



Staff Report

File #: 23-0227

REQUEST FOR CITY COUNCIL ACTION

DATE: 03/15/2023

TO: Honorable Mayor and City Council Members

FROM: Economic Development Department

SUBJECT:

RESOLUTION DECLARING THAT THE PROPERTY LOCATED AT 725 SOUTH MAIN STREET AND IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 117-191-011 IS SURPLUS LAND

EXECUTIVE SUMMARY:

This staff report asks Council to adopt Resolution 2023-020 declaring 725 South Main Street as surplus land. The property is currently tenanted by 99 Cent Stores Only, LLC and has an existing lease with an end term date for February 24, 2024.

RECOMMENDED ACTION:

That the City Council adopt Resolution 2023-020, declaring that the property located at 725 South Main Street and identified as assessor's parcel number 117-191-011 is surplus land and is no longer necessary for the City's use and directing the City Manager to follow the procedures set forth in the Surplus Land Act.

BACKGROUND & HISTORY:

The City acquired the property in February of 2022 as part of its Downtown revitalization efforts to create a cohesive retail dining destination. The site is currently utilized as an approximately 27,000 square foot commercial building as in tenanted by 99 Cent Stores Only LLC.

The Surplus Land Act (SLA) governs the disposition of City owned property that is no longer needed for the City's use. Per the SLA, the City is required to inventory City-owned property in excess of the City's foreseeable needs and proceed with declaring City property surplus or exempt surplus. Staff is recommending that Council declare the subject property (APN 117-191-011) as surplus land.

ANALYSIS:

Per the SLA, before the City can take any action to retain or dispose of land that is no longer needed

for the City's use, it must first declare the property as surplus land or exempt surplus land. The parcel meets the definition of surplus land pursuant to Government Code Section 54221(f)(1)(E) because the property is land owned in fee simple by the city and is suitable for redevelopment and is no longer necessary for the city's use.

The City Council's adoption of Resolution 2023-020 would constitute formal action declaring 725 South Main Street as surplus land. The City's determination will be submitted to the California Department of Housing and Community Development. Additionally, per the SLA, any local agency disposing of surplus land is required to first offer to sell or lease the land to certain entities for specified uses including low- and moderate-income housing, parks and recreation, school facilities, etc. by sending a written notice of availability (NOA) to such entities and provide for a period of up to 60 days to allow such parties to submit letters of interest. If the City receives a letter of interest from one or more of the entities, the City must enter into a 90-day good faith negotiation period. If the City does not agree to price and terms with any entity to which the NOA was sent, or if no entity to which the NOA was sent responds to that notice, then the land may be disposed of outside of the SLA.

FINANCIAL IMPACT:

The declaration of the parcel as surplus property has no financial impact on the City.

ENVIRONMENTAL ANALYSIS:

This action before Council is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15312 of the Guidelines for CEQA, which states that the sale of surplus government property that is not located in an area of statewide, regional or areawide concern pursuant to Section 15206(b)(4) is exempt from CEQA. Resolution No. 2023-020 declares that the property located at 725 South Main Street, which is not located in an area of statewide, regional or areawide concern pursuant to Section 15206(b)(4), is surplus land. This action is the first step in disposing of surplus government property and is therefore exempt from the requirements of CEQA and no environmental analysis is required.

PREPARED BY: JESS GARCIA, ECONOMIC DEVELOPMENT ADMINISTRATOR

REVIEWED BY: JESSICA GONZALES, ECONOMIC DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Resolution No. 2023-020
2. Exhibit 2 - Site Map