



PURCHASE AND SALE AGREEMENT FOR APPROXIMATELY 1,296 SQUARE FEET OF VACANT CITY-OWNED LAND

Community & Economic Development

Board of Public Utilities

November 27, 2023

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BACKGROUND

1. The Mary Evans parcel is located west of Beacon Way, north of Redwood Drive, on Little Mt. Rubidoux.
2. Public Utilities discontinued its use of the former booster station in mid-2005.
3. The subject parcel is surrounded by the land owned by the adjacent property owner.



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BACKGROUND

4. Due to the size of the parcel, staff determined that the parcel could not be independently developed.
5. Additionally, the parcel is traversed by a 20' wide pipeline easement.
6. On March 17, 2006, the Board of Public Utilities recommended that the parcel be declared as surplus.



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FORMER MARY EVANS BOOSTER STATION

Subject Site:

1. Approximately 1,296 sf, outlined in yellow
2. Zoned Residential (R-1-7000)
3. General Plan Designation – Medium Density Residential
4. Adjacent property owner's property outlined in red

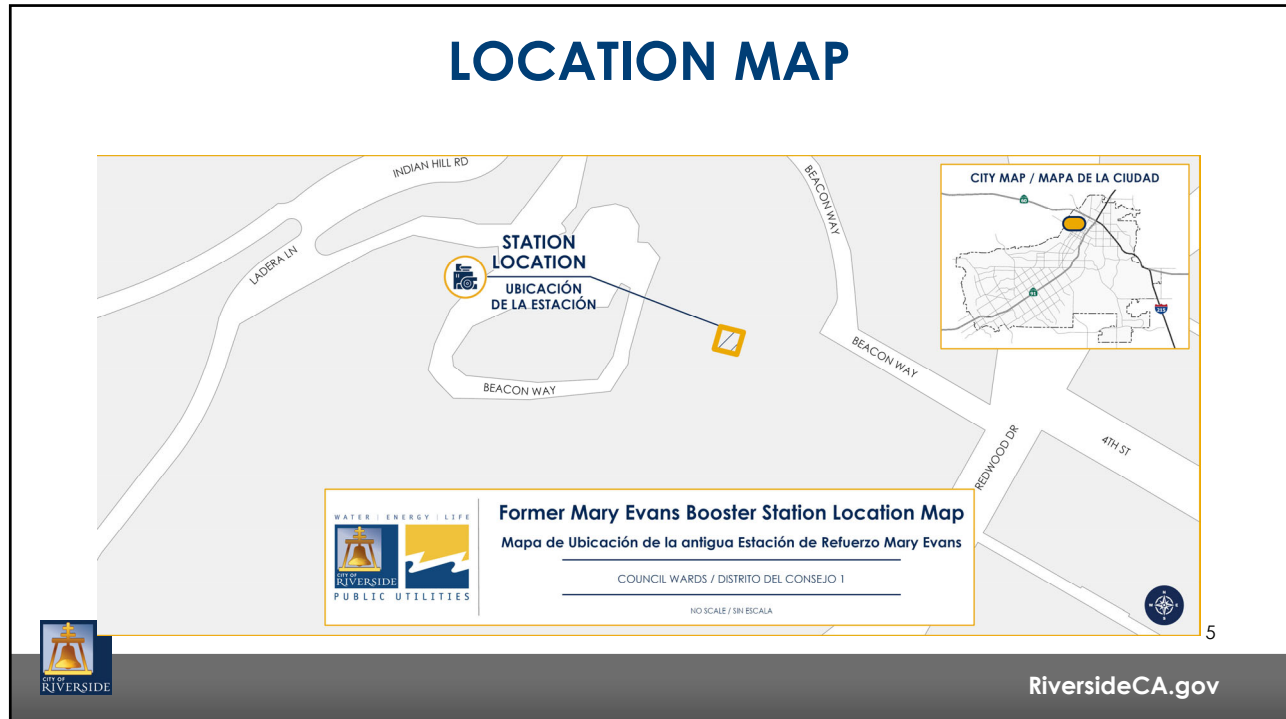


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DISCUSSION

1. As previously stated, Public Utilities Water Division discontinued its use of the former Mary Evans Booster Station when a new station was built in mid-2005.
2. The parcel is surrounded by property owned by the adjacent property owner and has a 20' wide pipeline easement that will be retained by the City.

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DISCUSSION

3. Pursuant to Government Code 54221(e)(2), due to the small size of the parcel, and the potential sale to the adjacent property owner, the parcel may be declared exempt and sold to an owner of contiguous land.
4. Per Government Code Sections 37350 and 37351, because the total square footage is less than 10,000 sf, a waiver valuation was used to determine the value of the parcel at \$842.40 based on the size and zoning.
5. On April 19, 2022, Virgil C. Hane and Better J. Graff proposed an offer of \$1,302.00 for the parcel and the City accepted the offer.



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STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 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 greatest impact.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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RECOMMENDATIONS

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

1. Declare approximately 1,296 square feet of vacant City-owned land as exempt surplus, located west of Beacon Way and north of Redwood Drive, formerly known as the Mary Evans Booster Station;
2. Approve the Purchase and Sale Agreement with Virgil C. Hane and Bette J. Graff for the sales price of \$1,302; and
3. Authorize the City Manager, or his designee, to execute the Agreement including making minor, non-substantive changes, to sign all documents and instruments necessary to complete this transaction.



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