



CITY OF ORLAND STAFF REPORT

MEETING DATE: September 15th, 2026

TO: Honorable Mayor and City Council

FROM: Justin Chaney, Interim City Manager

SUBJECT: **Surplus Property – 824 Fourth Street (APN 040-212-009)**

SUMMARY:

The City owns 0.36 acres of real property (Property) located at 824 Fourth Street (APN 040-212-009), and on September 1, 2026, the City Council directed staff to explore selling the property. To sell the property, the City must comply with the Surplus Land Act. This agenda item requests that the City Council declare the Property exempt surplus land so staff can begin complying with the Surplus Land Act requirements.

BACKGROUND and ANALYSIS

The Surplus Land Act (SLA) (Government Code Section 54220 et seq.) establishes the process local agencies must follow when disposing of surplus land. The SLA requires local agencies to prioritize affordable housing, as well as parks and open space, when disposing of surplus land. Under these requirements, “surplus land” is defined as land the agency determines is not necessary for its use, and “disposal” includes long-term leases of more than 15 years.

Before any action can be taken to dispose of the Property, the City Council must declare the Property as either “surplus land” or “exempt surplus land,” through formal action in a regular public meeting supported by written findings.

In this instance, pursuant to the SLA, the subject site would be exempt surplus land because it is under a half-acre in size, not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes. Further, the subject Property is not located in a “Notice Zone” such as the (i) coastal zone; (ii) adjacent to a historical unit of the State Parks System; (iii) listed on, or determined by the State Office of Historic Preservation to be eligible for, the National Register of Historic Places; or (iv) within the Lake Tahoe region. The Property is no longer necessary for City use and disposition would eliminate maintenance costs and return the property to the tax roll.

FISCAL IMPACT

Disposition of the Property would reduce the City’s maintenance costs, generate sales proceeds and property tax revenue by returning the Property to the property tax rolls, and provide interested parties the opportunity to reactivate the Property. This recommendation has no staffing impact beyond the normal budgeted scope of duties.

ATTACHMENTS

- A. City Council Resolution No. 2026-_____
- a. Assessor's Parcel Map

RECOMMENDATION:

Adopt a Resolution declaring 824 Fourth Street (APN 040-212-009) is exempt surplus land pursuant to Government Code Section 54221, authorizing the City Manager, or designee, to take all actions and execute any documents necessary to ensure compliance with the Surplus Land Act and State regulations related thereto, and finding the declaration to be exempt from the California Environmental Quality Act pursuant to Sections 15060(c)(3), 15061(b)(3) and 15312.