

RESOLUTION NO. 2023-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA DECLARING VARIOUS PROPERTIES AS SURPLUS LAND AND 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 substantial real property assets that have been acquired for various roadway improvement projects now completed, as described on **Exhibit A** (collectively referred to as 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. Future development of the Properties would also 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. A portion of the Properties are “exempt” under the SLA, as further identified in **Exhibit A**. 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 Properties consistent with statutory requirements, SLA guidelines, and/or a local agency’s policies or procedures.
- I. The exempt Properties, as identified in **Exhibit A**, qualify under Government Code section 54221(f)(1)(B). Specifically, the exempt Properties are less than 5,000 square feet and are not contiguous to land owned by a state or local agency that is being used for open-space or low-and moderate-income housing purposes.
- J. The exempt Properties shall be sold to a contiguous land owner of each of the respective Properties, otherwise the Property shall not be considered “exempt” and it will be subject to all requirements under the SLA.
- K. The City is determining that those Properties identified in **Exhibit A** as “Exempt Surplus Land” are, in fact, exempt 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 surplus land and/or exempt surplus land, as the terms are defined in California Government Code section 54221, et seq., 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 send written notices of availability of the Properties as described in California Government Code section 54222, to negotiate the terms of any proposed sale of the Properties with an interested public entity or, if none, another interested party, and to otherwise 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 City Clerk shall attest to and certify the vote adopting this Resolution.

ADOPTED this _____ day of _____, 2023

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. 2023-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 and SLA Designation

Surplus Land:

#	APN	Address	Land Use	Remnant Area	Lot Configuration	SLA Status
1	011-134-06	901 E. Chestnut Ave.	R	5,977	Standard	SLA Process
2	099-224-39	5225 W. 1st St.	R1	5,738	Standard	SLA Process
3	099-224-38	5221 W. 1st St.	R1	5,744	Standard	SLA Process
4	008-225-23	217 S. Bristol St.	R2	3,447	Standard	SLA Process
5	008-225-24	219 S. Bristol St.	R2	5,616	Standard	SLA Process
6	008-231-25	223 S. Bristol St.	R2	4,556	Standard	SLA Process
7	004-121-12	1307 W. 10th St.	SP1	6,255	Standard	SLA Process
8	099-224-33	114 N. Euclid St.	C1	5,000	SubStandard	SLA Process

Exempt Surplus Land:

#	APN	Address	Land Use	Remnant Area	Lot Configuration	SLA Status
1	109-121-23	2201 W. La Verne Ave.	R	1,651	SubStandard	Exempt
2	008-084-10	1102 W. 5th St.	R	2,711	SubStandard	Exempt
3	405-121-06	801 N. English St.	R	3,976	SubStandard	Exempt
4	109-092-61	1209 S Sullivan St.	R	3,226	SubStandard	Exempt
5	002-131-57	2337 N. Riverside Dr.	R	2,150	SubStandard	Exempt
6	403-121-30	1730 S. Grand Ave.	R	505	SubStandard	Exempt
7	398-381-09	414 Santa Fe	R	1,731	SubStandard	Exempt
8	013-053-33	1442 S. Baker St.	R	2,810	SubStandard	Exempt
9	013-052-27	1441 S. Baker St.	R	336	SubStandard	Exempt
10	013-052-28	1442 S. Rosewood Ave.	R	409	SubStandard	Exempt
11	013-123-25	1434 S. Towner St.	R	1,411	SubStandard	Exempt
12	013-124-23	1435 S. Towner St.	R	1,587	SubStandard	Exempt
13	013-121-25	1435 S. Lowell St.	R	1,257	SubStandard	Exempt
14	013-124-24	1434 S. Lowell St.	R	1,444	SubStandard	Exempt
15	144-303-22	3706 W. Camille St.	SP2	597	Unknown	Exempt
16	398-236-01	621 Spurgeon	R	1,369	Substandard	Exempt
17	410-071-44	3025 Ramona Dr.	R	4,025	SubStandard	Exempt