



RIVERSIDE PUBLIC UTILITIES

Board Memorandum

BOARD OF PUBLIC UTILITIES

DATE: FEBRUARY 9, 2026

SUBJECT: ADOPTION OF 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:

Consider recommending that the City Council 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 Administrative Manual Section 08.003.00 for the Disposition and Sale of City-owned Real Property.

RECOMMENDATIONS:

That the Board of Public Utilities recommend 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.

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.

Electric and sewer utilities were installed within this parcel, but there is no longer a planned road at this location, making it a candidate for surplus. Necessary easements will be reserved by the

City at the time of sale to protect the existing infrastructure and allow for ongoing operation and maintenance.

Over time, the legal framework surrounding public land disposition evolved. The Surplus Land Act, enacted in 1968 and amended in 2014, 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 whose Assessor’s Parcel Number 190-035-005 located on 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 has and will retain several existing easements, including those for electrical transmission lines, sewer infrastructure, and water lines, which further restrict its usability as a stand-alone property. The lack of uses and access to the property adds to the City’s ongoing liability. Any future development of the property would depend on

assembling it with adjacent land. Offering the property for sale will allow that assemblage with adjacent land to happen.

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. Revenue collected for the sale of the land will be deposited in the Measure A Fund, Sale of Land & Buildings revenue account number 0000510-380010.

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Attachments:

1. Resolution
2. Presentation