



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: OCTOBER 23, 2018

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 1
DEPARTMENT

SUBJECT: SURPLUS DECLARATION OF APPROXIMATELY 1.30 ACRES OF VACANT
CITY-OWNED LAND LOCATED AT 670 IOWA AVENUE, ACQUIRED FOR THE
IOWA AVENUE GRADE SEPARATION PROJECT

ISSUE:

Declare as surplus approximately 1.30 acres of vacant City-owned land located at 670 Iowa Avenue, bearing Assessor Parcel Number 247-150-007, acquired for the Iowa Avenue Grade Separation Project.

RECOMMENDATIONS:

That the City Council:

1. Approve the surplus declaration of approximately 1.30 acres of vacant City-owned land located at 670 Iowa Avenue, bearing Assessor Parcel Number 247-150-007, acquired for the Iowa Avenue Grade Separation Project; and
2. Authorize the marketing and sale of Assessor Parcel Number 247-150-007 at fair market value in accordance with the City's Administrative Manual 08.003.00, Disposition and Sale of City-Owned Real Property.

BACKGROUND:

On November 4, 2008, City Council approved the Iowa Avenue Grade Separation Project (Project) to construct a grade separation across the existing Burlington Northern Santa Fe (BNSF) railroad tracks at Iowa Avenue. The grade separation consisted of the construction of a new three-span bridge for Iowa Avenue at the BNSF railroad crossing that raised Iowa Avenue approximately 35 feet above the existing grade. The Project required the full acquisition of 670 Iowa Avenue (Property) formerly occupied by Experienced Tractor Parts (Attachment – Legal Description and Plat Map).

DISCUSSION:

The irregular shaped Property was created by the Iowa Avenue overpass and realignment of Citrus Avenue. The Property contains approximately 1.30 acres and is located within the Hunter

Business Park Specific plan area. Zoning is Business Manufacturing Park (BMP), and the General Plan designation is Business/Office Park. Access to the Property is only through the Citrus Avenue realignment. The Property is no longer needed by Public Works and is shown on the site map below.



A disposition notice was provided to City departments and no interest was received. Once the Property is declared surplus, in conformance with the California Government Code Section 54220, staff will first offer to sell the Property to other public agencies for a period of 60 days. If there is no public agency interest received by the deadline to respond, staff will endeavor to sell the Property at fair market value per the City's Administrative Manual Section 08.003.00, Disposition and Sale of City-Owned Real Property. Staff will also consider ground lease proposals in addition to a direct sale, if feasible and when advantageous to the City.

The Public Works Director concurs with these recommendations.

FISCAL IMPACT:

There are sufficient funds available in Public Works Iowa/BNSF Grade Separation – Measure A account number 9589930214-44030274 for costs associated with the sale, which is estimated at \$10,000. Expenditures associated with the sale will be offset with the proceeds from the disposition of the Property. All remaining proceeds from the sale of the Property shall also be deposited into the Public Works account number cited above.

Prepared by: David Welch, Interim Community & Economic Development Director
Certified as to
availability of funds: Edward Enriquez, Acting Chief Financial Officer/Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachment: Legal Description and Plat Map