

RESOLUTION CC-2022-83

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHASTA LAKE DETERMINING THREE CITY-OWNED PARCELS LOCATED AT 4605 SHASTA DAM BLVD (005-250-059-000); 4659 SHASTA DAM BLVD (005-250-063-000); AND VACANT LAND (007-010-096) TO BE EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTIONS 25539.4 AND 54221(f)(1)(A) FOR THE DEVELOPMENT OF AFFORDABLE HOUSING AND DETERMINING THE PROJECT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

WHEREAS, the City of Shasta Lake is the owner in fee simple of that certain real property located at 4605 SHASTA DAM BLVD (005-250-059-000); 4659 SHASTA DAM BLVD (005-250-063-000); AND VACANT LAND (007-010-096) ("Property"); and

WHEREAS, on January 27, 2020, the City of Shasta Lake executed a letter of intent with ADK Properties, LLC for the acquisition of the three city owned parcels to be used for the construction of 49-unit affordable housing project ("Shasta Lake Downtown Housing Project" or "Project") and;

WHEREAS, on June 2, 2021, the City, the Managing General Partner of the Project and ADK executed a conditional commitment letter setting forth the terms by which the City would transfer the Property necessary for the Project; and

WHEREAS, the terms of the transfer helped secure financing from the California Department of Housing and Community Development and the Strategic Growth Council enabling the Project to proceed; and

WHEREAS, the transfer of the Property will provide housing affordable to persons and families of low or moderate income as defined by the State of California; and

WHEREAS, the housing provided is greatly needed and will be available for years to come and will offer a great benefit to the City; and

WHEREAS, in response to the State of California Department of Housing and Community Development and the Strategic Growth Council Notice of Funding Availability (NOFA) issued February 26, 2021, the City of Shasta Lake, Community Revitalization and Development Corporation, Win River Hotel Corporation, and ADK Properties, LLC submitted an application for funding in the amount of \$16,540,259 for Round 6 of the Affordable Housing and Sustainable Communities (AHSC) program to develop a \$36.5 million mixed-use development along the north and south sides of Shasta Dam Boulevard. This 52,918SF project includes 49 units of affordable housing and 7,500SF of commercial space; and

WHEREAS, on February 4, 2022, the California Department of Housing and Community Development and the Strategic Growth Council issued an award announcement to the City of Shasta Lake, Community Revitalization and Development Corporation, Win River Hotel Corporation, and ADK Properties, LLC in the amount of \$16,540,259 for Round 6 of the Affordable Housing and Sustainable Communities (AHSC) tribal set-aside program.

WHEREAS, the Property transferred will be used for the purposes and in a manner that complies with the provisions of Government Code Section 255839.4; and

WHEREAS, on July 7, 2022, the Planning Commission adopted a resolution finding pursuant to Government Code Section 65402(a) that the sale and transfer of three City owned parcels, zoned City Center Commercial (CC) and furthermore Shasta Lake Municipal Code Chapter 17.81 (Affordable Housing), was in conformance with the City's General Plan; and

WHEREAS, on January 29, 2020, the Planning Commission approved use-permit PC 20-02 approving use filed by ADK Properties, LLC to allow for construction of a 60,500SF affordable housing mixed-use development, off-site parking, and associated density bonus and incentives; and

WHEREAS, the transfer of the Property will be for the City's use in that it assists the City in meeting its obligations under the Housing Element of its General Plan to provide affordable housing pursuant to its Regional Housing Needs Assessment allocation, and is consistent with the Legislature's declaration of a housing shortage for persons and families of low and moderate income, and the declaration that housing is of vital importance to the health, safety, and welfare for every Californian pursuant to Government Code Section 54220(a); and

WHEREAS, Sections 103(e) and 400(e) of the Guidelines provide that a local agency that determines that property is exempt from the Act shall support such a determination with written findings and shall provide a copy of the written determination to HCD at least 30 days prior to disposition; and

WHEREAS, Article V of the Guidelines provide that HCD will review the information submitted by local agencies pursuant to the Section 400 of the Guidelines.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHASTA LAKE DOES RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are a substantive part of this Resolution.

SECTION 2. The City Council has determined the following three parcels (Exhibit "A") are exempt surplus land as defined in Government Code Sections 25539.4 and 54221(f)(1)(A).

- a. 4605 Shasta Dam Blvd is legally described as lot 1-5, inclusive, and lots 28 through 32, inclusive of block 8 of Tract Boomtown Unit 8 and is identified as Assessor's Parcel Number (APN) 005-250-059-000 as shown in the latest records of the Office of the Tax Assessor of the County of Shasta. The site is 17,859 square feet in size.
- b. 4659 Shasta Dam Blvd is legally described as lot 13,14,15,16,17,18,19, and 20 of block 8 of Tract Boomtown Subdivision Unit 8 and is identified as Assessor's Parcel Number (APN) 005-250-063-000 as shown in the latest records of the Office of the Tax Assessor of the County of Shasta. The site is 15,246 square feet in size
- c. Vacant Land (No Address) is legally described as lot 24,23 of block 2 of Tract Boomtown Unit 7 and is identified as Assessor's Parcel Number (APN) 007-010-096-000 as shown in the latest records of the Office of the Tax Assessor of the County of Shasta. The site is 13,939 square feet in size.

SECTION 3. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"). The Property is not located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4) of the State CEQA Guidelines, and thus the disposition of the Property is exempt from CEQA pursuant to Section 15312 of the State CEQA Guidelines.

SECTION 4. The City Clerk shall certify as to the adoption of this resolution.

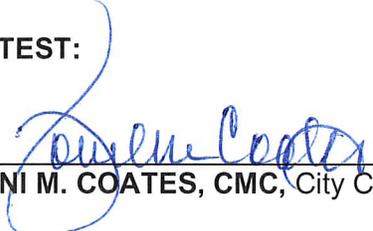
PASSED, APPROVED AND ADOPTED this 16th day of August 2022 by the following vote:

AYES: DOYLE, MORGAN, POWELL, WATKINS, KERN
NOES: NONE
ABSENT: NONE



RICHARD KERN, Mayor

ATTEST:



TONI M. COATES, CMC, City Clerk