



DECLARATION OF CITY OWNED PARCELS AS SURPLUS

City Council Meeting

December 12, 2023

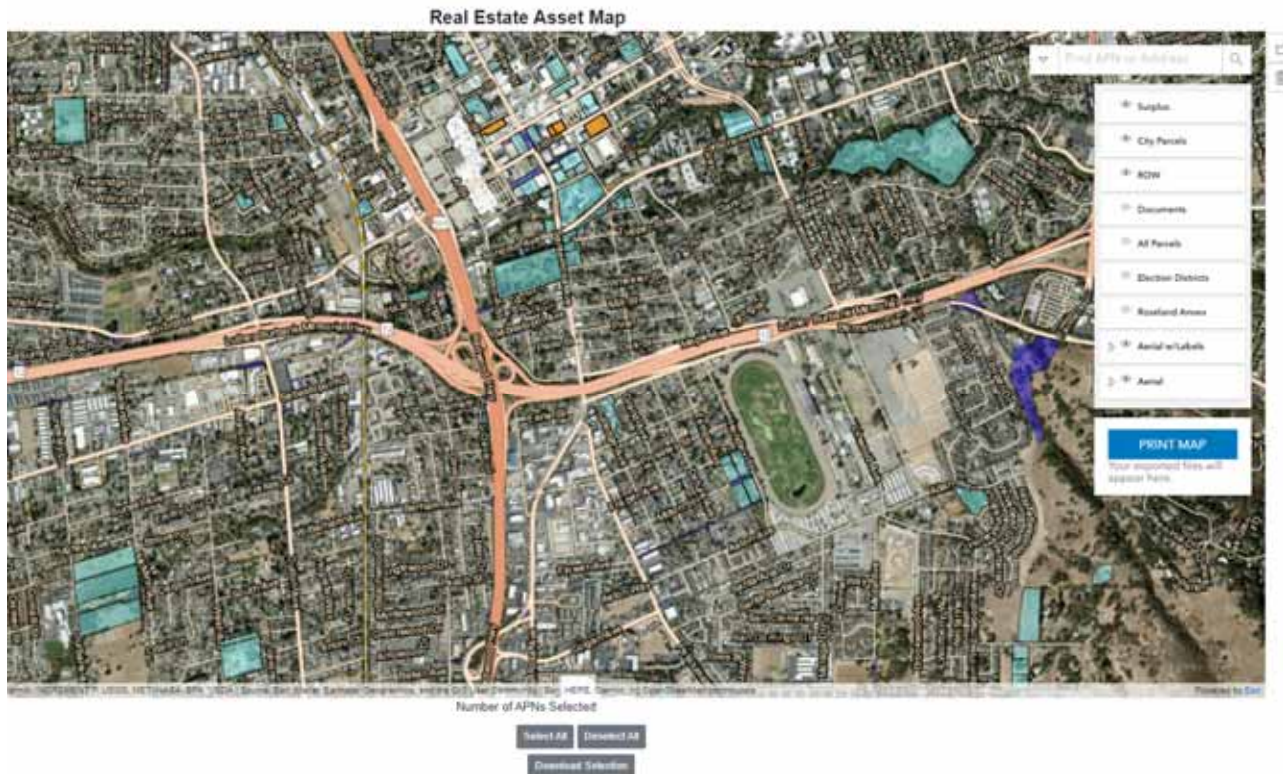


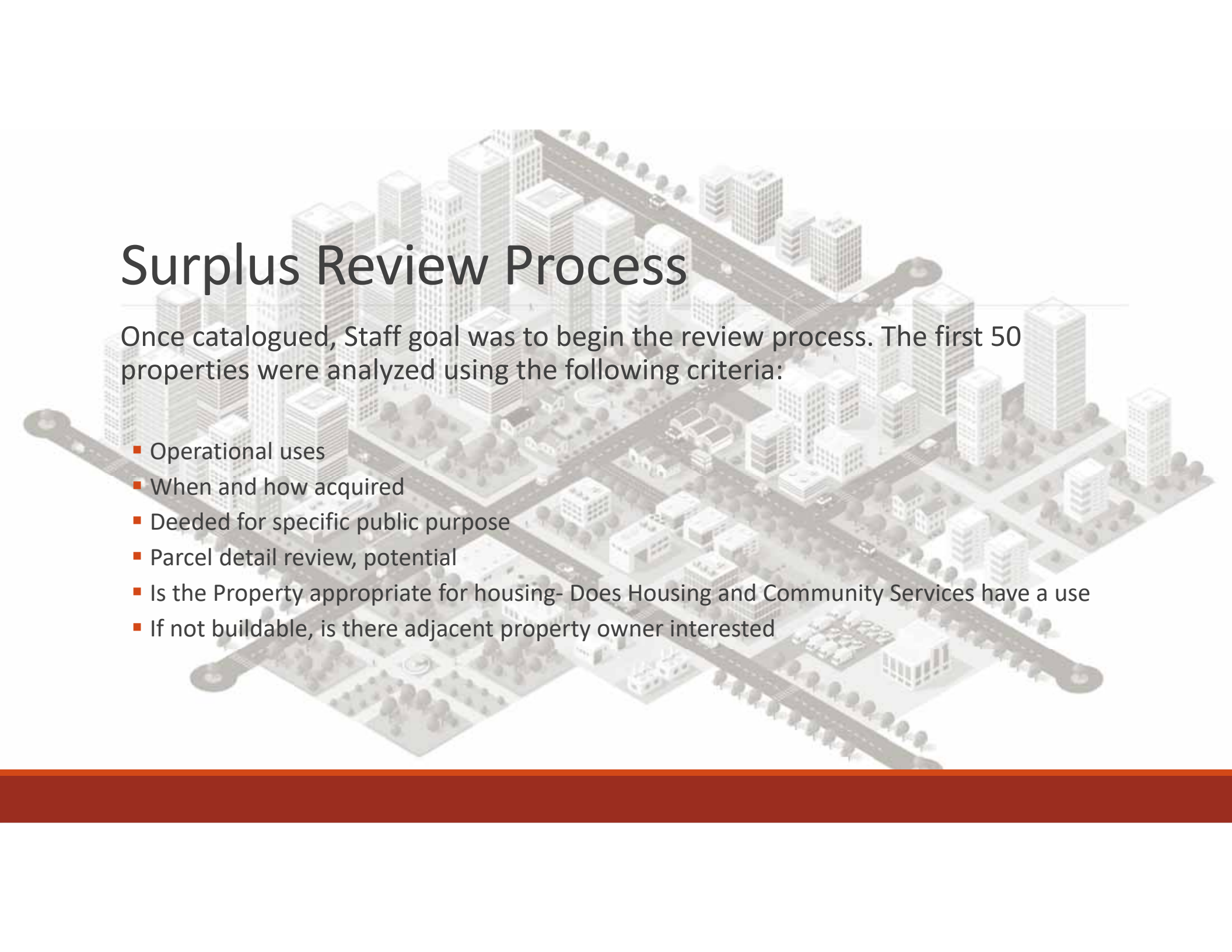
City Owned Property

The City owns approximately 1400 pieces of property. Many are pieces of right of way that are left over from City projects.

Staff has catalogued these parcels and created a public site to view them and related documents:

srcity.org/reassetmap





Surplus Review Process

Once catalogued, Staff goal was to begin the review process. The first 50 properties were analyzed using the following criteria:

- Operational uses
- When and how acquired
- Deeded for specific public purpose
- Parcel detail review, potential
- Is the Property appropriate for housing- Does Housing and Community Services have a use
- If not buildable, is there adjacent property owner interested

CA Department of Housing and Community Development (HCD) Required Categorization

Exempt Surplus:

Land determined by a local agency and verified by the California Department of Housing and Community Development (HCD) to meet specific requirements, most specifically – not suitable for housing due to size.

Non-Exempt Surplus:

Land that is usually 5,000 sf or more and may be suitable for housing purposes.



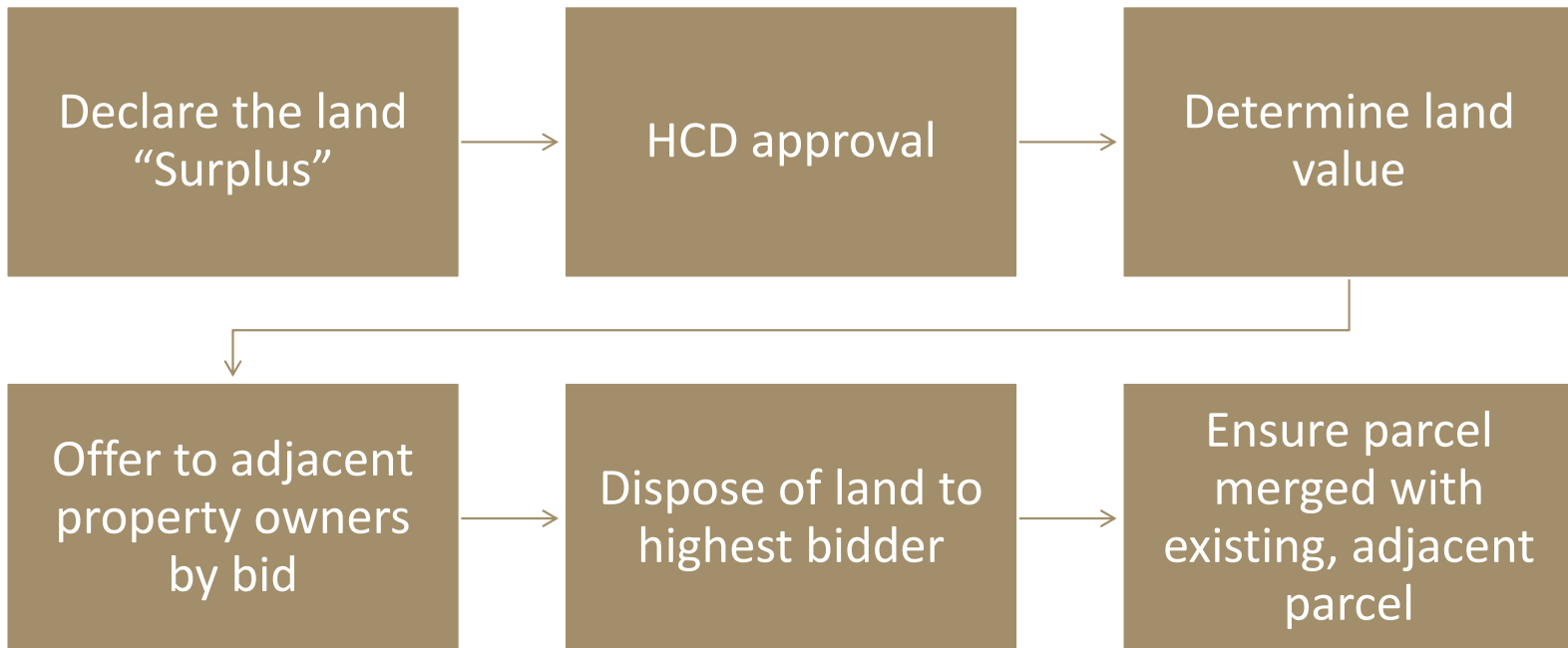
20 of 50 Properties reviewed by Staff met surplus criteria

13 classified as Exempt Surplus



7 classified as Non-Exempt Surplus

Properties for Consideration



Exempt Surplus

Exempt Surplus Properties



0 Russell Avenue

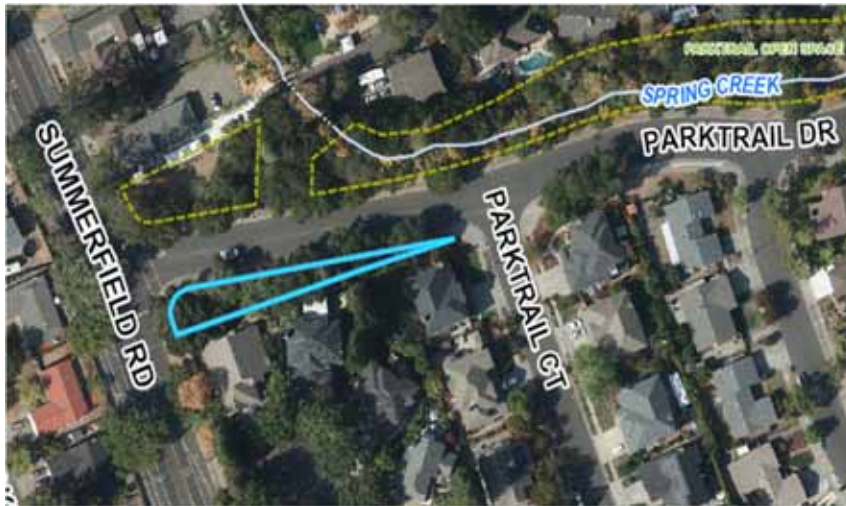
015-101-010, 015-101-011, and
015-101-008

City purchased Tax deeded
property From Sonoma County
in 1961, 1962 and 1975

Combined total of 1,485 square
feet

Exempt Surplus Properties

049-552-016
0 Parktrail Drive
3,920 square feet



Subdivision map
dedication for a street,
(3/5/1974)

010-031-011
547 A Street
2,838 square feet



Acquired in 1955 for road improvements

Exempt Surplus Properties

148-031-056

0 San Miguel Road
2,178 square feet



Subdivision dedication

058-033-014

0 Coffey Lane
94,090 square feet



Purchased from Caltrans for potential Hopper widening in 1973– landlocked

Exempt Surplus Properties

035-360-088

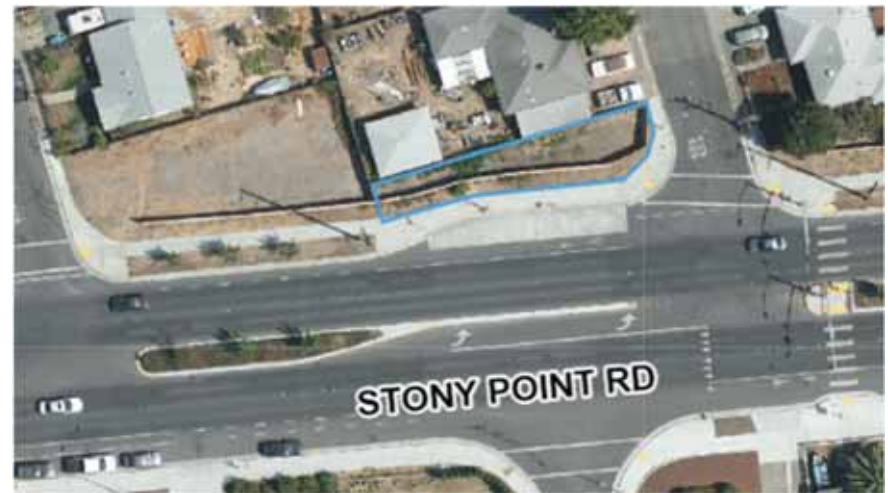
0 Maria Luz Court W
183 Square Feet



1975 Old Well Casing parcel drilled during construction of the subdivision- not appropriate for well

125-191-015

1038 Stony Point Road
1,954 square feet



Remainder from Stony Point Widening Project

Exempt Surplus Properties

125-192-001
1120 Stony Point Road
2,512 square feet



125-192-015
1136 Stony Point Road
2,445 square feet



Remainders from Stony Point Road Widening Project

Exempt Surplus Properties

125-193-001
1200 Stony Point Road
2,941 square feet



Remainder from Stony Point Road Widening Project

009-321-051
0 Maple Avenue
784 square feet



1965 from State Of California, HWY extension remainder

Non- Exempt Surplus Land



Declare

Declare parcels surplus at a regular public meeting



Appraise

Appraise parcels



NOA

Send Notices of Availability to all interested CalHFA housing sponsors and local public entities



Review

Review responses, determine affordability minimums and make recommendation to Council



Negotiate

Negotiate in good faith (90 days)

Non-Exempt Surplus Properties

009-321-044
752 Oak Street
7,504 square feet



1965 from State Of California, HWY extension

125-191-001
1942 Rose Avenue
5,048 square feet



Remainder from Stony Point Road Widening Project

Non-Exempt Surplus Properties



Remainder pieces from Stony Point Widening Project

125-131-064
970 Stony Point Road

125-131-060
980 Stony Point Road

125-131-058
988 Stony Point Road

125-131-061
992 Stony Point Road

125-131-057
996 Stony Point Road

Combined total of
38,333 square feet
(.66 acres)

Under previous Council direction, staff will bypass the City Council Surplus Policy and follow the Surplus Lands Act for disposition of surplus property.

For property categorized as Exempt, Staff will follow the bidding procedure, only, as set out in the Council Policy 000-10

One adjoining landowner – property may be sold directly by negotiation

More than one adjoining landowner, property may be sold by private bid auction, to the adjoining landowner with the highest bid

City Surplus Policy

Recommendation

It is recommended by the Transportation and Public Works Department that the Council, by sixteen (16) resolutions, declare certain City owned parcels as exempt and non-exempt surplus, authorize and direct the City Manager or their designee to submit Notices of Availability for non-exempt parcels, convey exempt parcels to an adjacent property owner by bid procedure as set out in Council Policy 000-10, and take all necessary action to fully comply with the Surplus Lands Act.