



Administrative Offices

1102 Q Street
Sacramento, CA 95811
916-321-2800

Equal Opportunity Employer

Human Resources

2810 O Street
Sacramento, CA 95816
916-556-0299

Mailing Address

P.O. Box 2110
Sacramento, CA 95812

January 17, 2024

To All Interested Parties:

RE: Notice of Availability/Offer to Sell Surplus Property

As required by the Surplus Land Act (SLA) (California Government Code Section 54200 and following), Sacramento Regional Transit District (SacRT) is providing notice that SacRT intends to dispose of the surplus properties listed in the attached Exhibit A.

In accordance with Government Code Section 54222, your agency or housing sponsor, as applicable, has 60 days from the date this notice of availability was sent via certified mail or electronic mail to notify SacRT that your entity is interested in acquiring the property on a priority basis for a purpose meeting the requirements of the Surplus Land Act.

SacRT will enter into good faith negotiations with all qualifying offerors for a period of at least 90 days of negotiations to determine a mutually satisfactory sales price and terms or lease terms pursuant to Government Code Section 54223. If no agreement is reached on terms, SacRT may market the property to other potential purchasers.

As required by Government Code Section 54227, if SacRT receives more than one letter of interest during this 60-day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

The acceptable terms and conditions for any purchase of any of the properties listed in Exhibit A include, at a minimum:

- (1) SacRT is seeking fair market value for the property.
- (2) To the extent applicable, the Federal Transit Administration ("FTA") must approve the disposition of the property.
- (3) The purchaser is solely responsible for compliance with any applicable environmental requirements and entitlements related to the proposed development.

- (4) Use of property will be restricted to prohibit the following uses as a covenant running with the land: auto - sales, storage, rental; auto service, repair; cannabis cultivation; cannabis manufacturing, nonvolatile; drive-through restaurant; equipment - rental, sales yard; gas station (excluding electric vehicle charging facilities, which will be permitted); manufacturing, service and repair; mini storage; locker building; plant nursery; warehouse; distribution center; or wholesale store.
- (5) As to APNs 007-0273-008 and -022, which currently house critical SacRT operational functions, the offeror must either: (a) allow SacRT to lease back the property at no cost for approximately five to ten years to allow SacRT to complete a permanent relocation of all functions currently at the site; or (b) provide SacRT with a suitable replacement property in close proximity to SacRT's bus storage and maintenance facilities through either a lease or purchase and compensate SacRT for the costs of relocation of staff, the server room, the radio communication equipment and other associated cost. SacRT recognizes that compliance with this condition may impact the compensation paid the purchaser for these parcels due either deferred possession of the property (in a no-cost lease back scenario) or the costs to relocate SacRT's functions and expects to negotiate those cost impacts as part of any good faith negotiation regarding the disposition(s), which may result in the payment of less than the current appraised fair market value.
- (6) To minimize SacRT's transaction costs, to the extent the other conditions are met and as permitted by applicable law and regulations, preference may be given to an offeror prepared to purchase the greatest number of the surplus properties in a single transaction if SacRT determines it is in its interest to do so.

Qualified parties interested in negotiating with SacRT must deliver the attached Notice of Interest to realestate@sacrt.com. Questions may be directed to the same email address.

NOTICE OF INTEREST

Re: Surplus Disposition of Properties: Assessor Parcel Numbers: 007-0274-012 and -013, -026, 007-0273-, 003, -004, -008, -014, -015, and -022

The agency/organization/company named below makes the following election concerning SacRT's Notice of Availability for the above-referenced parcels:

- Our agency/organization/company has no interest in purchasing the properties.
- Pursuant to Government Code §54222, our agency/organization/company hereby submits written notification of its intent to make a written offer to purchase the following property(ies):

APN(s): _____

Name of Agency/ Organization/Company:	
Signature:	
Printed Name:	
Title:	
Date:	

All future correspondence regarding this matter should be sent to:

Name:	
Title:	
Address:	
Phone #:	
Email:	

Please return this form by email to:
realestate@sacrt.com

Jurisdiction Name	Jurisdiction Type	Site Address/ Intersection	City	Five Digit ZIP Code	County	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed	Maximum Density Allowed	Parcel Size (Gross Acres)	Existing Use/ Vacancy	Minimum Sales Price	Last Appraised Value	Last Appraised Date	Optional Information1	Optional Information2
Sacramento Regional Transit District	Transportation district	2812/2814 N St	Sacramento	95816	Sacramento	007-0273-003-0000		Urban Corridor Low	C-2-SPD - GENERAL COMMERCIAL/SPECIAL PLANNING DISTRICT	20	110	0.44	warehouse					
Sacramento Regional Transit District	Transportation district	2824 N Street	Sacramento	95816	Sacramento	007-0273-004-0000		Urban Corridor Low	C-2-SPD - GENERAL COMMERCIAL/SPECIAL PLANNING DISTRICT	20	110	0.15	office building					
Sacramento Regional Transit District	Transportation district	1400 29TH St	Sacramento	95816	Sacramento	007-0273-022-0000	A	Urban Corridor Low	C-2-SPD - GENERAL COMMERCIAL/SPECIAL PLANNING DISTRICT	20	110	0.22	office building					
Sacramento Regional Transit District	Transportation district	1414 29th Street	Sacramento	95816	Sacramento	007-0273-008-0000	A	Urban Corridor Low	C-2-SPD - GENERAL COMMERCIAL/SPECIAL PLANNING DISTRICT	20	110	0.07	office building					
Sacramento Regional Transit District	Transportation district	2811/2815 O ST	Sacramento	95816	Sacramento	007-0273-015-0000	B	Urban Corridor Low	C-2-SPD - GENERAL COMMERCIAL/SPECIAL PLANNING DISTRICT	20	110	0.29	office building					
Sacramento Regional Transit District	Transportation district	2815/2817 O Street	Sacramento	95816	Sacramento	007-0273-014-0000	B	Urban Corridor Low	C-2-SPD - GENERAL COMMERCIAL/SPECIAL PLANNING DISTRICT	20	110	0.06	office building					
Sacramento Regional Transit District	Transportation district	1514 29th Street	Sacramento	95816	Sacramento	007-0274-012-0000		Urban Corridor Low	C-2-SPD - GENERAL COMMERCIAL/SPECIAL PLANNING DISTRICT	20	110	0.07	parking lot					
Sacramento Regional Transit District	Transportation district	1516 29TH ST	Sacramento	95816	Sacramento	007-0274-013-0000		Urban Corridor Low	C-2-SPD - GENERAL COMMERCIAL/SPECIAL PLANNING DISTRICT	20	110	0.07	office building					
Sacramento Regional Transit District	Transportation district	2831 P St	Sacramento	95816	Sacramento	007-0274-026-0000		Urban Corridor Low	C-2-SPD - GENERAL COMMERCIAL/SPECIAL PLANNING DISTRICT	20	110	0.51	parking lot					