



City Council Staff Report

Subject: Declaration of Exempt Surplus Land

Date: October 28, 2025

Submitted By: Elizabeth Sorg, Assistant to the City Manager
Andrew Keys, Assistant City Manager

Recommendation:

- A. Adopt a Resolution of the City Council of the City of Rocklin declaring the real property at the southwest corner of Rocklin Road and Pacific Street, Rocklin, California (APNs 010-161-015-000 and -016-000) exempt surplus land pursuant to California Government Code § 54220 *et seq.* and finding that such declaration is exempt from environmental review under the California Environmental Quality Act, and taking related actions.
- B. Adopt a Resolution of the City Council of the City of Rocklin declaring the real property at the northeast corner of Railroad Avenue and Pine Street (APN 010-121-006-000) exempt surplus land pursuant to California Government Code § 54220 *et seq.* and finding that such declaration is exempt from environmental review under the California Environmental Quality Act, and taking related actions.

Background:

The attached Resolutions concern the real properties located at the: i) southwest corner of Rocklin Road and Pacific Street, Rocklin, California (APNs 010-161-015-000 and -016-000) (the “Rocklin-Pacific Property”); and ii) northeast corner of Railroad Avenue and Pine Street (APN 010-121-006-000) (the “Railroad-Pine Property”). Collectively, they are referred to as the “Properties”.

Rocklin-Pacific Property

The Rocklin-Pacific Property consists of approximately 21,519 square feet (approximately 0.49 acres), as described in the legal description, depicted on the site map and shown on the aerial view map, which are included as Exhibits A, B, and C to Resolution A (Attachment 1). The Rocklin-Pacific Property is a remnant of the completed Rocklin Road and Pacific Street roundabout street improvement project and is zoned C-4 (General Retail Service Commercial). This property was acquired by the City to be developed into a roundabout at Rocklin Road and Pacific Street for public right of way. The roundabout has been completed and the remaining property is not needed for the roundabout or any other public purpose.

Consistent with California Government Code (“GC”) §§ 54221 (f) (1) (B) and 54222.3 and § 103 (c) of the California Department of Housing and Community Development’s (the “HCD”)

Updated Surplus Land Act Guidelines dated August 1, 2024 (the “Updated HCD Guidelines”), the Rocklin-Pacific Property is exempt surplus land with respect to the California Surplus Land Act (the “SLA”), because it is less than one-half acre in size (i.e., less than 21,780 sq. ft.) and is not contiguous to land owned by a state or local agency that is used for open space or low- and moderate-income housing purposes.

Pursuant to GC § 54221 (f) (2), the Rocklin-Pacific Property is not: i) located within a coastal zone; ii) adjacent to a historical unit of the California State Parks system; iii) listed on, or determined by the California State Office of Historical Preservation to be eligible for, the National Register of Historic Places; and iv) within the Lake Tahoe region as defined by GC § 66905.5.

Railroad-Pine Property

The Railroad-Pine Property consists of approximately 6,600 square feet (approximately 0.15 acre), as depicted on the Assessor’s parcel map and shown on the aerial view map, which are included as Exhibits A and B to Resolution B (Attachment 5).

Consistent with GC §§ 54221 (f) (1) (B) and 54222.3 and § 103 (c) of the Updated HCD Guidelines, the Railroad-Pine Property is exempt surplus land with respect to the SLA because it is less than one-half acre in size (i.e., less than 21,780 sq. ft.) and is not contiguous to land owned by a state or local agency that is currently used for open space or low- and moderate-income housing purposes. There is a current development application for this property for construction of a 100% affordable housing project, however for SLA purposes the land is considered vacant since no development has yet been completed. In order to lease the land to the project proponent, the property must be declared exempt surplus.

Pursuant to GC § 54221 (f) (2), the Railroad-Pine Property is not: i) located within a coastal zone; ii) adjacent to a historical unit of the California State Parks system; iii) listed on, or determined by the California State Office of Historical Preservation to be eligible for, the National Register of Historic Places; and iv) within the Lake Tahoe region as defined by GC § 66905.5.

Discussion

Pursuant to § 400 (e) of the Updated HCD Guidelines, any determination by a local agency that its surplus lands are exempt from the SLA must provide HCD with a copy of the resolution (or other documentation recording a formal action by the governing body), at least 30 days prior to disposition, declaring the property exempt surplus land together with written findings and evidence supporting such declaration.

Approval of the attached Resolutions will confirm the City Council’s declaration that the Properties are exempt surplus land consistent with GC §§ 54221 (f) (1) (B) and 54222.3 and § 103 (c) of the Updated HCD Guidelines and in this matter, the Resolutions inclusive of their exhibits, confirm that the Properties are less than one-acre in size. Subsequent to the approval of the attached Resolutions, staff will submit copies of the Resolutions to HCD pursuant to §§ 103 (e) and 400 (e) of the Updated HCD Guidelines. Once the exemptions are concurred in by HCD, the City may sell or lease the Properties without any further SLA conditions.

Environmental Analysis:

The attached Resolutions have been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code § 21000 *et seq.*) (the “CEQA”). Staff has determined that the City Council’s declaration that the Properties are exempt surplus land does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under CEQA pursuant to State CEQA Guidelines § 15060 (c) (3) because said declaration is not a project as defined by the CEQA Guidelines § 15378. Adoption of the Resolutions does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. If and when the Properties are sold to purchasers and the purchasers propose a use for the Properties that requires a discretionary permit and CEQA review, that future use and projects will be analyzed at the appropriate time in accordance with CEQA.

Fiscal Impact:

There are no financial impacts associated with the declaration that the Properties are exempt surplus land. Any sale, lease or disposal of the Properties will be considered at a future date.

ATTACHMENTS:

1. Resolution A - Rocklin Pacific Property
2. Rocklin Pacific Property Exhibit A
3. Rocklin Pacific Property Exhibit B
4. Rocklin Pacific Property Exhibit C
5. Resolution B - Railroad Pine Property
6. Railroad Pine Property Exhibit A
7. Railroad Pine Property Exhibit B