



DECLARE VACANT CITY-OWNED LAND AS EXEMPT SURPLUS AND APPROVE THE CONVEYANCE OF A GRANT DEED WITH SEAN, LLC

Community & Economic Development Department

CITY COUNCIL
August 15, 2023

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BACKGROUND

1. On May 20, 2003, City Council approved the Exchange, Disposition and Development Agreement by and among City of Riverside (City), Friends of Riverside Airport, LLC, Van Buren Golf Center, LLC and Riverside Gateway Plaza (Exchange, Disposition and Development Agreement).
2. Enacted in 1968, the Surplus Land Act required all local agencies to prioritize affordable housing when disposing surplus land. Adopted on October 9, 2019, Assembly Bill 1486 (AB 1486) clarified and strengthened the provisions in the Surplus Land Act that will promote the use of public land for affordable housing projects.



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DISCUSSION

1. The Exchange, Disposition and Development Agreement (Agreement) created the Gateway Project that combined three sub-projects for the expansion of the Van Buren Golf Course, the construction of the monumented City entrance, recreational trails, and the development of mixed commercial, retail, and office facilities.
2. The City acquired the property known as the "Doolittle Parcel" as part of the Agreement which included a portion of Assessor's Parcel Number 155-060-010, defined as the "Strip Parcel". The Strip Parcel was to be used to create a buffer zone between the City's property and the adjacent parcel. The Strip Parcel, approximately 11,743 square feet, is to be conveyed to the adjacent parcel owner, SEAN, LLC.



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STRIP PARCEL

Subject Property:

1. Located on Doolittle Avenue between Morris Street and Central Avenue (outlined in blue).
2. Zoning: BMP
3. General Plan Designation: Private Recreation
4. Size: 11,743 sf



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DISCUSSION

3. Per Government Code Section 54221 (g), "Surplus land that is subject to a valid legal restriction that are not imposed by the local agency and that would make housing prohibited."
4. In this case, the property's use is exempt from the Surplus AB 1486 because of the restrictions placed on the City through the FAA grant assurances.



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STRATEGIC PLAN ALIGNMENT

Strategic Priority 6 – Infrastructure, Mobility, & Connectivity

Goal 6.2 Maintain, protect and improve assets and infrastructure within the City's built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate connectivity.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility

Sustainability &
Resiliency

Equity



Innovation



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RECOMMENDATIONS

That the City Council:

1. Declare the vacant City-owned land located on Doolittle Avenue between Morris Street and Central Avenue as exempt surplus based on the written findings contained in this staff report;
2. Approve the Grant Deed conveying the Strip Parcel approximately 11,743 square feet, to the adjacent parcel owner, SEAN, LLC.; and
3. Authorize the City Manager, or his designee, to execute the agreement, including making minor non-substantive changes, and to sign all documents necessary to complete the transaction.



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