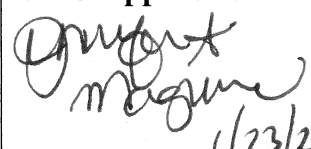


CITY COUNCIL ACTION REQUEST

Department(s): Office of Economic Development	CEQA: DOC with the FMC/Coleman Avenue EIR (SCH# 1999122059), the Airport West Stadium and Great Oaks Place Project EIR (SCH# 2009052053), the General Plan 2040 FEIR (SCH# 2009072096), the General Plan 2040 FSEIR (SCH# 2009072096), and addenda thereto.	Coordination: City Attorney's Office, City Manager's Budget Office, Public Works Department, PBCE	Dept. Approval: /s/ Kim Walesh
Council District(s): 3			CMO Approval:  1/23/20

SUBJECT: DECLARE THE CHAMPIONS WAY PARCEL AS SURPLUS PROPERTY

RECOMMENDATION:

Adopt a resolution declaring a portion of the City-owned Champions Way property (APN 230-59-002) as surplus to the needs of the City.

BASIS FOR RECOMMENDATION:

The subject property, a portion of Champions Way (APN 230-59-002), is owned by the City of San José, and located in the City of Santa Clara. It is part of the future right of way within the Coleman Highline development project. However, the City cannot designate this section as public right of way since it is outside of the City's jurisdiction. The City of Santa Clara will not accept the service obligation for an orphan road segment that requires travel through the City of San Jose to access.

A solution to this challenge has been identified in which the City may sell this section of Champions Way to the adjacent property owner/developer for use as a private road. The property would transfer encumbered with an Emergency Vehicle Access easement. This will allow the adjacent property owner/developer to privately maintain the road segment within the City of Santa Clara, while ensuring access to the roadway is perpetually available. Next steps for the City will be to complete the surplus process by engaging in good faith negotiations with any entities that notice their interest in acquiring the property for public benefit within the required timeframe of the California Surplus Land Act (Cal. Gov. Code §54220 et seq.). If this process concludes without a sale to a different entity, the City could contemplate a sale to the adjacent property owner/developer. The recommendation in this memo does not authorize or approve any sale of the property.

In compliance with California's Surplus Land Act City staff issued letters on January 17, 2020 to notify appropriate parties of the City's intention to declare the Champions Way property as surplus to the needs of the City. This notice allows all appropriate parties 90 days to notify the opportunity to notify the City of their interest in acquiring the property.

Commission Recommendation/Input: No commission recommendation or input is associated with this action.

Climate Smart San Jose: The recommendation in this memo has no effect on Climate Smart San José energy, water, or mobility goals.

COST AND FUNDING SOURCE:

This resolution has no fiscal impact. No costs are associated with this action.

FOR QUESTIONS CONTACT: Nanci Klein, Assistant Director, Office of Economic Development, at (408) 535-8184.

Aerial View of Subject Property



OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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CITY OF SAN JOSE

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LAURENCE E. STINE – AUDITOR
 Certified by the American Institute of Certified Public Accountants
 Certified under F. & T. Code, Inc. 377
 Effective for Year 2019-2020