



City Council Staff Report

Subject: Exempt Surplus Declaration - Front Street, Rocklin, California
(APN 010-191-069-000)

Date: May 13, 2025

Submitted By: Elizabeth Sorg, Assistant to the City Manager
Aly Zimmermann, City Manager

Department: City Manager's Office

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Declaring that the Portion of the Real Property Located along Front Street, Rocklin, California (APN 010-191-069-000) that is Not a Part of the Front Street Right-Of-Way is 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 Action.

Background:

On November 27, 2012, the Rocklin City Council approved the use of Public Transportation Modernization, Improvement and Service Enhancement Account funding to create a “Quiet Zone” along Front Street so passing trains would not be required to sound their horn at the railroad crossings. Part of these enhancements included installing a concrete median along Farron Street in front of the railroad crossing. To enable a left turn off of Front Street onto Farron, the City purchased the right of way on Front Street to move the street to the west to accommodate left turns. Since Front Street has been moved and the project is completed, there is no need for the City to keep the excess right of way on Front Street.

The attached Resolution the portion of the real property located along the north side of Front Street, between Farron and “C” Streets (APN 010-191-069-000) that is not a part of the Front Street right-of-way (the Property), consisting of approximately two (2) acres, as depicted on the Assessor’s parcel map and aerial view map, which are included as Exhibits A and B to the attached Resolution. The Property is an elongated-oblong shaped parcel that narrows from southwest to northeast. Due to its shape, it is unsuitable for development on a stand-alone basis, but could be useful to the owners of the immediately adjacent parcels to expand their front yard areas.

Consistent with California Government Code (GC) §§ 54221 (f) (1) (E) and 54222.3 and §§ 103 (c) (6) and 400 (e) of the California Department of Housing and Community Development

(the HCD) Updated Surplus Land Act Guidelines dated August 1, 2024 (the Updated HCD Guidelines), the Property is exempt surplus land with respect to the California Surplus Land Act (the SLA), because it is a former street, right of way or easement, and is to be conveyed to an adjacent property owner.

Pursuant to §§ 103 (c) (6) and 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.

In this instance, the Property abuts four (4) parcels of land (the Adjacent Parcels). All of the fee owners of the Adjacent Parcels (i.e., Front Street, LLC, 5476 Front Street [APN 010-210-002-000], Sandra M. Keller, 5450 Front Street [APN 010-210-020-000], and Steven Rank, 5420 Front Street [APNs 010-210-013-000 and 010-210-018-000]) have confirmed in writing that they are interested in acquiring from the City the portion of the Property that abuts their Adjacent Parcels.

Approval of the Resolution will confirm the City Council's declaration that the Property is exempt surplus land consistent with GC §§ 54221 (f) (1) (E) and 54222.3 and §§ 103 (c) (6) and 400 (e) of the Updated HCD Guidelines. Subsequent to the approval of the Resolution, staff will submit a copy of it to HCD pursuant to §§ 103 (c) (6) and 400 (e) of the Updated HCD Guidelines.

Once HCD concurs with the City's determination that the exemption applies, City staff will cause the creation of legal descriptions of the portions of the Property to be sold, obtain an appraisal for the component portions of the Property, the preparation of appropriate purchase and sale agreements, present the purchase and sale agreements to the City Council for approval and thereafter cause the transfer of the component portions of the Property to the owners of the Adjacent Parcels without any further SLA conditions.

Environmental Analysis:

The attached Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (CEQA). The City Council declaration that a parcel is exempt surplus land is in compliance with a statutory requirement and is not part of a project that has been identified, designed or funded. No physical change in the environment would occur. The action is an administrative activity that would not result in direct or indirect physical changes in the environment and is not a project as defined in CEQA. (CEQA Guidelines sections 15378(b)(2), 15060(c)(3)). If and when the Property is sold to a purchaser and that purchaser proposes a use for the Property that requires a discretionary permit and CEQA review, that future use and project will be analyzed at the appropriate time in accordance with CEQA.

Fiscal Impact:

There is no financial impact associated with the declaration of exempt surplus land. Any future negotiations regarding the sale, lease or disposal of the property will be considered at a future date.

ATTACHMENTS:

[1. Resolution](#)