



Surplus Declaration of the Former Magnolia Substation

Riverside Public Utilities

Board of Public Utilities
April 26, 2021

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MAGNOLIA SUBSTATION AERIAL

1. Sell - 20,320 square feet highlighted in blue
2. Retain - 4,014 square feet highlighted in yellow for existing cell tower lease and potential future billboard revenue
3. 6' access denial on west side of property along 91 freeway & Central off ramp



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BACKGROUND

1. December 7, 2012 – Riverside Public Utilities Board approved a multi-phase project to expand the Plaza Substation to facilitate the 4-12kV conversion of the Magnolia and Plaza distribution circuits and retirement of the Magnolia Substation.
2. Total property size is 24,340 square feet and is zoned Residential (R1-7000) with a General Plan designation of Commercial (C).
3. The northerly portion of the site, approximately 20,320 square feet, is no longer needed by Public Utilities.

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DISCUSSION

1. The Property is City-owned and is 100% controlled by Riverside Public Utilities.
2. Existing cell tower lease with Cingular Wireless on southern portion of site expires on September 10, 2031 and generates annual revenue of \$21,558.11 plus annual Consumer Price Index (CPI) increases. Anticipated to provide \$200,000 or more in revenue over the next 10 years.
3. Adequate space retained for future revenue from outdoor billboard advertising should this be an option in the future.
4. Easements for a 42" City-owned water pipeline underneath the Property as well as electrical conduits will be reserved prior to any sale of the Property.
5. Surplus disposition to follow standard Assembly Bill 1486 notification process.

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Recommendations

That the Riverside Board of Public Utilities recommend that City Council:

1. Approve the surplus declaration of approximately 20,320 square feet of City-owned vacant land (Property) located at the southeasterly corner of Central Avenue between the northbound exit of the State Route 91 Freeway and the AT&SF Railway bearing a portion of Assessor's Parcel Number 223-150-009, formerly known as the Magnolia Substation; and
2. Authorize the marketing and sale of the Property located at the southeasterly corner of Central Avenue between the northbound exit of State Route 91 Freeway and the AT&SF Railway pursuant to Assembly Bill 1486 and in accordance with the City's Administrative Manual 08.003.00 for the Disposition and Sale of City-Owned Real Property.