



Declaration of Surplus Land – Successor Agency to the Yuba City Redevelopment Agency Properties August 16, 2022



**Presentation By:
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Background – Redevelopment Agency



- Based on 2011 Supreme Court decision – all Redevelopment Agencies in California were dissolved as of 2/01/12
- 1/10/12 – City Council elected to become the Successor Agency to the Redevelopment Agency of the City of Yuba City
- Long Range Property Management Plan prepared in 2015 set forth a strategy for the disposition of the Successor Agency-owned properties



Background – Surplus Land Act

- Surplus Land Act (Act) governs the disposition of land owned by the Successor Agency that is determined to be no longer necessary for the Successor Agency's use
- In 2019, Governor Newsom signed into law AB 1486 which significantly expanded the procedural requirements under the Act
 - Intended to address California's shortage of affordable housing
 - Impacts existing practices, adds new reporting requirements, and subjects agencies to penalties for non-compliance
 - Penalty provisions became effective January 1, 2021

Surplus Land



- Prior to any sale or lease of property, the Successor Agency must formally declare land as “surplus land” pursuant to a resolution and supported by written findings

Procedural Requirements – Surplus Land



1. Issue Notice of Availability (NOA) to a “housing sponsor” for affordable housing development, school district (if land is suitable for school facilities), and the State Resources Agency (SRA)
2. Any responding entity must notify the Successor Agency of its interest in purchasing or leasing the land within 60 days following receipt of the NOA
3. If price and terms cannot be agreed upon between the Successor Agency and a Responding Entity within 90 days, the Successor Agency may then go forward to sell or lease the surplus land to a third party

Procedural Requirements – Surplus Land



4. If no housing sponsors respond to the NOA or if negotiations terminate and the land is later sold or leased to a market rate developer who builds more than 10 residential units, 15% must be sold or rented at an affordable cost or rent to lower income individuals
5. HCD must review the process description and submit written findings within 30 days as to whether any process violations have occurred

Procedural Requirements – Surplus Land



6. Violations – Penalties between 30% and 50% of the final sale price of the property

Maps

Parcel 1 was sold and developed as a commercial site



Site Address: 444 Colusa Ave
APN: 52-262-001
Parcel Size: 0.11 Acres

Date of Purchase: 5/16/2001
Parcel # 1

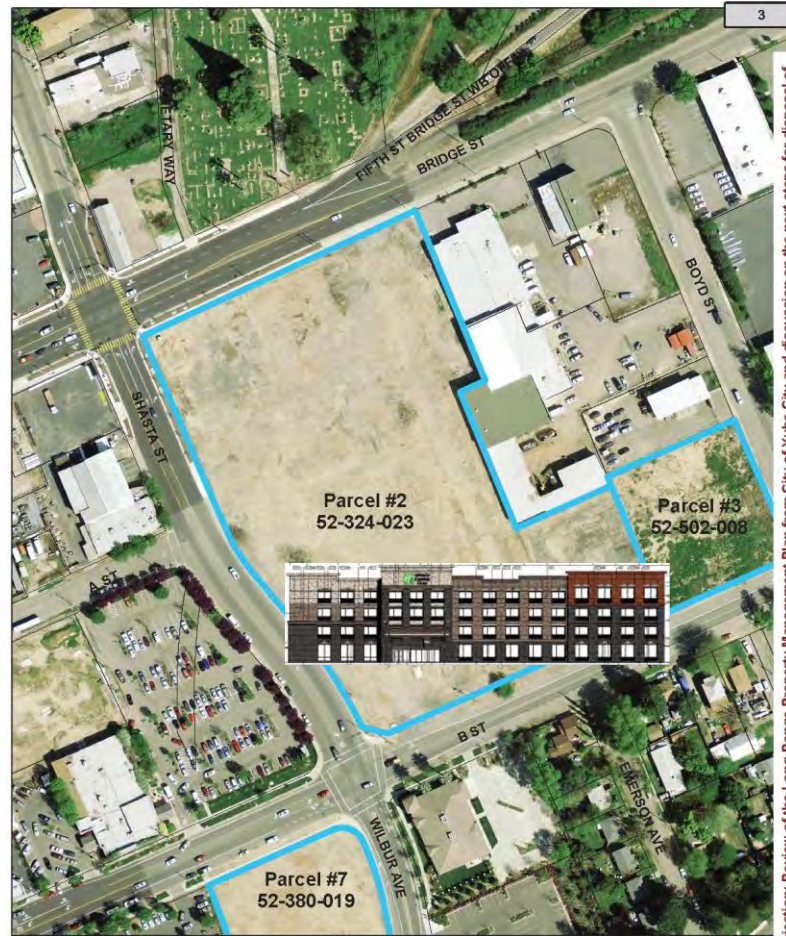
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Communication: Review of the Long-Range Property Management Plan from City of Yuba City and discussion on the next steps for disposal of



Maps

Parcels 2 & 3 were sold and a portion of Parcel 2 is currently being developed with a Holiday Inn Express hotel



Site Address: 400 Bridge St
APN: 52-324-023
Parcel Size: 6.56 Acres

Date of Purchase: 10/27/2003

Parcel #

2

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Maps

VICINITY MAP

Map shows remaining
Successor Agency-owned
parcels and 2 City-owned
parcels in the downtown area



Maps

Parcel 4

APN	52-380-017
Location	Wilbur Ave/C St
Acreage	1.09
Zoning	C-O (SP)
GP Designation	Office & Office Park
Environmental Status	Unknown



Site Address: Wilbur and C Street
 APN: 52-380-017
 Parcel Size: 1.09 Acres

Date of Purchase: 10/1/1991
Parcel # 4

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Maps

Parcel 5

APN	52-401-014
Location	454 Stevens Ave
Acreage	0.2
Zoning	C-O (SP)
GP Designation	Office & Office Park
Environmental Status	Unknown



Site Address: 454 Stevens Ave
 APN: 52-401-014
 Parcel Size: 0.2 Acres

Date of Purchase: 11/18/2008

Parcel #

5

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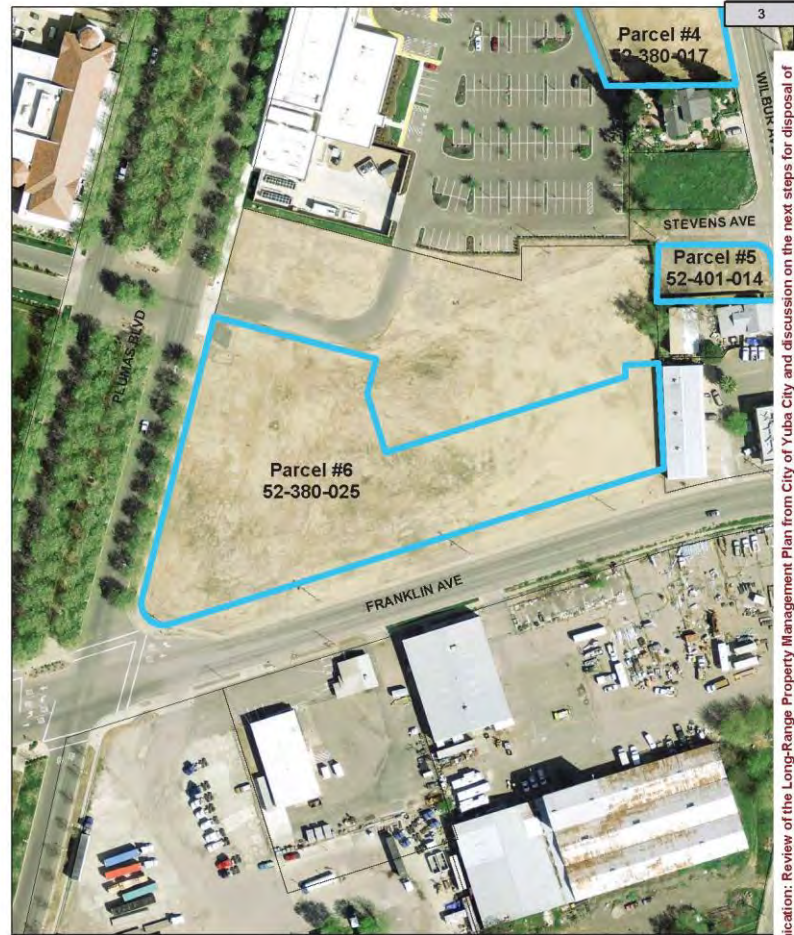
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Maps

Parcel 6

APN	52-380-025
Location	425 Franklin Ave
Acreage	2.32
Zoning	C-O (SP)
GP Designation	Office & Office Park
Environmental Status	Clean Closure



Site Address: 433 Plumas Blvd
 APN: 52-380-025
 Parcel Size: 2.32 Acres

Date of Purchase:
Parcel #

10/1/1991

6

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Maps

Parcel 7

APN	52-380-019
Location	442 B St
Acreage	2.15
Zoning	C-O (SP)
GP Designation	Public & Semi-Public
Environmental Status	Phase 1 ESA – 16 recognized environmental conditions identified



Site Address: 442 B Street
 APN: 52-380-019
 Parcel Size: 3.85 Acres

Date of Purchase: 10/1/1991

Parcel #

7

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Maps

Parcel 8

APN	53-194-013
Location	Percy Ave/Plumas Blvd
Acreage	0.34
Zoning	C-O (SP)
GP Designation	Office & Office Park
Environmental Status	Unknown



Site Address: 265 Percy Ave
 APN: 53-194-013
 Parcel Size: 0.4 Acres

Date of Purchase: 6/12/2000

Parcel #

8

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Alternatives



- Do not proceed with declaring any of the properties as surplus and explore other options for utilization of the properties.

Fiscal Impact



- Any proceeds from the sale of surplus properties will be provided to the State taxing entities, but the City (acting as the Successor Agency) shall request reimbursement for any costs associated with the disposal of the properties (such as escrow, title, legal, or administrative costs).

Recommendation



- Adopt a Resolution declaring certain Successor Agency-owned properties to be surplus land and directing the City Manager to follow the procedures set forth in the Surplus Land Act for the sale of such properties