EXHIBIT 1

RESOLUTION NO. 2024-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SANTA ANA DECLARING VARIOUS PROPERTIES AS
EXEMPT SURPLUS LAND AND DIRECTING THE CITY
MANAGER TO FOLLOW THE PROCEDURES SET FORTH
IN THE SURPLUS LAND ACT, CALIFORNIA GOVERNMENT
CODE SECTION 54220, ET SEQ., AS AMENDED, FOR
THEIR DISPOSITION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA ANA AS
FOLLOWS:

Section 1. The City Council of the City of Santa Ana hereby, finds, determines and
declares as follows:

A. The City of Santa Ana (the "City") is the owner of real property assets
    that have been acquired for various roadway improvement projects now
    completed, as described on **Exhibit A** (collectively, the "Properties").

B. The Properties are leftover parcels from full parcel acquisitions that were
    made following the City's environmental analysis that the project
    impacts could not be adequately mitigated if only partial acquisitions
    were made.

C. The Properties remain vacant.

D. The City's Public Works Agency has ongoing fencing and cleanup costs
    associated with maintenance and security of the Properties.

E. There are frequent calls from the public inquiring about site
    maintenance, clean-up, vacant status, and/or expressing support for
    development of the Properties.

F. Proceeds from the sale of the Properties will benefit the Bristol Corridor
    or other Right-of-Way projects, and the property tax generated may
    provide funding to enhance City services, and the future development of
    the Properties would eliminate blight and promote neighborhood liability
    and sustainability.

G. The Properties have become surplus within the meaning of the
    California Surplus Land Act ("SLA"), Government Code section 54220
    et seq., as amended, and are not necessary for the City's use.

H. By way of Resolution No. 2023-065, adopted on October 3, 2023, some of the Properties were previously identified as exempt or non-exempt surplus land within the meaning of the California Surplus Land Act, Government Code section 54220 et seq., as amended, and not necessary for the City's use.

I. A change to the SLA in 2024 increased the maximum size of "exempt" parcels of surplus land from 5,000 square feet to one-half acre. Given this change in law, some of the Properties previously identified as non-exempt surplus land under Resolution No. 2023-065 now qualify as "exempt" surplus land based on this increased size allowance.

J. The Properties are all "exempt" under the SLA. Exempt Properties may be declared "exempt surplus land" and must be supported by written findings before a local agency may take any action to dispose of the Property consistent with statutory requirements, SLA guidelines, and/or a local agency's policies or procedures.

K. Item Nos. 1 through 7 on **Exhibit A** are parcels previously identified in Resolution No. 2023-265 as being subject to the SLA, but are now "exempt" from the SLA on the grounds set forth herein. Item Nos. 8 through 23 on **Exhibit A** are parcels previously identified in Resolution No. 2023-265 as "exempt" from the SLA and are fully restated herein for clarity purposes. Item Nos. 24 through 26 on **Exhibit A** are additional parcels recently identified by the City which are "exempt" from the SLA on the grounds set forth herein.

L. The Properties qualify under Government Code section 54221(f)(1)(B). Specifically, the exempt Properties are less than one-half acre in area and are not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.

M. The exempt Properties shall be sold to a contiguous land owner of the Properties, otherwise the Properties shall not be considered "exempt" under 54221(f)(1)(E).

N. None of the characteristics listed under Government Code section 54221, subdivision (f)(2) apply to the Properties. Specifically, the Properties are not within a Coastal Zone, nor are they adjacent to a historical unit of the State Parks System, nor are they listed on, or determined by the State Office of Historic Preservation to be eligible for, the National Register of Historic Places, nor are they within the Lake Tahoe region as defined in Government Code section 66905.5,

otherwise the City would be required to provide a written notice of availability for open-space purposes to entities described in Government Code section 54222, subdivision (b).

O. The City is determining that the Properties identified in **Exhibit A** are, in fact, exempt surplus land under the SLA and City will notify the Department of Housing and Community Development no less than thirty (30) days prior to the disposing of any exempt surplus land.

Section 2. The City Council hereby finds and declares that the Properties are no longer necessary for the City's use and are therefore exempt surplus land, as terms defined in California Government Code section 54221, as amended, based on the true and correct written findings found in Section 1, incorporated herein by this reference.

Section 3. The City Council hereby authorizes the City Manager to follow the procedures of the Surplus Land Act, California Government Code section 54220, et seq., as amended, with respect to the disposition of the Properties.

Section 4. Any proposed agreements for the sale of the Properties shall be subject to the approval of the City Council.

Section 5. Sales of the Properties as surplus are exempt from environmental review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15312 (Surplus Government Property Sales). However, if development was proposed on the Properties by a subsequent buyer, then that development would be reviewed under CEQA.

Section 6. This Resolution shall take effect immediately upon its adoption by the City Council, and the Clerk of the Council shall attest to and certify the vote adopting this Resolution.

ADOPTED this _____ day of _____, 2024

_____
Valerie Amezcua
Mayor

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By:_____
Jonathan T. Martinez
Assistant City Attorney

AYES: Councilmembers _____

NOES: Councilmembers _____

ABSTAIN: Councilmembers _____

NOT PRESENT: Councilmembers _____

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, JENNIFER L. HALL, City Clerk, do hereby attest to and certify the attached Resolution No. 2024-XXX to be the original resolution adopted by the City Council of the City of Santa Ana on _____.

Date: _____   _____
                                              City Clerk

EXHIBIT A: City-Owned Vacant Land
Exempt Surplus Land:

#	APN	Address	Land Use	Remnant Area	Lot Configuration	SLA Status
1	099-224-39	5225 W. 1st St.	R1	5,738	Standard	Exempt
2	099-224-38	5221 W. 1st St.	R1	5,744	Standard	Exempt
3	008-225-23	217 S. Bristol St.	R2	3,447	SubStandard	Exempt
4	008-225-24	219 S. Bristol St.	R2	5,616	Standard	Exempt
5	008-231-25	223 S. Bristol St.	R2	4,556	Standard	Exempt
6	004-121-12	1307 W. 10th St.	SP1	6,255	Standard	Exempt
7	099-224-33	114 N. Euclid St.	C1	5,000	SubStandard	Exempt
8	109-121-23	2201 W. La Verne Ave.	R	1,651	SubStandard	Exempt
9	008-084-10	1102 W. 5th St.	R	2,711	SubStandard	Exempt
10	405-121-06	801 N. English St.	R	3,976	SubStandard	Exempt
11	109-092-61	1209 S. Sullivan St.	R	3,226	SubStandard	Exempt
12	002-131-57	2337 N. Riverside Dr.	R	2,150	SubStandard	Exempt
13	403-121-30	1730 S. Grand Ave.	R	505	SubStandard	Exempt
14	398-381-09	414 Santa Fe	R	1,731	SubStandard	Exempt
15	013-053-33	1442 S. Baker St.*	R	2,810	SubStandard	Exempt
16	013-052-27	1441 S. Baker St.*	R	335	SubStandard	Exempt
17	013-052-28	1442 S. Rosewood Ave.*	R	409	SubStandard	Exempt
18	013-123-25	1434 S. Towner St.	R	1,411	SubStandard	Exempt
19	013-124-23	1435 S. Towner St.	R	1,587	SubStandard	Exempt
20	013-121-25	1435 S. Lowell St.	R	1,257	SubStandard	Exempt
21	013-124-24	1434 S. Lowell St.	R	1,444	SubStandard	Exempt
22	144-303-22	3706 W. Camille St.*	SP2	597	SubStandard	Exempt
23	398-236-01	621 Spurgeon	R	1,369	Substandard	Exempt
24	399-085-22	1725 N. Bristol St.	SP1	4,521	SubStandard	Exempt
25	004-121-18	1301 W. 10th St.	SP1	7,105	Standard	Exempt
26	013-053-32	1441 S. Magnolia Ave.*	R	5,123	SubStandard	Exempt

* = adjacent to listed address since land portion does not have site address