

STAFF REPORT
City of Lancaster

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10/11/2022
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Date: October 11, 2022

To: Mayor Parris and City Council Members

From: Jeff Hogan, Senior Director - Development Services
Chenin Dow, Senior Manager – Real Estate & Economic Development

Subject: Declaration of Surplus Land

Recommendation:

Adopt **Resolution No. 22-53**, declaring pursuant to Section 54221 of the Government Code that certain land is surplus and not necessary for the City’s use.

Fiscal Impact:

None.

Background:

The City of Lancaster owns a number of vacant parcels throughout the community, acquired for the purposes of economic development as well as capital improvement projects. Staff has identified a number of parcels that will not be utilized for development projects implemented, owned, and/or operated by the City.

The vast majority of these parcels were acquired with the intent to ultimately sell them to private-sector developers who are ready and willing to develop them consistent with the City’s vision for the community. Some are remainder parcels – that is, portions of properties that were previously sold and/or developed by the City for a specific project, wherein the size of the project was smaller than the total size of the parcel, thus leaving excess land.

In order to sell these properties and thus catalyze their development, the State of California requires that the City first go through the formal process of declaring them surplus, consistent with the Surplus Land Act. The proposed action would satisfy this requirement. Subsequently, a Notice of Availability will be sent to specified entities, who have 60 days to notify the City of their interest in the property. If any express interest, the City is required to engage in good faith negotiations for a period of 90 days. Following these steps, the City must provide the California Department of Housing and Community Development (HCD) with a notification detailing the Notice of

Availability process. HCD will have 30 days to review. Finally, at the end of this 30-day period, the City may lease or sell the property in question.

Notably, the proposed Declaration of Surplus Land does not authorize the lease or sale of the affected properties. Once the above process is complete, individual property transactions are required to come before the City Council for approval.

Comprehensive aerial maps and assessor's parcel maps for all affected properties are available for viewing in the City Clerk's office.

CD/sm

Attachments:

Resolution No. 22-53

Exhibit A: List of Surplus Properties