

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, DECLARING AS EXEMPT SURPLUS A CITY-OWNED PARCEL WITH APPROXIMATELY 15,672 SQUARE FEET, BEARING ASSESSOR'S PARCEL NUMBER 190-035-005, 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 1957, the City of Riverside ("City") acquired the property located at 5730 Jurupa Avenue, identified as Assessor's Parcel Number 190-035-005 and consisting of approximately 15,672 square feet (less than one-half acre), as legally described and depicted on Exhibit "A" attached hereto and incorporated herein by reference ("Property"), to support the development of public infrastructure, specifically for use as a public street to accommodate the City's growing needs; and

WHEREAS, on January 25, 2000, the City Council approved both the appropriation of funds and the issuance of a request for proposals for engineering services related to the Jurupa Avenue Underpass project at the Union Pacific Railroad crossing; and

WHEREAS, this vital grade separation project was designed to resolve long-standing congestion and safety issues associated with the at-grade railroad crossing and consisted of the construction of a four-lane roadway and a two-track railroad bridge, which significantly improved traffic flow and enhanced safety for both motorists and rail operations; and

WHEREAS, despite its Multiple Family Residential use zoning, the Property is considered an uneconomic remnant of the Jurupa Avenue Underpass Project; and

WHEREAS, its limited development potential and isolated location make the Property difficult to market or use productively, resulting in increased municipal maintenance costs and potential public safety concerns; and

WHEREAS, the Property is significantly burdened by several existing easements, including those for electrical transmission lines, sewer infrastructure, and water lines, further restricting the Property's usability and adding to the City's ongoing liability; and

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

5 WHEREAS, 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)(B) noted above, and therefore the Property falls within the AB 1486 definition of
11 “exempt surplus property;” and

12 WHEREAS, the Property does not fall within any of the criteria set forth in Government Code
13 Section 54221(f)(2), as the Property is not (A) within a coastal zone; (B) adjacent to a historical unit
14 of the State Parks System; (C) listed on, or determined by the State Office of Historic Preservation to
15 be eligible for, the National Register of Historic Places; or (D) within the Lake Tahoe region as defined
16 in Government Code section 66905.5; and

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

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

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

23 Section 2. The City-owned land located at 5730 Jurupa Avenue, identified as Assessor’s
24 Parcel Number 190-035-005, and as legally described and depicted on Exhibit “A” attached hereto
25 and incorporated herein by reference, is hereby declared to be exempt surplus property as it is no
26 longer needed, is less than one-half acre in area and is not contiguous to land owned by a state or local
27 agency that is used for open-space or low- and moderate-income housing purposes.

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

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

Attest:

DONESIA GAUSE
City Clerk of the City of Riverside

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

Ayes:

Noes:

Absent:

Abstain:

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

DONESIA GAUSE
City Clerk of the City of Riverside