



Agenda Item

City Council

Item #: 3.11.

2/27/2024

File #: 24-0113

TO: Honorable Mayor and Members of the City Council

THRU: Tom Kisela, City Manager

FROM: Christopher Cash, Public Works Director

1. SUBJECT

Declare the unimproved right-of-way located at 515 Fletcher Avenue, east of Glassell Street, as surplus to the City's needs and authorize the disposal of the property. Resolution No. 11526.

2. SUMMARY

Resolution No. 11526 will declare that certain City-owned real property located at 515 Fletcher Avenue, east of Glassell Street, as exempt surplus land under Government Code Section 54221 and find that the foregoing action is exempt from review under the California Environmental Quality Act.

3. RECOMMENDED ACTION

Adopt Resolution No. 11526. A Resolution of the City Council of the City of Orange finding that certain City-owned real property located at 515 Fletcher Avenue east of Glassell Street in the City of Orange is exempt surplus land pursuant to Government Code Section 54221 and finding that the foregoing action is exempt from review under the California Environmental Quality Act.

4. FISCAL IMPACT

None.

5. STRATEGIC PLAN GOALS

Goal 2: Be a fiscally healthy community

d: Effectively manage and develop City assets.

6. DISCUSSION AND BACKGROUND

The City of Orange ("City") is addressing the status of a parcel of real property identified as a portion of 515 Fletcher Avenue ("Property"), an unimproved 10-foot strip of the right-of-way on Fletcher Avenue, between Glassell Street and the eastern railroad tracks. Although the northern half of Fletcher Avenue's right-of-way, approximately 50 feet, is developed with sidewalks and street pavement, the southern portion remains an unimproved dirt area, spanning approximately 11,581 square feet. This undeveloped section, while connecting adequately to Heartside and Beachwood Streets, has required maintenance from the City over the years, accruing costs associated with trash and weed removal.

Recognizing that the existing street infrastructure is sufficient for current connectivity, and the Property is not necessary for the City's use, and further, that the Property is less than one-half acre

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, the City wishes to classify this land as "exempt surplus land" pursuant to Section 54221(f)(1)(B) of the Surplus Land Act (Government Code sections 54220, et seq., as amended by AB 1486). While a pre-adoption review of proposed Resolution No. 11526 was not required, a copy of this Resolution was submitted to the Public Lands Team at the Department of Housing and Community Development ("HCD"). The City was thereafter advised that the proposed Resolution No. 11526 meets the requirements for an exemption. Therefore, staff recommends approval of Resolution No. 11526, officially declaring the Property as "exempt surplus land."

Declaration that the Property is "exempt surplus land" does not require review under California Environmental Quality Act ("CEQA") because it is not a project as defined by the CEQA Guidelines, Section 15378, because adopting this Resolution does not have the potential for creating a significant effect on the environment.

The City will be required to send Resolution No. 11526 to HCD 30 days before disposition of the Property. HCD will thereafter issue a letter finding that the Property may be disposed of without any further action under the Surplus Land Act. Staff is exploring an opportunity with the adjoining property owner to potentially swap the property, upon HCD clearance, for a future water well site.

7. ATTACHMENTS

- Resolution No. 11526