



City Council Staff Report

Subject: Declaration of City Owned Surplus Property at 5240 Front Street (APN 010-144-003-000)

Date: August 13, 2024

Submitted By: Sherri Conway, Assistant City Manager

Department: City Manager's Office

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Declaring City Property Located at 5240 Front Street, Rocklin, Assessor's Parcel Number 010-144-003, as Surplus.

Background:

The City of Rocklin owns a parcel at 5240 Front Street, totaling approximately 0.32 acres (13,986 square feet) specifically identified as Assessor's Parcel Number (APN) 010-144-003-000. In 2015, the City Council authorized by Resolution 2015-189, the purchase of the Property for future use as the Front Street Plaza. At that time, the concept was to provide the Rocklin community an additional recreational and cultural venue that could accommodate music and street fairs, cultural activities and art exhibits. Since that time, the City has developed Quarry Park, and has received increased interest from private developers to bring forward similar commercial concepts in the downtown area. Development of the property is consistent with Action 3.3 of the City's 2022-2025 Economic Development Strategy, whereby investing in and maintaining the Quarry District infrastructure to pursue catalyst development opportunities is a priority. Sale of the property would allow private investment to occur.

The subject property is zoned Historic-District (H-D). The H-D zone was established to enhance the value and distinctive character of the city of Rocklin's historic Front Street area. Development in the area will create an exciting and visible community, capitalizing on the area's proud heritage.

Effective January 1, 2020, the Surplus Land Act (AB 1486) (Act) was amended to address California's shortage of affordable housing. In April 2021, the California Department of Housing and Community Development released the Surplus Land Act Guidelines (Guidelines), which further detailed the procedures and scenarios governed by the Surplus Land Act. Under the Act and its Guidelines, local agencies are required to take formal action in a regular public meeting to declare land surplus and not necessary for the agency's use. The declaration must be supported by written findings.

Following the City's declaration, the City must notify various entities identified in the Act and its Guidelines (public agencies, affordable housing developers, parks and recreational districts, the State Resources Agency, local school districts, public entities in infill opportunity zones, etc.) and those registered with the State Department of Housing and Community Development of the surplus land availability. Any interested and qualified entities (pursuant to the requirements of the Act and its Guidelines) must notify the City of the desire to purchase or lease the land within 60 days of the release of the Notice of Availability. If the City receives a notice of interest, following the 60-day period, a subsequent 90-day good faith negotiation period commences. If no notices of interest are received, or if the price or terms cannot be agreed upon after the full 90-day good faith negotiation period, then the City may dispose of the surplus land without further regard to the Act, subject to certain affordability restrictions if the land is developed for residential use.

Prior to agreeing to terms for the disposition of the surplus land, the City must provide the Department of Housing and Community Development a description of the notices of availability sent, negotiations conducted with any responding entities, and a copy of any restrictions to be recorded against the property. The Department of Housing and Community Development then has 30 days to review the materials and process to ensure compliance with Act before the City can sell, lease, or otherwise dispose of the property.

Environmental Analysis:

The declaration of surplus land is not considered a project and is therefore exempt from the California Environmental Quality Act (CEQA).

Fiscal Impact:

There is no financial impact associated with the declaration of surplus land. Any future negotiations regarding the sale, lease or disposal of the property will come back to the City Council for consideration.

ATTACHMENTS:

1. [Resolution](#)
2. [Resolution No. 2015-189 \(Purchase of Front Street property\)](#)