

CITY OF YUBA CITY  
STAFF REPORT

**Date:** August 16, 2022  
**To:** Honorable Mayor & Members of the City Council; Honorable Chairperson and Directors to the Successor Agency to the Yuba City Redevelopment Agency  
**From:** Administration Department  
**Presentation By:** Diana Langley, City Manager

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**Summary**

**Subject:** Declaration of Surplus Land – Successor Agency to the Yuba City Redevelopment Agency Properties  
**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  
**Fiscal Impact:** Proceeds from the sale of the property will go to the State. The City shall receive reimbursement for any costs incurred to sell the properties

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**Purpose:**

Declare certain Successor Agency-owned properties as surplus land pursuant to the Surplus Land Act (Gov. Code §§ 54220-54232), and to offer such surplus land for sale, and initiate a sale process for such exempt surplus land.

**Council's Strategic Goal:**

This item supports Council's goal of fiscal responsibility as the disposition of the properties will allow them to be developed in the future, thereby increasing the property values and property tax collected from the properties.

**Background:**

Based on a 2011 California Supreme Court decision, all redevelopment agencies in California were dissolved as of February 1, 2012. As a result, all redevelopment agencies were required to dissolve and transfer any assets and liabilities to "Successor Agencies" that would bring to a close the redevelopment agencies' business matters. On January 10, 2012, the City Council elected to become the Successor Agency to the Redevelopment Agency of the City of Yuba City. In addition, there is a seven-member Oversight Board that is responsible for the approval and implementation of the Recognized Obligation Payment Schedule (ROPS) and the Long Range Property Management Plan.

The Long Range Property Management Plan was prepared in 2015 by Fraser & Associates and identified eight (8) existing Successor Agency real property assets and set forth a strategy for the

appropriate transfer and disposition of such assets. Three (3) of the properties have since been sold, leaving five (5) remaining properties for disposal.

The 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. This definition includes land held in the Community Redevelopment Property Trust Fund and land that has been designated in the long-range property management plan as for sale or for future development. In 2019, Governor Newsom signed into law AB 1486, which significantly expanded the procedural requirements under the Act which a local agency must adhere to prior to selling or leasing properties it owns to a private party (and in some cases, another governmental agency). The legislation is intended to address California's shortage of affordable housing and impacts existing practices, adds new reporting requirements, and subjects agencies to penalties for non-compliance in certain circumstances. AB 1486 went into effect January 1, 2020.

The procedural requirements for disposal of Surplus Land under the Act pursuant to AB 1486 are as follows:

1. Surplus land is now defined to mean essentially all land owned by a city, successor agency, housing authority, joint powers authority, and other local agencies. Prior to any sale or lease of property, a local agency must formally declare land as either "surplus land" or "exempt surplus land" pursuant to a resolution and supported by written findings. The definition of "exempt surplus land" includes properties that are less than 5,000 sq. ft. in area, land that a local agency exchanges for another property necessary for the agency's use, land transferred to another local, state, or federal agency (for that agency's use), land that is subject to recorded covenants (not imposed by the agency) that would make housing a prohibited use, among other factors. If the land has been declared as exempt, the agency need not comply with the following procedural requirements, however, the agency must send the resolution to the Department of Housing and Community Development ("HCD") prior to disposition.
2. Prior to selling or leasing any surplus land or even entering into negotiations for the sale/lease of surplus land with a prospective transferee, a local agency must first offer the property for sale or lease to a "housing sponsor" for affordable housing development by issuing a notice of availability (NOA). The term "housing sponsor" generally means an affordable housing developer (who has registered with HCD).
3. In addition to sending a NOA to housing sponsors for surplus land, a local agency must also send a NOA to any park or recreation department or regional park authority with jurisdiction over the area, school districts (if the land is suitable for school facilities), and the State Resources Agency (SRA), for purposes of park, recreation, or school facility development.
4. Any responding entity to the NOA (i.e., a housing sponsor, park or recreational department, school district or SRA) (Responding Entity) must notify the agency of its interest in purchasing or leasing the land within 60 days following receipt of the NOA.
5. If the price and terms cannot be agreed upon between the local agency and a Responding Entity within 90 days, the agency may then go forward to sell or lease the surplus land to a third party. However, the agency will still have to provide the HCD a description of the NOA sent and negotiations conducted with any Responding Entity.
6. In negotiations with any housing sponsor, the local agency must negotiate in good faith and cannot include deal terms that would reduce or disallow residential use of the site, even if it is not zoned for residential use (i.e., the housing sponsor must be able to pursue entitlements of the site for residential use). However, the Act does not subvert a City Council's land use discretionary authority; ultimately, the City Council may deny a zone change or entitlement request in its discretion. In addition, the agency is not required to sell or lease the land for less than its fair market value.
7. Note that the housing sponsor need not propose a development of the surplus land for 100%

affordable units; the Act requires that they simply will agree to make available at least 25% of the total number of units developed on the property at an affordable housing cost or affordable rent.

8. 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, the Act requires that 15% must be sold or rented at an affordable cost or affordable rent to lower income individuals
9. The Act requires that the HCD must review the description submitted by the local agency pursuant to Section 5 and submit written findings to the agency within 30 days as to whether any process violations have occurred. If HCD does not respond within the 30-day time period, the local agency is not subject to any penalty under the Act. (These provisions take effect January 1, 2021 – so it is likely that the HCD will not provide such findings.)
10. Any violations of the Act are subject to harsh penalties; between 30 percent and 50 percent of the final sale price for the property. The HCD, Attorney General, and any beneficially interested entity may bring an action to enforce the Act.

A list and map of Successor Agency-owned surplus properties are provided as attachments.

### **Analysis:**

Staff is requesting that the Successor Agency formally designate and declare certain Successor Agency-owned properties as “surplus land”. As noted above, under the Act, surplus property is defined as land owned by the Successor Agency that is determined to be no longer necessary for the Successor Agency’s use. Staff has reviewed the properties and determined that none qualify as exempt under the Act. The proposed process dispose or sell these properties is as follows:

- Select a real estate broker to assist the Successor Agency to manage the offering, negotiating, and potentially selling the surplus land, as staff does not typically manage such sales of property, however staff shall ensure it complies with the process for disposal of the properties as required by the Surplus Land Act.
- Issue a NOA and solicit proposals from housing sponsors and other interested parties for the purchase/lease of the land, and proceed with the process required under AB 1486 as outlined above. In connection therewith, staff shall obtain appraisals for the properties.
- Any proposals received following the NOA will be negotiated by staff and later presented to the Successor Agency and any resulting proposed contract for sale with a Responding Entity will require the approval of HCD as well as the Successor Agency and Oversight Board.
- If no proposals are received following the NOA, proposals for acquisition with private parties shall be negotiated by staff and later presented to the Successor Agency and any resulting contract for sale will require the approval of the Successor Agency and Oversight Board.

There is known environmental contamination at one of the properties (442 B Street), and the status of the other properties is unknown as the Successor Agency has not initiated any environmental assessments. The properties shall be sold/leased “as is”, making no guarantees as to the ability to develop the particular site.

The Successor Agency’s declaration that the properties are surplus land is in compliance with statutory requirements under the Act 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 action that would not result in direct or indirect physical changes in the environment and is not a project as defined in CEQA. (CEQA Guidelines section 15378(b)(4); 15060(c)(3)).

**Fiscal Impact:**

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

**Alternatives:**

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

**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.

**Attachments:**

1. Attachment 1 - Long Range Property Management Plan
2. Attachment 2 - Successor Agency Surplus Property List
3. Attachment 3 - Successor Agency Surplus Property Map
4. Attachment 4 - Resolution - Successor Agency Surplus Properties

**Prepared By:**

Diana Langley  
City Manager

**Submitted By:**

Diana Langley  
City Manager

## ATTACHMENT 1



**Redevelopment and Financial Consulting**

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225 Holmfirth Court  
Roseville CA 95661

Phone: (916) 791-8958  
FAX: (916) 791-9234

## **Long Range Property Management Plan**

*Successor Agency to the Yuba City Redevelopment Agency*

Yuba City Redevelopment Project Area

June 2015

## **I. BACKGROUND**

Pursuant to Health and Safety Code sections 34177(e) and 34181(a) a Successor Agency is required to dispose of all assets and properties of a former redevelopment agency that were funded by tax increment revenues of the subject dissolved redevelopment Agency. This document is intended to address Section 34191.4(a) and 34191.5 (a) of Assembly Bill 1484 (AB 1484) and related requirements for preparation of a Long Range Property Management Plan (“Plan”) related to the real property assets of the former Redevelopment Agency of the City of Yuba City (“Former Agency”), which have been transferred to the Yuba City Successor Agency (“Agency or Successor Agency”). The Plan identifies existing Agency real property assets (e.g. land, buildings, etc.) and sets forth a strategy for the appropriate transfer and disposition of such assets in accordance with the provisions of AB 1484, including recommended actions to be undertaken by the Yuba City Oversight Board to position the subject assets for disposition in a logical and systematic manner so as to enhance the disposition value of the subject assets.

## **II. PROPOSED REAL PROPERTY ASSET TRANSFER AND DISPOSITION ACTIONS**

This Plan sets forth a proposed strategy and plan for transfer and disposition of certain identified Agency-owned real property assets within the City of Yuba City, California. Health & Safety Code sections 34177(e) and 34181(a) require that the Successor Agency designate each of the former Agency-owned real property assets by one of the following categories:

1. Transfer for government use
2. Sale of the property
3. Transfer for future use
4. Use of Property to fulfill an enforceable obligation.

Included as Attachment A is a property data table describing the real property assets of the Successor Agency. For each of these subject properties the table includes, but is not limited to the following information:

1. Date of purchase, value of property (estimated) at time of purchase;
2. Purpose of the property acquisition;
3. Parcel data including address, size, zoning, General Plan designation;
4. Estimate of the current value or appraised value;
5. Estimate of revenue generated from use of property and contractual requirements (e.g. lease, etc.);
6. Any history of environmental contamination and / or remediation;
7. Development potential / planning objectives; and
8. Any previous development proposals, rental or lease agreements, other contracts

The above information is further described in this Plan. Attachment B includes a set of aerial maps for the properties owned by the Agency.

#### **A. Transfer of Real Property for Government Use**

The property listed in Table 1 below is proposed to be transferred to the City of Yuba City ("City").

<b>Table 1 – Properties to be Transferred for Government Use</b>			
Property No.	APN	Address	Existing Use
7 A	52-380-019	442 B Street	Town square and related right of way



Property 7A is a part of parcel 52-380-019. The City intends to sub-divide the parcel into two new parcels. Property 7A contains the portion of the parcel that is in public use and includes the Town Square, including the fountain, and related public right of way. After the parcel split, Property 7A will contain approximately 60,548 square feet.

## **B. Disposition (Sale) of Real Property**

The Plan proposes that the properties listed below be positioned for disposition by the Successor Agency and Oversight Board. The proposed disposition plan objective is to sell the subject properties for private development consistent with the City General Plan and zoning ordinance land use designations. The sale proceeds net of sales costs from the disposition of these properties will be sent to the Sutter County Auditor-Controller for distribution to the taxing entities.

<b>Table 2 – Properties Proposed for Disposition</b>			
<b>Property No.</b>	<b>APN</b>	<b>Address</b>	<b>Existing Use</b>
1	52-262-001	444 Colusa Street	Vacant Lot
2	52-324-023	400 Bridge Street	Former Feather River Mill Site; proposed to be sold to a private developer for mixed use development
3	52-502-008	510 Boyd Street	Site is adjacent to Property No. 2; Agency wants to pursue option of selling jointly with Property No. 2
4	52-380-017	Wilbur and C Street	Part of Town Center Development; Agency intends to sell to developer
5	52-401-014	454 Stevens Ave.	Part of Town Center; Agency wants to pursue option of selling jointly with Property No. 4
6	52-380-025	433 Plumas Blvd.	Vacant Parcel that is part of Town Center
7B	52-380-019	442 B Street	Vacant Parcel that is part of Town Center
8	53-194-013	Percy Ave	Vacant Parcel

### **Property No. 1- 444 Colusa Street**

Property No. 1 sits at the intersection of Plumas Street and Colusa Avenue. The parcel is directly adjacent to a frontage road from Colusa Avenue. It was originally acquired on May 16, 2001 in order to assist in the implementation of the Central City Specific Plan in regards to improved traffic circulation. The property is zoned C-2. The Agency has an offer to purchase Property No. 1 to the owner of the adjacent site at its fair market value as determined by an appraisal.

### **Property No. 2 – 400 Bridge Street**

From the 1890's through 2003, this property had been occupied at one time or another by the River Mill store (a mill and feed store), a train station with railroad lines and spurs, the Diamond Match company, Sierra Lumber, a recycling center and various other uses. The Former Agency acquired the property for \$1,981,000 on October 27, 2003 in order to redevelop the site. At the time, the Former Agency anticipated that the site would be redeveloped into a downtown movie theatre complex. The site is 285,753 square feet that sits at the intersection of Bridge Street and Shasta Street. In 2003, all of the structures on the property were demolished by the former Agency after it acquired the property. In August 2010, a Phase I Environment Site Assessment was prepared for the property. The Phase I Assessment indicted that there were nineteen recognized environmental conditions, including the presence of arsenic and lead in the surface soil. Before the property can be redeveloped, the site will need to be cleaned up. In January 2015, an appraisal was completed for this Property, along with Property No. 3. The appraisal concluded that given the toxic conditions on both Properties that the fair market value is \$1.

The City entered into an agreement to negotiate exclusively with Noyan Properties (Developer) in September 2011. The result of the negotiation process was the preparation of a Memorandum of Understanding (MOU) between the City and the Developer that was approved in November 2013. The MOU calls for the City and the Developer to prepare a Disposition and Development Agreement (DDA) under which the terms and conditions of the sale of the site will be determined. Until this Plan is completed and approved, the Agency and City will not be able to complete the DDA and dispose of the property. The

intent of the City and the Developer is to see a mixed use development completed on the site. Currently the site is zoned for industrial uses.

### **Property No. 3 – 510 Boyd Street**

This property adjoins Property No. 2 to the east. The Former Agency acquired the site for \$145,000 on October 27, 2003 for purposes of redeveloping the site in conjunction with Property No. 2. The site contains 42,688 square feet that is currently zoned for commercial / office use. The Agency is proposing that the property be sold as part of the DDA process to the Developer for Property No. 2. The two properties can then be redeveloped together into a mixed use development site.

### **Property No. 4- Wilbur & C Street**

This property was acquired in the October 1991 as part of the Former Agency's purchase of the abandoned Yuba City steel site, which consisted of 22 total acres. The Former Agency acquired the entire site for \$2.1 million. This property contains 47,680 square feet, and the pro-rated purchase value is estimated at \$97,334. The site was subsequently cleared and infrastructure installed. The entire area is referred to as the Town Center site. Over the past twenty- three years, portions of the site have been sold for private development. Property No. 4 represents one of three remaining Town Center parcels that are left to be sold.

In September 2011, the former Agency entered into an agreement to exclusively negotiate with Mr. Dave Newquist. Mr. Newquist intends to build a convention and event center on the site. The property would be sold at fair market value.

### **Property No. 5 – 454 Stevens Ave**

This property was acquired by the Former Agency on November 18, 2008 for \$121,173. The property, which is 8,712 square feet, is zoned residential. Given its location on the edge of the Town Center area, the Agency intends to rezone the property for commercial uses, and then sell the property to the developer of Property No. 4, who intends to use the

site for part of the event center development. The property would be sold at fair market value.

#### **Property No. 6 – 433 Plumas Blvd.**

This property was also acquired as part of the Town Center acquisition in 1991, with its pro-rated acquisition cost estimated at \$334,868. The property has undergone extensive environmental clean-up, and was deemed by the Central Valley Regional Water Quality Control Board to require no further action. The property includes a total of 107,157 square feet that is zoned for commercial / office development. The property would be sold at fair market value.

#### **Property No. 7B – 442 B Street**

This property was acquired as part of the Town Center acquisition in 1991. Its pro-rated acquisition cost is estimated at \$191,806 , based on the remaining portion of Property 7 that will be sold. In August 2010, a Phase I Environment Site Assessment was prepared for the property. The Phase I Assessment indicted that there were sixteen recognized environmental conditions, including pesticide spillage and the presence of arsenic and lead in the surface soil. Before the property can be redeveloped, the site will need to be cleaned up. *The cost for environmental cleanup will affect the potential sales price of the property and may require that the property be sold for a nominal amount. Although the estimated market value of the Property, as described later in this PMP, indicates a value of \$566,062, this does not include any deductions for the cost of toxic cleanup. The cost to clean the site is not currently known, and so the Agency can only provide a ballpark sales price estimate of somewhere less than \$566,062. The actual sales price could potentially be less than this.* The remaining property (after the public use portion for Property 7A is split off) contains 93,564 square feet and is zoned commercial / office.

#### **Property No. 8 – Percy Avenue**

This property was acquired on June 12, 2000 for \$267,532. The parcel contains 17,424 square feet and is zoned Commercial / Office. The Agency intends to sell this parcel for fair market value.

### III. ESTIMATED VALUE OF REAL PROPERTY ASSETS

As previously discussed, an appraisal was recently completed for Properties 2 and 3. That appraisal showed that the combined market value for both properties was \$1.

Table 3 below presents an estimate of potential market value of the real property assets based on an appraisal that was prepared in 2010 for Property No. 3. The Agency has increased that value, which equaled \$5.50 per square foot, by an additional 10 percent to take into account potentially changing market conditions since 2010. The information presented below is only intended to provide an “order-of-magnitude” estimate of potential value and is not intended to present actual appraised market value. The value estimate assumes no development impediments, which is clearly not the case for Properties 1 (due to site size and location), and 7B (due to toxic remediation). For Property 7B, the Agency will negotiate the best price that is obtainable and consistent with its approved Plans. Actual appraisals will also need to be prepared for each of the Properties that are to be sold. The proceeds generated from the disposition will be distributed to Sutter County for allocation to the applicable taxing entities in accordance with the provisions of AB 1484.

<b>Table 3 – Estimated Current Market Value of Parcels</b>			
Property No.	APN	Square Feet	Estimated Value
1	52-262-001	4,791	\$28,989
2	52-324-023	285,753	\$1 *
3	52-502-008	42,688	\$1*
4	52-380-017	47,480	\$287,256
5	52-401-014	8,712	\$52,708

6	52-380-016	107,157	\$648,300
7A	52-380-019	60,548	\$366,315
7B	52-380-019	93,564	\$566,062
8	53-194-013	17,424	\$105,415

\*Combined value for both parcels per appraisal.

#### IV. APPROACH AND PROCESS FOR DISPOSITION OF PROPERTIES

Property 1 is proposed to be sold to the adjacent land owner. Properties 2, 3, 4, and 5 are proposed to be sold to the developers which are currently under and ENA with the City/Former Agency. The Agency will negotiate the terms of the sales agreements through a disposition and development agreement.

The remaining real property assets shown on Table 3 (Properties 6, 7B and 8) above are planned to be offered for sale through a Request for Proposals and Offer (RFPO) process which is described below. The proposed predevelopment activities outlined below are intended to better position the properties for successful acquisition / development and enhance the potential value (proceeds) generated from the sale of such properties.

##### 1. Predevelopment Activities

There are a number of predevelopment activities that the Successor Agency and Oversight Board may or may not decide to undertake in order to appropriately position the subject real property assets for disposition and private development. These potential activities could include:

- Preparing preliminary title reports to determine existing title conditions in relation to potential development of the properties;
- Commissioning appraisal reports or broker price opinion to determine at potential market value of the properties;

- Developing information regarding the public infrastructure capacity (water, sewer, drainage, etc.).

The decision of the Successor Agency and Oversight Board to undertake such activities would be dependent in part on the availability of funding and whether these related disposition costs would be allowed by the State Department of Finance as enforceable obligations under the ROPS.

## 2. Request for Proposals and Offers (RFPO) Proposal

City staff, under the direction of the Successor Agency and the Oversight Board will prepare and implement a Request for Proposals and Offer (RFPO) process for selection of a private development team(s) to acquire and develop the remaining properties. All properties will be constructed consistent with City General Plan and related zoning ordinance designations. The intent of the RFPO process would be to select the most qualified business and development partner(s) related to disposition and development of the subject properties and respective business offers that provide the highest and most certain economic value and return from the disposition of the subject properties. The RFPO process would allow the prospective respondents to the RFPO to submit a master proposal for all of the properties or offer for individual parcels.

Subsequent to selection of a private developer(s) the Agency should work mutually with the selected private developer(s) to negotiate the terms and conditions for disposition of the subject properties. These provisions should be negotiated during an exclusive negotiation period, and would be embodied in a purchase and sale agreement between the Successor Agency and selected private developer(s) with the review and approval of the Oversight Board.

## 3. Marketing and Outreach

The goal of a proposed marketing effort is to attract high-quality development on the subject remaining real property assets consistent with the adopted City General Plan and City Zoning Ordinance. Written marketing information for the preliminary outreach effort should include a basic brochure that describes the characteristics of the site(s) and the City, general land use provisions, and any related information resulting from the predevelopment activities described above.

The primary focus of the Successor Agency's marketing efforts should be local and regional real estate development companies that have qualifications, experience and successful track records in development and operation of high-quality commercial and / or residential development. A preliminary outreach effort related to marketing of these sites should include: 1) meeting with various real estate trade and business organizations; 2) distributing the subject Request for Proposals and Offers (RFPO) to identified real estate development; companies, architects, engineers, other consultants; 2) posting the subject Request for Proposals and Offers (RFPO) information on the City web page; and 3) placing advertisements related to the subject Request for Proposal and Offers (RFPO) in the appropriate local and / or regional newspapers.



## Attachment A – Property Inventory Data

Attachment A:  
Yuba City Long Range Property Management Plan  
Property Inventory Data

HSC 34191.5 (c)(2)							HSC 34191.5 (c)		
No.	APN	Existing Use	Address	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase Price	Estimated Current Value
<b>Properties to be Transferred for Government Use</b>									
7A	52-380-019	Town square and ROW	442 B Street	Government use	Government Use	Government Use	10/1991	124,123	\$366,315
<b>Properties Proposed for Disposition</b>									
1	52-262-001	Abandoned site	444 Colusa Avenue	Vacant Land	Sale of Property	Commercial	5/16/2001	101,615	\$28,989
2	52-324-023	Vacant Parcel	400 Bridge Street	Vacant Land	Sale of Property	Industrial	10/27/2003	1,981,000	\$ 1
3	52-502-008	Vacant Parcel	510 Boyd	Vacant Land	Sale of Property	Commercial / Office	10/27/2003	145,000	\$ 1
4	52-380-017	Vacant Parcel	Wilbur and C Street	Vacant Land	Sale of Property	Commercial Office	10/1991	97,334	\$ 287,256
5	52-401-014	Residential	454 Stevens Ave	Residential	Sale of Property	Residential	11/18/2008	121,173	\$ 52,708
6	52-380-025	Vacant Parcel	433 Plumas Blvd.	Vacant Lot/Land	Sale of Property	Commercial Office	10/1991	334,868	\$ 648,300
7B	52-380-019	Vacant Parcel	442 B Street	Vacant Lot/Land	Sale of Property	Commercial Office	10/1991	191,806	\$ 566,062
8	53-194-013	Vacant Parcel	Percy Ave	Vacant Lot/Land	Sale of Property	Commercial Office	6/12/2000	267,532	\$ 105,415

Communication: Review of the Long-Range Property Management Plan from City of Yuba City and

1)(A)										HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(D)		HSC 34
No.	APN	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (SF)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue				
Properties to be Transferred														
7A	52-380-019	Agency Estimate	2010	NA	NA	Public use	60,548	Commercial Office	366,315	NA				
Properties Proposed for Dis														
1	52-262-001	Agency Estimate	2010	NA	NA	Implement Specific Plan	4,791	C-2	28,989	NA				
2	52-324-023	Appraisal	1/2015	\$1.00	TBD	Redevelopment of site	285,753	Industrial	1	NA				
3	52-502-008	Appraisal	1/2015	\$1.00	TBD	Redevelopment of site	42,688	Commercial Office	1	NA				
4	52-380-017	Agency Estimate	2010	TBD	TBD	Redevelopment of site	47,680	Commercial Office	287,256	NA				
5	52-401-014	Agency Estimate	2010	TBD	TBD	Redevelopment of site	8,712	Residential	52,708	NA				
6	52-380-025	Agency Estimate	2010	TBD	TBD	Redevelopment of site	107,157	Commercial Office	648,300	NA				
7B	52-380-019	Agency Estimate	2010	TBD	TBD	Redevelopment of site	93,564	Commercial Office	566,062	NA				
8	53-194-013	Agency Estimate	2010	TBD	TBD	Redevelopment of site	17,424	Commercial Office	105,415	NA				

Communication: Review of the Long-Range Property Management Plan from City of Yuba City and

91.5 (c)(1)(E)							HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	APN	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity				
Properties to be Transferred										
7A	52-380-019	No	Yes	No	Yes	Yes				
Properties Proposed for Disposition										
1	52-262-001	No	No	No	No	Yes				
2	52-324-023	No	Yes	No	Yes	Yes				
3	52-502-008	No	No	No	No	Yes				
4	52-380-017	No	No	No	No	Yes				
5	52-401-014	No	No	No	No	Yes				
6	52-380-025	No	No	No	No	Yes				
7B	52-380-019	No	Yes	No	Yes	Yes				
8	53-194-013	No	No	No	No	Yes				

## Attachment B – Aerial Maps



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

Date of Purchase:

5/16/2001

**Parcel #**

**1**

Packet Pg. 25





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

Date of Purchase:

10/27/2003

**Parcel #**

**2**

Packet Pg. 26





Site Address: 510 Boyd St  
APN: 52-502-008  
Parcel Size: 0.99 Acres

Date of Purchase:

10/27/2003

**Parcel #**

**3**

Packet Pg. 27





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

Date of Purchase: 10/1/1991

Parcel # 4





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

Date of Purchase:

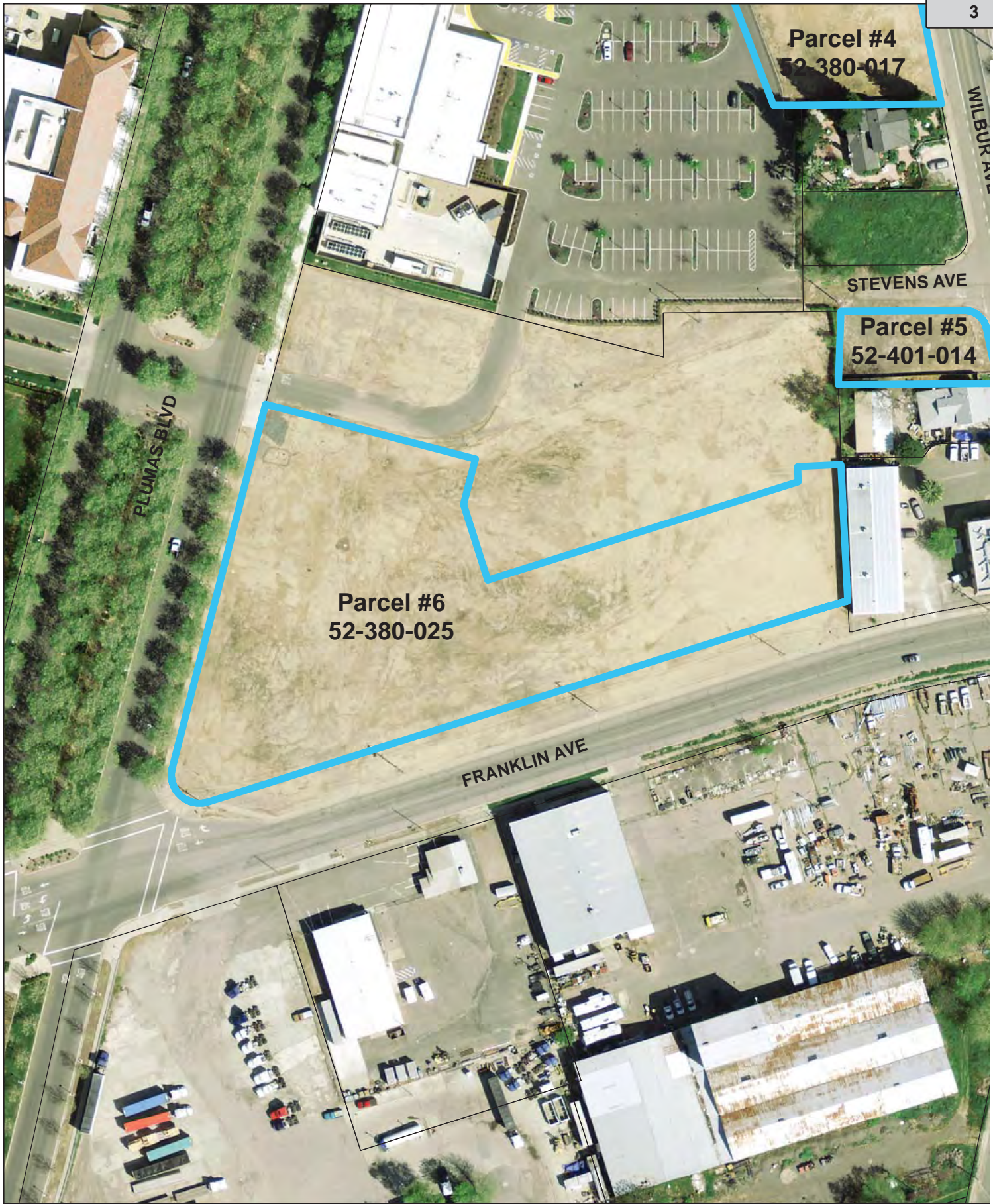
11/18/2008

**Parcel #**

**5**

Packet Pg. 29





Parcel #4  
52-380-017

Parcel #5  
52-401-014

Parcel #6  
52-380-025

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

Date of Purchase:  
**Parcel #**

10/1/1991  
**6**





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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Site Address:  
APN:  
Parcel Size:

265 Percy Ave  
53-194-013  
0.4 Acres

Date of Purchase:

6/12/2000

**Parcel #**

**8**

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## ATTACHMENT 2

# Successor Agency-Owned Real Properties

APN	Location	Acreage	Zoning	GP Designation	Environmental Status	Current Owner
52-380-019	442 B St	2.15	C-O (SP)	Public & Semi-Public	Phase I ESA - 16 recognized environmental conditions identified (12 high priority)	Successor Agency
52-380-017	Wilbur Ave/C St	1.09	C-O (SP)	Office & Office Park	Unknown - Nothing noted in Geotracker	Successor Agency
52-401-014	454 Stevens Ave	0.2	C-O (SP)	Office & Office Park	Unknown - Nothing noted in Geotracker	Successor Agency
52-380-025	425 Franklin Ave	2.46	C-O (SP)	Office & Office Park	Clean Closure	Successor Agency
53-194-013	Percy Ave/Plumas Blvd	0.34	C-O (SP)	Office & Office Park	Unknown - Nothing noted in Geotracker	Successor Agency

## ATTACHMENT 3



# VICINITY MAP



## ATTACHMENT 4

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE SUCCESSOR AGENCY TO THE YUBA CITY  
REDEVELOPMENT AGENCY DECLARING CERTAIN SUCCESSOR  
AGENCY-OWNED REAL 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**

WHEREAS, under the Surplus Land Act, Government Code section 54220 *et seq.*, as amended on January 1, 2020 (the "Act"), surplus land is defined as "land owned in fee simple by any local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use"; and

WHEREAS, under the Act, real property owned by a local agency, must be declared as "surplus land" or "exempt surplus land" as supported by written findings prior to the local agency taking any action to dispose of it; and

WHEREAS, the Act authorizes the local agency to sell surplus real properties in the manner proscribed therein; and

WHEREAS, the Successor Agency to the Yuba City Redevelopment Agency (the "Successor Agency") owns certain real properties identified in Exhibit A attached hereto, consisting of vacant and undeveloped land (the "Surplus Properties"); and

WHEREAS, there is no present or contemplated use for these properties and therefore, they are surplus to the needs of the Successor Agency as they are not intended to be used for any governmental purpose or operations; and

WHEREAS, the Successor Agency has determined it would be in the best interest of the Successor Agency to dispose of the Properties; and

WHEREAS, the Successor Agency now desires to declare the Surplus Properties as surplus land under the Act and to offer and initiate the sale of such properties in accordance with the procedures under the Act.

NOW, THEREFORE, THE SUCCESSOR AGENCY OF THE YUBA CITY REDEVELOPMENT AGENCY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Successor Agency finds the above recitals are true and correct and incorporated herein by this reference.

Section 2. The Successor Agency hereby finds and declares the Surplus Properties as surplus land under the Act, based on the written findings set forth below:

(a) The Surplus Properties have been determined to be no longer needed by the Successor Agency for any governmental purpose.

(b) The Successor Agency has no current or future plans to use the Surplus Properties for any agency work or operations or any other governmental purposes.

(c) Therefore, the Surplus Properties are not necessary for the agency's use and qualify as surplus land under the Act.

Section 3. The Successor Agency hereby authorizes and directs the City Manager or her designee to send written notices of availability ("NOA") and offer the Surplus Properties for sale to each of the public agencies and entities listed in Government Code section 54222, and to negotiate the terms of a proposed sale of the Surplus Properties with any such agency or entity that responds to the NOA, and to otherwise follow the procedures of the Act, as applicable to a proposed sale of the Surplus Properties.

Section 4. In the event that none of the public agencies or entities listed in Government Code section 54222 offer to purchase one or more of the Surplus Properties, or if the Successor Agency and a public agency or entity listed in Government Code section 54222 does not reach an agreement on the terms and conditions of purchase/sale, the Successor Agency intends to offer the Surplus Properties (or any of them) for sale to the general public in compliance with the requirements and procedures under the Act.

Section 5. Any proposed agreement(s) for the sale of the Surplus Properties shall ultimately be subject to the approval of the Successor Agency and Oversight Board.

Section 6. The disposal/sale/transfer of the Surplus Properties is exempt from environmental review under the California Environmental Quality Act ("CEQA") pursuant to California Code of Regulation, Title 14, section 15312. However, if development is proposed on such properties by a subsequent buyer, then that development proposal would be reviewed and analyzed pursuant to the requirements under CEQA.

Section 7. This Resolution shall be effective on upon its adoption. The City Clerk shall certify the adoption of this Resolution.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the Successor Agency to the Yuba City Redevelopment Agency, at a regular meeting thereof held on the 16<sup>th</sup> day of August 2022.

AYES:

NOES:

ABSENT:

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Name: Dave Shaw  
Title: Chair of Successor Agency

ATTEST:

\_\_\_\_\_  
Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM  
COUNSEL FOR SUCCESSOR AGENCY:

\_\_\_\_\_  
Shannon Chaffin, City Attorney  
Aleshire & Wynder, LLP

Attachment(s):

- Exhibit A – Successor Agency-Owned Real Properties to be declared as Surplus

Exhibit A - Successor Agency-Owned Real Properties

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