



## Legislation Text

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**File #:** 21-1656, **Version:** 1

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**FROM:**

Engineering

**SUBJECT:**

Declaring Surplus Land - A Portion of Lytle Creek Road North of Duncan Canyon Road

**RECOMMENDATION:**

Approve **Resolution No. 2022-114**, declaring that a portion of Lytle Creek Road North of Duncan Canyon Road as "Exempt Surplus Land" pursuant to the Surplus Land Act, Government Code Section 54221 Et Seq.

**COUNCIL GOALS:**

- Invest in the City's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.
- Invest in the City's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.

**DISCUSSION:**

On February 26, 2019, the City Council conditionally approved TTM16-000003 to create a planned residential community of a combination of single-family homes, attached condos, and detached condos over 136.4 gross acres located north of the Interstate 15 Freeway and south of the San Bernardino National Forest, encompassing the area between Citrus Avenue to the east and Coyote Canyon to the west.

In addition, as a part of the Agreement Regarding Lytle Creek Road Right of Way Exchange and Joint Escrow Instruction (the "Exchange Agreement"), which was approved by the City Council on July 27, 2021, the alignment of a portion of Lytle Creek Road was reconfigured, and the street was realigned to connect to Coyote Canyon Road to the south. With the realignment, a portion of existing Lytle Creek Road will no longer be in use and will be superseded by relocation.

The "Exchange Agreement" established terms and conditions by which the City will transfer its fee title interest in that portion of Lytle Creek Road to Arroyo Cap II-6, LLC, a Delaware limited liability company (the "Developer") in exchange for land owned by the Developer on which the City will develop and relocate Lytle Creek Road.

Typically, the Surplus Land Act applies when a local agency disposes of "Surplus Land." However, the act does not apply to the disposal of "Exempt Surplus Land." Under the Act, "Exempt Surplus Land" includes land that a local agency is exchanging for another property necessary for the agency's use.

Pursuant to the “Exchange Agreement”, the City will exchange a portion of Lytle Creek Road for Developer’s proposed Lytle Creek Road, so that the City can relocate Existing Lytle Creek Road for use by the public.

**FISCAL IMPACT:**

None

**MOTION:**

Approve staff recommendation.