerly known as Sugarloaf Booster Station, and as legally described and depicted on Exhibit "A" attached hereto and incorporated herein by reference ("Property"), was originally built and supplied water to the Blaine 1300 Pressure Zone; and

WHEREAS, many of the components and equipment in this booster station have exhausted their useful service life and are no longer manufactured or available; and

WHEREAS, of the six pumps that were originally installed, only one remained in operation and the booster station has experienced several leaks over the years; and

WHEREAS, on January 9, 2024, to address this aging booster station, the Riverside Board of Public Utilities approved the Sugarloaf Booster Station to Pressure Reducing Station Conversion Project; and

WHEREAS, this project involved decommissioning the Sugarloaf Booster Station on the Property with a new pressure-reducing station at the front of the Property by reservation of an easement; and

WHEREAS, the new pressure-reducing station has since been placed in service and the Property is no longer needed by the City; and

WHEREAS, the Property is being sold "as-is" and would require the buyer to remove or cap off any remaining equipment prior to any development; and

1 WHEREAS, the City has reserved an 843-square foot permanent easement at the front of the
2 Property to be used as a pressure reducing station, which will help meet the desired equipment
3 pressure; and

4 WHEREAS, per Government Code Section 54221(f)(1)(B), property may be declared “exempt
5 surplus property” if the property is “less than one-half acre in area and is not contiguous to land owned
6 by a state or local agency that is used for open-space or low- and moderate-income housing purposes;”
7 and

8 WHEREAS, the Property is land that is no longer necessary for the City’s use and will be put
9 out to an open, competitive bid by the City, in compliance with the requirements of Government Code
10 Section 54221(f)(1)(F) noted above, and therefore the Property falls within the AB 1486 definition of
11 “exempt surplus property;” and

12 WHEREAS, on January 13, 2025, the Riverside Board of Public Utilities recommended the
13 Property be declared as exempt surplus as the Property use was discontinued; and

14 WHEREAS, the City has declared the Property to be exempt surplus property as it is no longer
15 needed.

16 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
17 California, as follows:

18 Section 1: The foregoing recitals are true and correct and are adopted and incorporated
19 herein by reference as findings of fact of this Board.

20 Section 2. The City-owned land located in the University Neighborhood on Spruce Street,
21 identified as Assessor’s Parcel Number 251-040-035, formerly known as Sugarloaf Booster Station,
22 and as legally described and depicted on Exhibit “A” attached hereto and incorporated herein by
23 reference, is hereby declared to be exempt surplus property as it is no longer needed, is less than one-
24 half acre in area and is not contiguous to land owned by a state or local agency that is used for open-
25 space or low- and moderate-income housing purposes.

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1 ADOPTED by the City Council this _____ day of _____, 2025.

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3 _____
4 PATRICIA LOCK DAWSON
5 Mayor of the City of Riverside

6 Attest:

7

8 _____
9 DONESIA GAUSE
10 City Clerk of the City of Riverside

11 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
12 foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council
13 of said City at its meeting held on the _____ day of _____, 2025, by the following vote, to
14 wit:

15 Ayes:

16 Noes:

17 Absent:

18 Abstain:

19 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
20 City of Riverside, California, this _____ day of _____, 2025.

21

22 _____
23 DONESIA GAUSE
24 City Clerk of the City of Riverside

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EXHIBIT "A"

Project: RPU-Water Surplus Disposition
APN: 251-040-035
Address: 621 Spruce Street

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 5, of Record of Survey, as shown by Record of Survey on file in Book 45, Page 13, records of Riverside County, California.

Reserving therefrom an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **waterline facilities**, together with all necessary appurtenances, in, under, upon, over and along that portion of said Parcel 5, more particularly described as follows:

Beginning at the Southeast corner of said Parcel 5;

Thence North 05°21'10" West along the east line of said Parcel 5, a distance of 15.00 feet, to the beginning of a non-tangent curve concave Northerly, with initial radial bearing of South 05°21'10" East and radius of 255.00 feet;

Thence Westerly along said curve through a central angle of 8°42'10" an arc length of 38.73 feet;

Thence North 86°39'00" West a distance of 16.30 feet;

Thence South 3°21'00" West a distance of 15.00 feet, to the southerly line of said Parcel 5;

Thence South 86°39'00" East along the said South line a distance of 16.30 feet to the beginning of a tangent curve concave northerly and a radius of 270.00 feet;

Thence Easterly along said curve through a central angle of 8°42'10" an arc length of 41.01 feet to the **Point of Beginning**. (Easement area 843 sq. ft.)

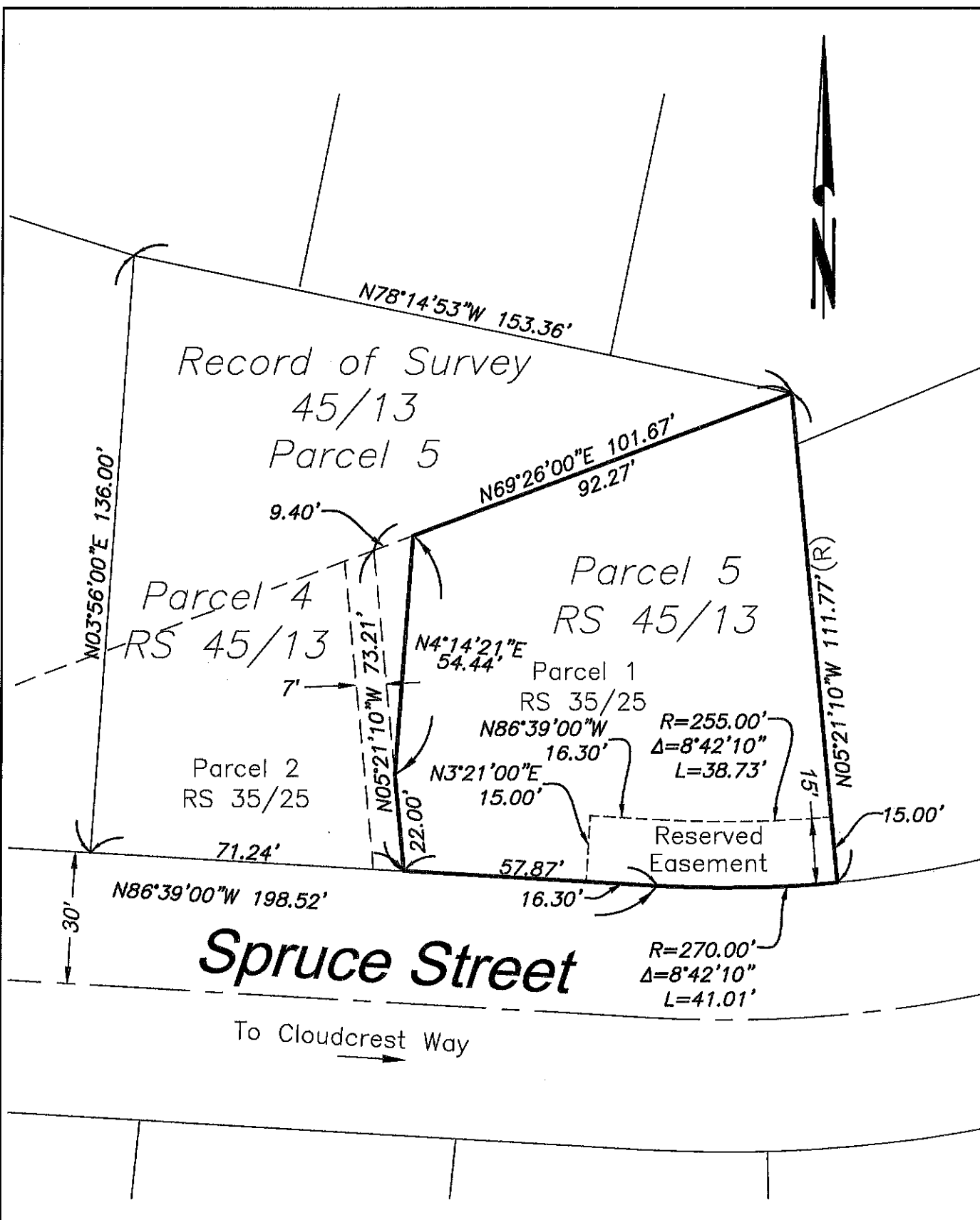
TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **waterline facilities**.

The above described parcel of land contains 8,948 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

DBW 8/14/2024 Prep. dbw
Douglas B. Webber, L.S. 9477 Date





• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1' = 30'

DRAWN BY: dbw

DATE: 7/05/24

SUBJECT: 621 Spruce Street, RS 45/13, Parcel 5