



RESOLUTION TO DECLARE AS EXEMPT SURPLUS CITY-OWNED LAND FORMERLY KNOWN AS THE SUGARLOAF BOOSTER STATION

Community & Economic Development

Board of Public Utilities

January 27, 2025

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BACKGROUND

1. Enacted in 1968, the Surplus Land Act (Act) requires all local agencies to prioritize affordable housing when disposing of surplus land.
2. In 2019, the Act was amended requiring local agencies to notify the State of available surplus property for potential housing development.
3. On January 9, 2023, the Board of Public Utilities approved the Pressure Reducing Station Conversion Project.



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DISCUSSION

1. The Sugarloaf Booster Station was originally built in 1968 and supplied water to the Blaine 1300 Pressure Zone. Of the six pumps originally installed, only one remained in operation when the station was replaced.
2. Many of the components and equipment had exhausted their useful service and are no longer being manufactured or are available.



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FORMER SUGARLOAF BOOSTER STATION

Subject Site:

1. Approximately 8,948 sf, outlined in a yellow line.
2. Zoning: Residential (R-1-7000)
3. General Plan Designation: Residential Medium Density
4. Appraised value \$110,000
5. Reservation of an 843 sf permanent easement for a pressure reducing station



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DISCUSSION

1. On October 11, 2023, Senate Bill 747, Government Code Section 54221 (f)(1)(B)(2), was approved defining exempt surplus land to mean surplus land that is less than one-half acre in area 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.
2. Approved by HCD, the parcel meets the requirements as defined by Senate Bill 747 for exempt surplus land.



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BACKGROUND

1. Remaining on the Property are a concrete block structure and two driveway pads.
2. Property is to be sold in its "as is" condition and the prospective buyer would be responsible for the removal or capping prior to any development.



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STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 5 – High Performing Government

Goal 5.4 – Achieving and maintaining financial health by addressing gaps between revenues and expenditures and aligning resources with strategic priorities to yield the greatest impact.

Cross-Cutting Threads



Community Trust



Equity



Fiscal Responsibility



Innovation



Sustainability & Resiliency



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RECOMMENDATIONS

That the Board of Public Utilities recommend that City Council:

1. Adopt a Resolution to declare as exempt surplus City-owned land, formerly known as the Sugarloaf Booster Station bearing Assessor's Parcel Numbers 251-040-035;
2. Authorize the marketing and sale of the Property pursuant to Assembly Bill 1486 and SB 747, in accordance with the City's Administrative Manual 08.003.00 for the Disposition and Sale of City-owned Real Property; and
3. Authorize the City Manager, or his designee, to execute any documents necessary to effectuate this transaction.



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