

RESOLUTION NO. 24-4743

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, APPROVING THE SALE OF A PORTION OF CITY-OWNED REAL PROPERTY LOCATED AT THE INTERSECTION OF WALSH CENTER DRIVE AND SPARKMAN DRIVE, MURRIETA, CA (APN: 910-031-006) TO GS PARKS AT MURRIETA, LLC, FOR \$30,100

WHEREAS, the City of Murrieta ("City") is the owner of real property, which is located at the intersection of Walsh Center Drive and Sparkman Drive, Murrieta, CA 92562, and is identified as Assessor's Parcel Number ("APN") 910-031-006 ("City Parcel"); and

WHEREAS, the City Parcel, which totals 21,741 square feet, is part of the future right-of-way of the adjacent intersection of Sparkman Drive (future Monroe Avenue) and Walsh Center Drive, and is adjacent to a parcel ("Property") that is zoned Regional Commercial (RC) and a public road; and

WHEREAS, the owner of the Property, Greystar, is developing the Property and has asked to purchase a portion (1,796 square feet) of the City Parcel from the City to develop as part of its project on the Property; and

WHEREAS, pursuant to the Surplus Property Land Act (Government Code Sections 54220-54233), as amended by Assembly Bill 1486 (effective January 1, 2020) ("Act"), and Assembly Bill 480 (effective January 1, 2024) ("Act"), the Development Services Department has issued a 30-day public notice to declare land owned by the City which is not necessary for the City's use to be surplus; and

WHEREAS, on February 3, 2024, the Director considered whether to declare the 1,796 square-foot portion of the City Parcel to be exempt surplus land; and

WHEREAS, on February 3, 2024, in accordance with the Act, the City issued a 30-day public notice in order to seek public comment; and

WHEREAS, on April 19, 2024, in accordance with the Act, the State Department of Housing & Community Development concurred that the City Parcel is not needed for its intended use, and due to its size, condition, and location, is not appropriate for City use and therefore, the portion of the Property is exempt from the Surplus Lands Act as considered in Government Code Sections 54221 (f)(1)(B) and 54221(b)(4); and

NOW, THEREFORE, THE CITY COUNCIL FOR THE CITY OF MURRIETA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the portion of the City Parcel is less than 5,000 square feet in area and less than the minimum legal residential building lot size for the City; 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.

Section 2. That the 1,796 square foot portion of the City Parcel is approved for sale to Greystar, the owner of the only land adjacent to the City Parcel.

Section 3. That City staff notified the California Department of Housing & Community Development (“HCD”) on March 6, 2024, with a draft of this Resolution and a copy of the public notice.

Section 4. That, subject to compliance with notice to HCD and concurrence with the City’s determination that the City Parcel is exempt surplus land, the sale of the City Parcel for Thirty Thousand One Hundred Dollars (\$30,100) to GS Parks at Murrieta, LLC, is hereby approved.

Section 6. The City Manager or designee is hereby authorized and directed to execute the Purchase and Sale Agreement on behalf of the City, including the execution of all related escrow, closing, grant deed, and similar documents necessary to finalize the sale of the City Parcel.

Section 7. That no further environmental review under the California Environmental Quality Act (CEQA) is required since a Mitigated Negative Declaration was approved for the Project on September 22, 2023, which anticipated the sale of the surplus property by the City to Greystar and required Greystar to acquire the surplus property as a condition of approval (COA No. 75).

PASSED, AND ADOPTED this 4th day of June, 2024.

Lori Stone, Mayor

ATTEST:

Cristal McDonald, City Clerk

APPROVED AS TO FORM:

Tiffany Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. 24-4743 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 4th day of June, 2024, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cristal McDonald, City Clerk