



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: DECEMBER 18, 2018

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 3
DEPARTMENT**

SUBJECT: SURPLUS PROPERTY DECLARATION OF TWO PROPERTIES LOCATED ON JURUPA AVENUE NORTHEAST OF CHESTER STREET, BEARING ASSESSOR PARCEL NUMBERS 190-033-029, 190-031-002, & 190-031-028 ACQUIRED FOR THE JURUPA UNDERPASS PROJECT AND FOUR PROPERTIES LOCATED ON ESSEX STREET SOUTH OF JURUPA AVENUE, BEARING ASSESSOR PARCEL NUMBERS 190-022-045, 190-022-044, 190-021-033, 190-062-001, AND 190-067-037, ACQUIRED FOR THE ADAMS STREET EXTENSION PROJECT; AND AUTHORIZATION TO DISPOSE OF THESE PROPERTIES

ISSUE:

Declare as surplus two properties located on Jurupa Avenue northeast of Chester Street, bearing Assessor Parcel Numbers 190-033-029, 190-031-002, and 190-031-028 acquired for the Jurupa Avenue Underpass project and four properties located on Essex Street south of Jurupa Avenue, bearing Assessor Parcel Numbers 190-22-045, 190-022-044, 190-021-033, 90-062-001, and 190-067-037, acquired for the Adams Street Extension Project.

RECOMMENDATIONS:

That the City Council:

1. Declare as surplus the property located on Jurupa Avenue northeast of Chester Street, an 11,361 square foot vacant land site bearing Assessor Parcel Number 190-033-029 (Site 1) acquired for the Jurupa Avenue Underpass Project;
2. Declare as surplus the property located on Jurupa Avenue northeast of Chester Street, an 8,542 square foot vacant land site bearing Assessor Parcel Number 190-031-002 and 190-031-028 (Site 2), acquired for the Jurupa Avenue Underpass Project;
3. Declare as surplus the property located on Essex Street south of Jurupa Avenue, a 32,166 square foot vacant land site bearing Assessor Parcel Numbers 190-022-044 and 190-022-045 (Site 3), acquired for the Adams Street Extension Project;
4. Declare as surplus the property located on Essex Street south of Jurupa Avenue, a 5,831 square foot vacant land site bearing Assessor Parcel Number 190-021-033 (Site 4),

acquired for the Adams Street Extension Project;

5. Declare as surplus the property located on Essex Street south of Jurupa Avenue, a 23,619 square foot vacant land site bearing Assessor Parcel Number 190-062-001 (Site 5), acquired for the Adams Street Extension Project;
6. Declare as surplus the property located on Essex Street south of Jurupa Avenue, a 10,637 square foot vacant land site bearing Assessor Parcel Number 190-067-037 (Site 6), acquired for the Adams Street Extension Project; and
7. Authorize the marketing and sale of the aforementioned properties at fair market value in accordance with the City's Administrative Manual Section 08.003.00 for the Disposition and Sale of City-Owned Real Property.

BACKGROUND:

The Jurupa Avenue Underpass Project reduced the congestion and inconvenience caused by the existing at-grade Union Pacific railroad crossing at Jurupa Avenue. The construction required reconstructing the existing four lanes and construction of a two-track railroad bridge. The City acquired several parcels, and upon the completion of the Jurupa Underpass Project, the properties remaining are vacated parcels that are no longer needed by the Public Works Department.

DISCUSSION:

Site 1 and 2 are shown in the map below.



Site 1

| | |
|---------------|--|
| APN/Location | 190-033-029 (Jurupa Avenue & William St.) |
| Lot Size: | 11,361 SF <u>±</u> |
| Zoning: | R-1-7000 (Single Family Residential) |
| General Plan: | Medium Density Residential |

Site 2

| | |
|--------------|--|
| APN/Location | 190-031-002 & 190-031-028 (Jurupa & Florence) |
| Lot Size | 8,542 SF <u>±</u> |
| Zoning | R-1-7000 (Single Family Residential) |
| General Plan | Medium Density Residential |

The Adams Street Extension Project was constructed northerly of the Riverside Municipal Airport. The Project between Arlington Avenue and Central Avenue just north of the Riverside Municipal Airport was discontinued as planned and was removed from the Streets and Highways Transportation Element, due to the costs associated with the construction through and under the Riverside Municipal Airport. In 1999, City Council adopted Resolution No. 18851 changing the name of that portion of Adams Street bounded southerly by Central Avenue and northerly by Mountain View Avenue to Essex Street. The Public Works Department no longer needs the remaining vacant properties.

Sites 3, 4, 5 and 6 are shown in the map below.



Site 3

| | |
|--------------|--|
| APN/Location | 190-022-044 & -045 (Jurupa & Essex) |
| Lot Size | 32,166 SF <u>±</u> |
| Zoning | R-3-1500 (Multi-Family Residential) |
| General Plan | High-Density Residential |

Site 4

| | |
|---------------|--|
| APN/Location | 190-021-033 (Mountain View & Essex St.) |
| Lot Size: | 5,831 SF <u>±</u> |
| Zoning: | R-1-7000 (SFR) |
| General Plan: | Medium Density Residence |

Site 5

| | |
|----------------|--|
| APN/ Location: | 190-062-001 (Mountain View & Essex St.) |
| Lot Size: | 23,619 SF <u>±</u> |
| Zoning: | R-1-7000 (SFR) |
| General Plan: | Medium Density Residence |

Site 6

| | |
|---------------|--|
| APN/Location: | 190-067-037 (Essex St. & Clifton Blvd.) |
| Lot Size: | 10,637 SF <u>±</u> |
| Zoning: | R-1-7000 (SFR) |
| General Plan: | Medium Density Residence |

A disposition notice was provided to City departments and there was no interest received by the deadline to respond. Once Sites 1, 2, 3, 4, 5, and 6 are declared surplus, City staff will offer them for sale first to public agencies and then to the general public in conformance with California Government Code Section 54220, et seq. This law requires the City, before disposing of surplus property, to notify other governmental agencies and offer to sell the properties for a 60-day period. If there is no public agency interest in Sites 1, 2, 3, 4, 5, and 6, staff will market them to the general public in an effort to sell the Properties at fair market value in accordance with the City's Administrative Manual Section 08.003.00 for the Disposition and Sale of City-Owned Real Property.

The Public Works Director concurs with these recommendations.

FISCAL IMPACT:

There are sufficient funds available in Public Works Account, Misc. Street Construction – Gas Tax Funds (9507027152-44022306), for costs associated with the sale of these sites, which is estimated at \$8,000 for each site for a total of \$48,000. Expenditures associated with each sale will be offset with the proceeds from the disposition of Sites 1, 2, 3, 4, 5, and 6. Any remaining proceeds from the sale of Site 1, 2, 3, 4, 5, and 6 will be deposited into Public Works Account Special Gas Tax – Sale of Land & Buildings (0000230-380010), and distributed appropriately to funding resources, State Gas Tax & Measure "A," for any outstanding assessments used for the construction of the Jurupa Avenue Underpass and Adams Street Extension Projects.

Prepared by: David Welch, Interim Community & Economic Development Director
 Certified as to
 Funds Availability: Edward Enriquez, Interim Chief Financial Officer/City Treasurer

Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Site 1 - Legal Description and Plat Map - Jurupa Avenue Underpass
2. Site 2 – Legal Description and Plat Map - Jurupa Avenue Underpass
3. Site 3 – Legal Description and Plat Map – Adams Street Extension
4. Site 4 – Legal Description and Plat Map – Adams Street Extension
5. Site 5 – Legal Description and Plat Map – Adams Street Extension
6. Site 6 – Legal Description and Plat Map – Adams Street Extension