

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, DECLARING AS EXEMPT SURPLUS A CITY-OWNED PARCEL WITH APPROXIMATELY 15,672 SQUARE FEET, BEARING ASSESSOR'S PARCEL NUMBER 190-035-005, PURSUANT TO ASSEMBLY BILL 1486.

WHEREAS, effective January 1, 2020, Assembly Bill 1486 ("AB 1486") expanded the Surplus Land Act to provide that written findings are to be made and adopted declaring property as either surplus property or exempt surplus property before an agency may take any action to dispose of its property; and

WHEREAS, in 1957, the City of Riverside ("City") acquired the property identified as Assessor's Parcel Number 190-035-005 and consisting of approximately 15,672 square feet (less than one-half acre), as legally described and depicted on Exhibit "A," attached hereto and incorporated herein by reference ("Property"), to support the development of public infrastructure, specifically for use as a public street to accommodate the City's growing needs; and

WHEREAS, on January 25, 2000, the City Council approved both the appropriation of funds and the issuance of a request for proposals for engineering services related to the Jurupa Avenue Underpass project at the Union Pacific Railroad crossing; and

WHEREAS, this vital grade separation project was designed to resolve long-standing congestion and safety issues associated with the at-grade railroad crossing and consisted of the construction of a four-lane roadway and a two-track railroad bridge, which significantly improved traffic flow and enhanced safety for both motorists and rail operations; and

WHEREAS, despite its Multiple Family Residential use zoning, the Property is considered an uneconomic remnant of the Jurupa Avenue Underpass Project; and

WHEREAS, its limited development potential and isolated location make the Property difficult to market or use productively, resulting in increased municipal maintenance costs and potential public safety concerns; and

WHEREAS, the Property is significantly burdened by several existing easements, including those for electrical transmission lines, sewer infrastructure, and water lines, further restricting the Property's usability and adding to the City's ongoing liability; and

1 WHEREAS, per Government Code Section 54221(f)(1)(B), property may be declared “exempt  
2 surplus property” if the property is “less than one-half acre in area and is not contiguous to land owned  
3 by a state or local agency that is used for open-space or low- and moderate-income housing purposes;”  
4 and

5 WHEREAS, the Property is less than one-half acre in area and is not contiguous to land owned  
6 by a state or local agency that is used for open-space or low- and moderate-income housing purposes;  
7 and

8 WHEREAS, the Property is land that is no longer necessary for the City’s use and will be put  
9 out to an open, competitive bid by the City, in compliance with the requirements of Government Code  
10 Section 54221(f)(1)(B) noted above, and therefore the Property falls within the AB 1486 definition of  
11 “exempt surplus property;” and

12 WHEREAS, the Property does not fall within any of the criteria set forth in Government Code  
13 Section 54221(f)(2), as the Property is not (A) within a coastal zone; (B) adjacent to a historical unit  
14 of the State Parks System; (C) listed on, or determined by the State Office of Historic Preservation to  
15 be eligible for, the National Register of Historic Places; or (D) within the Lake Tahoe region as defined  
16 in Government Code section 66905.5; and

17 WHEREAS, the City has declared the Property to be exempt surplus property as it is no longer  
18 needed.

19 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,  
20 California, as follows:

21 Section 1: The foregoing recitals are true and correct and are adopted and incorporated herein  
22 by reference as findings of fact of this Board.

23 Section 2. The City-owned land identified as Assessor’s Parcel Number 190-035-005, and as  
24 legally described and depicted on Exhibit “A,” attached hereto and incorporated herein by reference,  
25 is hereby declared to be exempt surplus property as it is no longer needed, is less than one-half acre in  
26 area and is not contiguous to land owned by a state or local agency that is used for open-space or low-  
27 and moderate-income housing purposes.

1 ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
2

3 \_\_\_\_\_  
4 PATRICIA LOCK DAWSON  
5 Mayor of the City of Riverside  
6

7 Attest:

8 \_\_\_\_\_  
9 DONESIA GAUSE  
10 City Clerk of the City of Riverside  
11

12 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the  
13 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at  
14 its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the following vote, to wit:  
15

16 Ayes:

17 Noes:

18 Absent:

19 Abstain:  
20

21 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
22 City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
23

24 \_\_\_\_\_  
25 DONESIA GAUSE  
26 City Clerk of the City of Riverside  
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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Project: Jurupa Avenue Underpass Surplus  
A.P.N.: 190-035-005  
Location: Jurupa Avenue east of Railroad

That certain real property located in the City of Riverside, County of Riverside, State of California:

The easterly 47.5 feet of that portion of Lot 3 of Fractional Section 29, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by United States Government Survey, lying Northeasterly of the right-of-way of the San Pedro, Los Angeles and Salt Lake Railroad, described as follows:

**Beginning** at a point on the original Southerly line of Jurupa Avenue, 163 feet Easterly from the intersection of said Southerly line of Jurupa Avenue with the Northeasterly line of said Railroad right-of-way as shown by Map of Salt Lake Depot Tract on file in Book 6, Page 54 of Maps, records of Riverside County, California;

Thence Southerly at right angles from the Southerly line of Jurupa Avenue to the Northeasterly line of the Railroad right-of-way;

Thence Southeasterly on said Northeasterly line of the Railroad right-of-way, to the Easterly line of said Lot 3;

Thence Northerly on the Easterly line of said Lot 3 to the original southerly line of Jurupa Avenue;

Thence Westerly on the Southerly line of Jurupa Avenue, to the **Point of Beginning**;

**Excepting therefrom** the portion conveyed to the City of Riverside by deed recorded November 17, 1942, in Book 562, page 145 of Official Records, of Riverside County, California, for the widening of Jurupa Avenue;

**Also excepting therefrom** the portion conveyed to the City of Riverside by deed recorded May 24, 1957, by Instrument No. 3833 of Official Records, of Riverside County, California, for the widening of Jurupa Avenue;

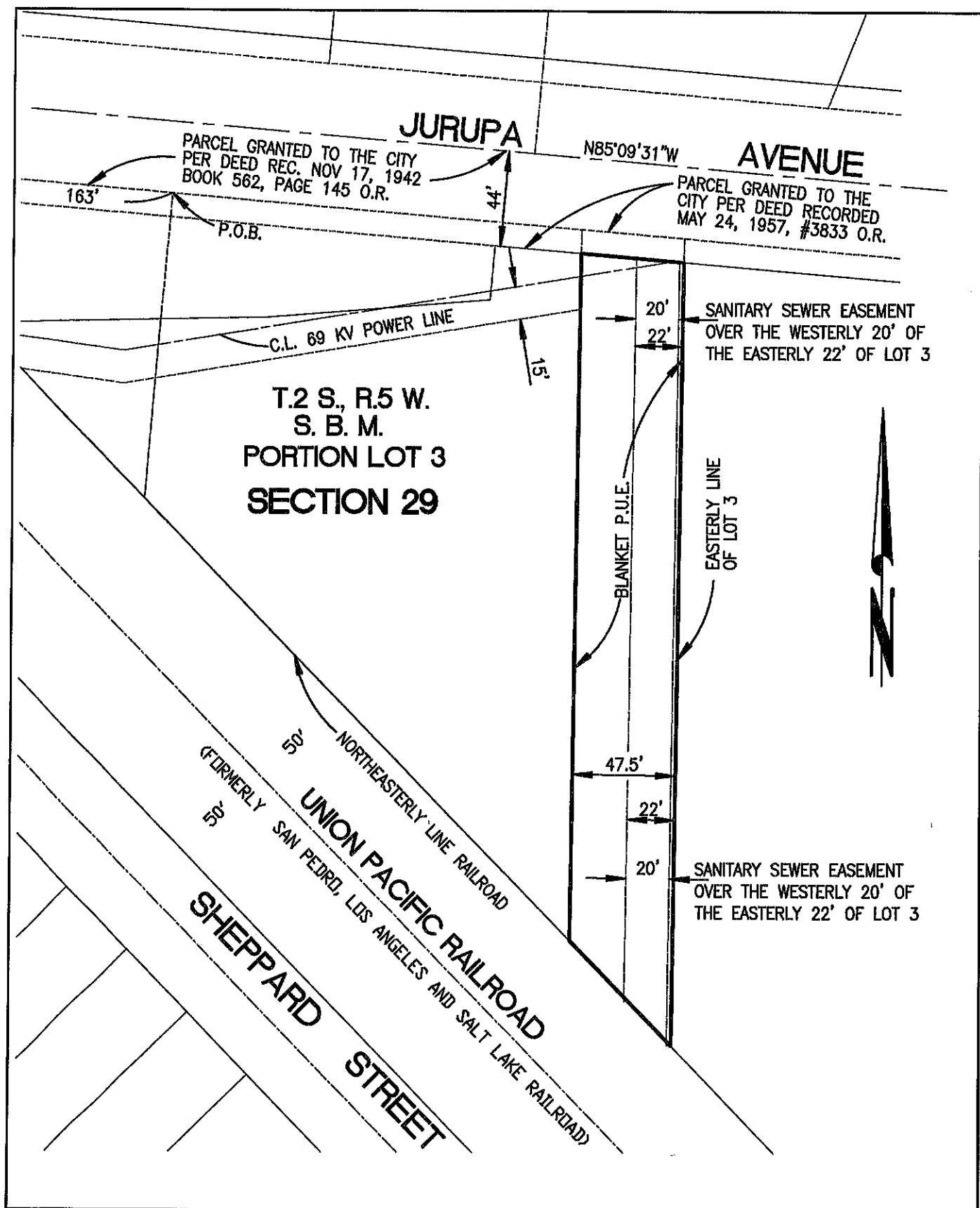
**RESERVING THEREFROM** an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES**, together with all necessary appurtenances, in, under, upon, over and along that certain real property described above. **Together with** the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES**.

**RESERVING THEREFROM** an easement and right-of-way over the Westerly 20 feet of the Easterly 22 feet of the above described parcel for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal, and removal of **SANITARY SEWER FACILITIES** and all necessary appurtenances, together with the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantor, its officers, agents and employees and by persons under contract with said Grantor and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **SANITARY SEWER FACILITIES**.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

DBW 11/21/2025 Prep. dbw  
Douglas B. Webber, L.S. 9477 Date





• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

**SHEET 1 OF 1**

SCALE: 1' = 60'

DRAWN BY: dbw DATE: 11/21/25

SUBJECT: APN: 190-035-005