



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: SEPTEMBER 17, 2019

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 5
DEPARTMENT

SUBJECT: SURPLUS DECLARATION OF APPROXIMATELY 11,943.8 SQUARE FEET OF
VACANT CITY OWNED LAND LOCATED AT 9501 INDIANA AVENUE
ACQUIRED FOR THE VAN BUREN SR91 INTERCHANGE IMPROVEMENT
PROJECT

ISSUE:

Declare as surplus approximately 11,943.8 square feet of vacant City owned land located at 9501 Indiana Avenue, bearing Assessor Parcel Number 234-150-051, acquired for the Van Buren State Route 91 Interchange Improvement Project.

RECOMMENDATIONS:

That the City Council:

1. Approve the surplus declaration of approximately 11,943.8 square feet of vacant City owned land located at 9501 Indiana Avenue, bearing Assessor Parcel Number 234-150-051, acquired for the Van Buren State Route 91 Interchange Improvement Project; and
2. Authorize the marketing and sale of the Property at fair market value in accordance with the City's Administrative Manual 08.003.00, for the Disposition and Sale of City-Owned Real Property.

BACKGROUND:

The Van Buren State Route (SR) 91 Interchange Improvement Project was initiated by the City of Riverside, along with Riverside County Transportation Commission (RCTC) and completed by the California Department of Transportation (Caltrans) in 2014. The Project was part of a regional transportation improvement program to increase traffic capacity, relieve traffic congestion, reduce energy consumption, and improve air quality.

The City acquired legal title to 9501 Indiana Avenue (Property), which was formerly occupied by a Chevron Service Station, on March 19, 2013. Construction is complete for the Van Buren SR91

Interchange Improvement Project and the Property is no longer needed by the Public Works Department.

DISCUSSION:

The Property is zoned Commercial Retail and the General Plan designation is Commercial. Caltrans required an access denial easement over the Property along Van Buren Boulevard and a portion of Indiana Avenue as shown on the aerial site map below.



A disposition notice was sent to City departments and no interest was received by the deadline to respond. Once the Property is declared surplus, in conformance with California Government Code Section 54220, et seq., staff will notify other public agencies of the sale of the Property for a 60-day period. If there is no Public Agency interest in the Property, staff will market the Property in an effort to sell the Property at fair market value in accordance with the City's Administrative Manual 08.003.00, disposition and sale of City-Owned Real Property.

The Public Works Department concurs with the recommendations in this staff report.

FISCAL IMPACT:

There are sufficient funds available in Public Works 91 Frwy-Van Buren - TUMF account number 9535519-440315 for costs associated with the sale, which will be offset with the proceeds from the disposition of the Property. All remaining proceeds from the sale of the Property will be deposited into Public Works account number 9535519-440315.

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

Attachment:	Legal Description and Plat Map
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