



# PUBLIC NOTICE

## HOUSING AND COMMUNITY SERVICES



40 Eldridge Avenue, Suite 2 · Vacaville, CA 95688 · [CityofVacaville.gov](http://CityofVacaville.gov)

### Notice of Exempt Surplus Land Pursuant to Government Code Section 54221(f)(1)(A)

As required by the Surplus Land Act, Government Code Section 54220 et seq., the City of Vacaville is providing notification that the City has declared the property listed below as exempt surplus land and intends to dispose of it.

<b>Jurisdiction Name</b>	City of Vacaville
<b>Jurisdiction Type</b>	City
<b>Site Address/Intersection</b>	Near intersection of S Orchard Ave and W Monte Vista Ave
<b>City</b>	Vacaville
<b>Five Digit ZIP Code</b>	95688
<b>County</b>	Solano
<b>Assessor Parcel Number</b>	0126-160-150
<b>Parcel Size (Gross Acres)</b>	1.36

Eden Housing, Inc. is proposing a 100 percent affordable housing project at the property listed above that would consist of 60 units, including 59 units offered at low-income and very low-income affordability levels and 1 unrestricted manager's unit.

Pursuant to the Surplus Land Act, local agencies, including the City of Vacaville, must demonstrate compliance with the requirements of the Act before disposing of any surplus land, including property determined to be "exempt surplus land" as defined in Government Code Section 54221(f).

Under Government Code Section 54221(f)(1)(A), "exempt surplus land" means surplus land that is transferred pursuant to Government Code Section 25539.4 or 37364. The City finds the property to be exempt surplus land pursuant to Government Code Section 54221(f)(1)(A) as follows:

- The property will be transferred by the City pursuant to Government Code Section 37364 for the development of a 100% affordable housing project.
- Not less than 80 percent of the area of the property will be used for development of housing.
- Not less than 40 percent of the total number of housing units developed on the property will be affordable to households whose incomes are equal to, or less than, 75 percent of the maximum income of lower income households, and at least half of which will be affordable to very low-income households.
- Dwelling units produced for persons and families of low or moderate income will be restricted by regulatory agreement to remain continually affordable for not less than 30 years consistent with the requirements of the City's affordable housing ordinance.

- The regulatory agreement will contain a provision making the covenants and conditions of the agreement binding upon successors in interest of the housing sponsor.
- The regulatory agreement will be recorded in the Solano County Office of the County Clerk-Recorder.
- The regulatory agreement will be recorded in the grantor-grantee index to the name of the property owner as grantor and to the name of the City as grantee.

The City has determined that designation of the property as exempt surplus does not have the potential to create a significant effect on the environment and is therefore exempt from further review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(3), 10561(b)(3), and/or 15378. Designation of the property as exempt surplus is not a project because it does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

City staff will transmit a copy of this Public Notice to the California Department of Housing and Community Development no later than 30 days prior to the disposition of the property in compliance with the Surplus Land Act.

To request additional information or submit comments, please contact Tamara Colden, Director, City of Vacaville Housing and Community Services Department, at 40 Eldridge Avenue, Suite #2, Vacaville, CA 95688. You may also direct your questions to [tamara.colden@cityofvacaville.com](mailto:tamara.colden@cityofvacaville.com) or by calling (707) 449-5671.

Housing and Community Services  
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