



DECLARE VACANT CITY-OWNED LAND AS EXEMPT SURPLUS, APPROVE A PURCHASE AND SALE AGREEMENT WITH SALVADOR AND NANCY GARCIA, AND ADOPT A RESOLUTION FOR A PORTION OF THE LAND FOR PUBLIC RIGHT-OF-WAY

Community & Economic Development Department

CITY COUNCIL

July 18, 2023

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BACKGROUND

1. The Surplus Land Act, enacted in 1968, requires all local agencies to prioritize affordable housing when disposing of surplus land.
2. The City of Riverside took over the Southwest Water Company (Southwest) in 1973, along with its properties and assets primarily situated in the western region of the city.



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BACKGROUND

3. Among Southwest's assets was a small piece of land designated for a future booster station, known as the Mitchell Booster Station.

4. Pursuant to Government Code Section 54221(e)(2), if: 1) the lot size is less than 5,000 square feet, or less than the minimum legal building lot size for the jurisdiction in which the parcel is located; and 2) the vacated portion of excess right-of-way is not required for street or highway purposes, the subject property may be declared exempt surplus land and sold to an owner of contiguous land.



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DISCUSSION

1. The Property is no longer being utilized for its original purpose as a booster station. It is situated between two contiguous parcels and would only benefit either of the two property owners as an extension of their property.

2. A waiver was used to determine the value of the Property based on size and zoning. Staff concluded to a value of \$4,213 in its as-is condition.



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MITCHELL BOOSTER SUBSTATION

Subject Property:

- 1. Gross square footage: 1199.1
 - A. 852.8 sf to be sold
 - B. 346.3 sf retained
- 2. Zoning: Rural Residential
- 3. General Plan Designation: Semi-Rural Residential



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DISCUSSION

- 3. Since the square footage of the Property is less than 10,000, per Government Codes 37350 and 37351, the City is not required to follow the guidelines contained in the City Administrative Manual Section 08.003.00, Disposition and Sale of City-Owned Real Property, and will not be subject to the requirements of Assembly Bill 1486.
- 4. Notification was sent to the two adjacent parcel owners regarding the possible sale of the Property. Salvador Garcia and Nancy Garcia Mendez responded and accepted the purchase price of \$4,213 and terms of the Agreement.



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STRATEGIC PLAN ALIGNMENT

Priority 5 – High Performing Government

Goal 5.4: Achieving and maintaining financial health by addressing gaps between revenues and expenditures and aligning resources with strategic priorities to yield the great impact.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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RECOMMENDATION

That City Council:

1. Declare approximately 852.8 square feet of vacant City-owned land, formerly known as the Mitchell Booster Station, as exempt surplus;
2. Approve the Purchase and Sale Agreement with Salvador Garcia and Nancy Garcia Mendez for the sales price of \$4,213;



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RECOMMENDATION

3. Adopt a resolution for a portion of the vacant City-owned land, approximately 346.3 square feet, to be converted to public right-of-way for street and sidewalk purposes; and
4. Authorize the City Manager, or designee, to execute the Purchase and Sale Agreement, including making minor and non-substantive changes, and sign all documents and instruments necessary to complete the transaction.



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