



City Council Memorandum

City of Arts & Innovation

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TO: HONORABLE MAYOR AND CITY COUNCIL DATE: MAY 5, 2026

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 3
DEPARTMENT

SUBJECT: ADOPT A RESOLUTION TO DECLARE AS EXEMPT SURPLUS CITY-OWNED LAND, APPROXIMATELY 15,672 SQUARE FEET, BEARING ASSESSOR'S PARCEL NUMBER 190-035-005, AND AUTHORIZE THE MARKETING AND SALE OF THIS PROPERTY ACCORDING TO ASSEMBLY BILL 1486 AND PER THE CITY'S ADMINISTRATION MANUAL SECTION 08.003.00 FOR THE DISPOSITION AND SALE OF CITY-OWNED REAL PROPERTY

ISSUE:

Adopt a Resolution to declare as exempt surplus City-owned land, approximately 15,672 square feet, bearing Assessor's Parcel Number 190-0350-005, and authorize the marketing and sale of this property according to Assembly Bill 1486 and per the City's Administrative Manual Section 08.003.00 for the Disposition and Sale of City-owned Real Property.

RECOMMENDATIONS:

That the City Council:

1. Adopt a Resolution (Attachment 1) to declare as exempt surplus City-owned land, approximately 15,672 square feet, bearing Assessor's Parcel Number 190-035-005 (Property); and
2. Authorize the marketing and sale of the Property at fair market value according to Assembly Bill 1486 and per the City's Administrative Manual 08.003.00 for the Disposition and Sale of City-owned Real Property.

BOARD RECOMMENDATION:

On February 9, 2026, the Board of Public Utilities recommended that the City Council adopt a Resolution declaring the subject City-owned property as exempt surplus land and authorizing its marketing and sale in accordance with applicable laws and City policies.

The Board of Public Utilities approved forwarding this item to City Council for consideration.

BACKGROUND:

On April 12, 1957, the City Council adopted Resolution No. 7742, authorizing the acquisition of Assessor's Parcel Number 190-035-005 from Pieter and Jantje Prins. The property was acquired

to support public infrastructure development, specifically for use as a public street to meet the City's growing transportation needs.

Over time, the legal framework surrounding public land disposition evolved. The Surplus Land Act, enacted in 1968 and amended in 2023, requires local agencies to prioritize affordable housing when disposing of surplus property. In 2019, Assembly Bill 1486 further strengthened these requirements by mandating that agencies notify the State Department of Housing and Community Development when such land becomes available.

On January 25, 2000, the City Council approved funding and initiated engineering services for the Jurupa Avenue Underpass at the Union Pacific Railroad crossing. The project aimed to eliminate congestion and safety hazards associated with the at-grade crossing and ultimately resulted in a four-lane roadway and a two-track railroad bridge.

Most recently, on October 11, 2023, Senate Bill 747 and amendments to Government Code Section 54221 introduced a new exemption. Properties under one-half acre in size and not adjacent to land used for open space or affordable housing may now be classified as "exempt surplus property."

DISCUSSION:

The property located at 5730 Jurupa Avenue, depicted in the aerial image below, is an undeveloped parcel comprising approximately 15,672 square feet. It is situated within the Grand neighborhood and is currently zoned for Multiple Family Residential use, with a General Plan designation of Residential Medium Density (RMD).

Despite its zoning, the property is considered an uneconomic remnant of the Jurupa Avenue Underpass Project. Its limited development potential and isolated location make the site difficult to market or use productively, resulting in increased municipal maintenance costs and potential public safety concerns. Furthermore, the property is significantly burdened by several existing



easements, including those for electrical transmission lines, sewer infrastructure, and water lines, which further restrict its usability and add to the City's ongoing liability. Any future development of the property would depend on assembling it with any adjacent land.

Because of its size, it is subject to Senate Bill 747 and Government Code Section 54221(f)(1)(B)(2) and can be classified as exempt surplus.

FISCAL IMPACT:

The estimated fiscal impact is currently unknown and will be determined by a land value appraisal. Revenue collected for the sale of the land will be deposited in the Measure A Fund, Sale of Land & Buildings revenue account number 0000432-380010.

Prepared by:	Patricia Villa, Real Property Agent
Approved by:	Miranda Evans, Interim Community & Economic Development Director
Certified as to availability of funds:	Julie Nemes, Interim Finance Director
Approved by:	Mike Futrell, City Manager
Approved as to form:	Rebecca McKee-Reimbold, Interim City Attorney

Attachments:

1. Resolution
2. Presentation