



# Agenda Item

## City Council

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**Item #:** 8.2.

**2/13/2024**

**File #:** 23-0738

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**TO:** Honorable Mayor and Members of the City Council

**THRU:** Tom Kisela, City Manager

**FROM:** Christopher Cash, Public Works Director

### 1. SUBJECT

Declare the property located at 515 Fletcher Avenue as Surplus Right-of-Way and authorize Property Exchange with Rexford Industrial Realty, L.P. Resolution No. 11526.

### 2. SUMMARY

Declaring the unimproved right-of-way on Fletcher Avenue as surplus and authorizing an exchange of this property with Rexford Industrial Realty, L.P., for a parcel at the southeast corner of Glassell Street and Fletcher Avenue for purposes as a future water well site.

### 3. RECOMMENDED ACTION

1. Adopt Resolution No. 11526. A Resolution of the City Council of the City of Orange finding that certain city-owned real property located at 515 Fletcher Avenue east of Glassell Street in the City of Orange is exempt surplus land pursuant to Government Code Section 54221 and finding that the foregoing action is exempt from review under the California Environmental Quality Act.
2. Approve the exchange of the declared surplus property with Rexford Industrial Realty, L.P.
3. Authorize the Mayor and City Clerk to execute the necessary documents for the disposal of the surplus property and the subsequent property exchange on behalf of the City.

### 4. FISCAL IMPACT

None.

### 5. STRATEGIC PLAN GOALS

Goal 1: Provide for a safe community

- d: Assure the development of the City occurs in a fashion that maximizes public safety.

Goal 2: Be a fiscally healthy community

- d: Effectively manage and develop City assets.

### 6. DISCUSSION AND BACKGROUND

Most of Fletcher Avenue's right-of-way, spanning between Glassell Street and the eastern railroad tracks, measures a total width of 60 feet. However, only the northern half, approximately 50 feet, has been developed with sidewalks and street pavement. This leaves the southern 10-foot strip as an unimproved dirt area. Although the existing street adequately connects to Heartside and Beachwood Streets, the unimproved portion, covering about 11,581 square feet, has been a consistent burden for

the City in terms of maintenance, primarily for the removal of trash and weeds.

Simultaneously, the City's Water Division has been focusing on a long-term plan, recognizing the need for a new water well in the vicinity of Glassell Street and Fletcher Avenue. The end portion of Fletcher Avenue, lying between Beachwood Street and the railroad tracks, was initially pinpointed as a potential site for this new water well. This site choice, however, would necessitate the construction of a lengthy pipeline connecting to the main water transmission line on Glassell Street, presenting both logistical and financial challenges.

In a parallel development, back in 2018, the property owners of the Volt Corporate Park, located at the southeast corner of Glassell Street and Fletcher Avenue, began contemplating the redevelopment of their property. Aware of these plans, the City saw an opportunity and approached the owners with the idea of purchasing a part of their property along Glassell Street. A water well situated here would be significantly advantageous due to its proximity to the main water transmission pipeline, ensuring an easier and more cost effective connection to the City's water distribution system.

Despite these discussions, the property owners were initially reluctant to reduce the size of their property. This led to a standstill in plans, further prolonged by the COVID pandemic. However, last year, as the redevelopment plans gained momentum once again, the property owners presented a solution to the City: a proposal for a property exchange.

This proposed exchange involved the City offering the undeveloped strip of land along the south side of Fletcher Avenue, approximately 11.5 feet wide and 1,015 feet long, in return for a parcel on Glassell Street, measuring 79 feet wide by 154 feet long. The undeveloped Fletcher Avenue strip of land will be used for landscaping setback as part of the site's ultimate redevelopment. With the land swap, the City would be trading 11,581 square feet of its land for 12,166 square feet of strategically located land from the Volt Corporate Park owners.

It is recommended that the City Council approve this property exchange and authorize the Mayor and City Clerk to execute the related documentation on behalf of the City. The property exchange not only meets the City's immediate need for a suitable water well site but also aligns with strategic goals for effective asset management and enhanced public utility services.

## **7. ATTACHMENTS**

- Attachment 1 Resolution No. 11526
- Attachment 2 Quitclaim Deed
- Attachment 2 Grant Deed
- Attachment 4 Location Map
- Attachment 5 Aerial Photo
- Attachment 6 Assessor's Map