

housing when disposing of surplus land. In 2014, the Surplus Land Act was amended to define what constitutes as a qualified proposal, prioritize proposals to encourage the most housing units at the deepest affordability, and provide more realistic timeframes to make and negotiate offers. On October 9, 2019, State Assembly Bill 1486 (AB 1486) was adopted and required public agencies to notify the State's Housing and Community Development Department of the availability of surplus land for potential housing development.

On July 22, 1977, a portion of real property described in Grant Deed, recorded July 22, 1977, as instrument No. 140151, located in the City of Riverside, County of Riverside, State of California was acquired by the City of Riverside from the adjacent property APN: 223-122-025. The property was approximately 6,970 square feet, at Victoria Avenue and Elsinore Road, which was acquired for storm drain facilities and other utility easements maintained as City parkway, however, did not have a formal right-of-way designation.

DISCUSSION:

On February 23, 2026, the City, through its Public Works Department, recommended the conveyance of a portion of City-owned land used as parkway and frontage be transferred back to the original adjacent property owner. The City-owned property was originally acquired as parkway area from the adjacent property owner at 5188 Victoria Avenue, APN: 223-122-025, (outlined in gold below). City no longer needs a portion of this area. The property to be transferred consists of approximately 1,032 square feet (shaded in yellow below), is designated within the part of the City-owned parkway frontage (shaded in green below), which the City will retain.

In addition, City has since established easements consisting of waiver of access, restricting all access rights of vehicular ingress and egress access to Victoria Avenue. Furthermore, City has reserved a blanket storm drain easement, blanket electrical energy distribution and telecommunication facilities easement. The portion of parkway area, which is no longer needed by Public Works, will be utilized for surface rights only and maintained by the property owner. Because of the reserved easements within the property to be conveyed, the surplus area will be transferred to the adjacent property owner at zero-dollar consideration.



On October 11, 2023, amendments were approved including Senate Bill 747, Government Code Section 54221 (f)(1)(B)(2) which states that a property may be declared “exempt surplus property”

if the property is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.

Staff verified with City's Housing and Human Services Department that the parcel, qualifies as "exempt" surplus. Upon preliminary review, the Housing and Community Development (HCD) confirmed the parcel fits the "exempt" surplus criteria. HCD will issue its Findings Letter after approval of the City's resolution and surplus sale. As such, the City is required to follow the guidelines contained in the City Administrative Manual Section Number 08.003.00, "Disposition and Sale of City-Owned Real Property" and will adhere to the requirements of Assembly Bill 1486 and Senate Bill 747.

The surplus property will be conveyed to Susan Naples, Trustee of the Susan Naples Family Trust dated October 9, 2008, from City of Riverside to Grantee.

FISCAL IMPACT:

The proposed action has no fiscal impact. The Naples Trust will maintain the area in the aftermath and acknowledge the permanent easements in favor of the City that encumber the property, which outweigh the cost of the transfer of the exempt surplus portion.

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- Attachments:
1. Resolution
 2. Presentation