

October 22, 2025

Via Email and U.S. Mail

California Department of Housing & Community Development  
651 Bannon Street  
Sacramento, CA 95811



**Subject:** Notice of Availability – Surplus City-Owned Property, 1411 Rumrill Blvd (410-021-021), City of San Pablo, Contra Costa County, California

### **Declaration of Surplus Land**

Pursuant to the California Surplus Land Act (Government Code §§ 54220–54234), on October 20, 2025, the San Pablo City Council adopted a resolution declaring the above-referenced City-owned property as surplus land in accordance with the California Surplus Land Act. The property is currently vacant, not in use for any public purpose, and is not anticipated to be needed for future City operations.

### **Property Description**

- **Assessor's Parcel Number:** 410-021-021
- **Address/Location:** 1411 Rumrill Blvd, City of San Pablo, Contra Costa County, California
- **Parcel Size:** Approximately 0.58 acres
- **Current Zoning:** Planned Development
- **General Plan Designation:** Planned Development
- **Current Condition:** Vacant parcel

### **Development Considerations**

- The City is not aware of any constraints that prohibit development of this property.

### **Purpose of the Surplus Land Act**

The Surplus Land Act is intended to make publicly owned land available for the development of affordable housing. The City of San Pablo invites proposals from qualified housing developers. To comply with the Act:

- At least 25% of the housing units must be affordable to very low- or low-income households.
- Rental units must remain affordable for 55 years or more.
- Ownership units must remain affordable for 45 years or more.
- Developers may be required to enter into an Affordability Covenant with the City.

### **Evaluation Criteria for Proposals**

The City will strongly consider the following:

1. **Design:** The project site offers the opportunity to assemble three adjacent City-owned parcels to support a cohesive development vision. The location presents an opportunity to establish a new architectural tone for the area that reflects the City's vision for the revitalized Rumrill Corridor. Applicants will also have the unique ability to shape flexible development standards through the Planned Development (PD) zoning designation.

With the completion of the award winning Rumrill Complete Streets Project, preference will be given to projects that reduce automobile dependence and incorporate thoughtful transportation demand management strategies that take advantage of the bicycle and pedestrian infrastructure. Proposed designs should demonstrate high-quality architecture that complements the surrounding context and will be subject to the City's design review process.

2. **Experience & Expertise:** Proven track record in funding, construction, and delivery of high-quality housing in urban settings.
3. **Timeframe:** Realistic plan to obtain full financing within two years and secure a building permit within the current Housing Element cycle.
4. **Financial Assistance:** The City's financial role is limited to land pricing, expedited approvals, and letters of support for external funding. No direct subsidies are available.
5. **Public Involvement:** A thoughtful approach to engaging the community, especially adjacent residents.

#### **Submission Timeline and Process**

In accordance with Government Code Section 54222:

- Interested parties must notify the City in writing of their interest no later than Monday, December 22, 2025 (60 days from the date of this notice).
- Notification does not obligate the City to sell or lease the property.

#### **Good Faith Negotiations**

- The City will enter into at least 90 days of negotiations with all interested entities.
- If no agreement is reached, the City may market the property to the general public.

If multiple letters of interest are received, priority will be given to proposals that:

1. Include at least 25% affordable units.
2. Offer the greatest number of affordable units.
3. Provide the lowest average affordability level.

#### **Additional Opportunities**

There are two adjacent city owned parcels available, and the City of San Pablo is concurrently releasing multiple Notices of Availability for other City-owned properties

suitable for mixed-use, residential, and commercial development. Refer to our Economic Development & Housing Division webpage for more listings.

**Contact Information**

How to Respond: Please submit your written notice of interest, including the name of your organization, contact information, and a statement of proposed use, by **Monday, December 22, 2025** to:

*Kieron Slaughter*

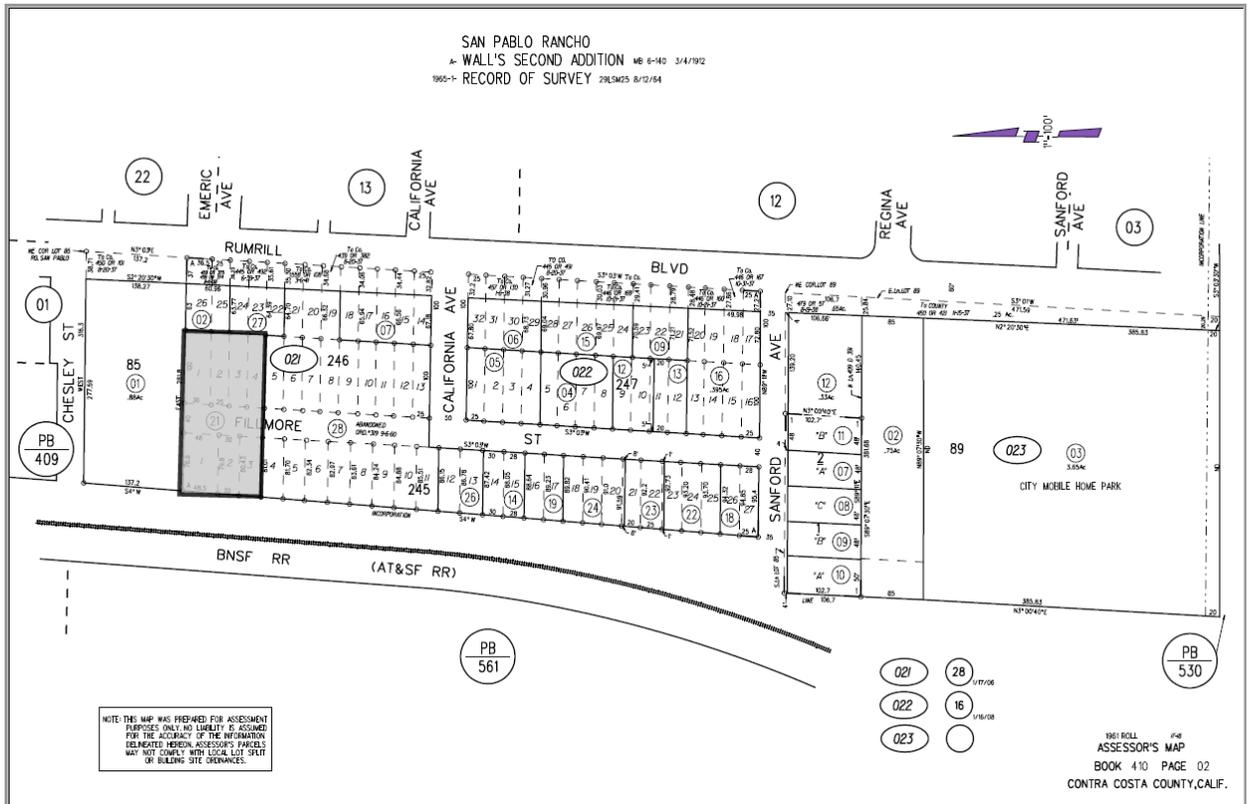
Kieron Slaughter  
Economic Development & Housing Manager  
City of San Pablo  
1000 Gateway Avenue  
San Pablo, CA 94806  
Email: [kierons@sanpabloca.gov](mailto:kierons@sanpabloca.gov)

**ATTACHMENTS:**

Attachment 1: Assessor's Parcel Map

**Parcel Map**

**APN: 410-021-021**



October 22, 2025

Via Email and U.S. Mail

California Department of Housing & Community Development  
651 Bannon Street  
Sacramento, CA 95811



**Subject:** Notice of Availability – Surplus City-Owned Property, 1411 Rumrill Blvd (410-021-026), City of San Pablo, Contra Costa County, California

### Declaration of Surplus Land

Pursuant to the California Surplus Land Act (Government Code §§ 54220–54234), on October 20, 2025, the San Pablo City Council adopted a resolution declaring the above-referenced City-owned property as surplus land in accordance with the California Surplus Land Act. The property is currently vacant, not in use for any public purpose, and is not anticipated to be needed for future City operations.

### Property Description

- **Assessor's Parcel Number:** 410-021-026
- **Address/Location:** 1411 Rumrill Blvd, City of San Pablo, Contra Costa County, California
- **Parcel Size:** Approximately 0.12 acres
- **Current Zoning:** Planned Development
- **General Plan Designation:** Planned Development
- **Current Condition:** Vacant parcel

### Development Considerations

- The subject parcel contains an existing bioswale constructed as part of the Rumrill Boulevard Complete Streets Project. This facility serves a critical public stormwater conveyance and treatment function. The selected developer shall be required to retain the bioswale in its current configuration or reconstruct it at an alternative location within the project area, subject to City approval and in compliance with all applicable stormwater management, hydraulic performance, and water quality requirements.

The developer will also assume long-term operations and maintenance responsibility for the bioswale and associated stormwater infrastructure, consistent with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements and the Contra Costa Clean Water Program standards.

### **Purpose of the Surplus Land Act**

The Surplus Land Act is intended to make publicly owned land available for the development of affordable housing. The City of San Pablo invites proposals from qualified housing developers. To comply with the Act:

- At least 25% of the housing units must be affordable to very low- or low-income households.
- Rental units must remain affordable for 55 years or more.
- Ownership units must remain affordable for 45 years or more.
- Developers may be required to enter into an Affordability Covenant with the City.

### **Evaluation Criteria for Proposals**

The City will strongly consider the following:

1. **Design:** The project site offers the opportunity to assemble three adjacent City-owned parcels to support a cohesive development vision. The location presents an opportunity to establish a new architectural tone for the area that reflects the City's vision for the revitalized Rumrill Corridor. Applicants will also have the unique ability to shape flexible development standards through the Planned Development (PD) zoning designation.

With the completion of the award winning Rumrill Complete Streets Project, preference will be given to projects that reduce automobile dependence and incorporate thoughtful transportation demand management strategies that take advantage of the bicycle and pedestrian infrastructure. Proposed designs should demonstrate high-quality architecture that complements the surrounding context and will be subject to the City's design review process.

2. **Experience & Expertise:** Proven track record in funding, construction, and delivery of high-quality housing in urban settings.
3. **Timeframe:** Realistic plan to obtain full financing within two years and secure a building permit within the current Housing Element cycle.
4. **Financial Assistance:** The City's financial role is limited to land pricing, expedited approvals, and letters of support for external funding. No direct subsidies are available.
5. **Public Involvement:** A thoughtful approach to engaging the community, especially adjacent residents.

### **Submission Timeline and Process**

In accordance with Government Code Section 54222:

- Interested parties must notify the City in writing of their interest no later than Monday, December 22, 2025 (60 days from the date of this notice).
- Notification does not obligate the City to sell or lease the property.

**Good Faith Negotiations**

- The City will enter into at least 90 days of negotiations with all interested entities.
- If no agreement is reached, the City may market the property to the general public.

If multiple letters of interest are received, priority will be given to proposals that:

1. Include at least 25% affordable units.
2. Offer the greatest number of affordable units.
3. Provide the lowest average affordability level.

**Additional Opportunities**

There are two adjacent city owned parcels available, and the City of San Pablo is concurrently releasing multiple Notices of Availability for other City-owned properties suitable for mixed-use, residential, and commercial development. Refer to our Economic Development & Housing Division webpage for more listings.

**Contact Information**

How to Respond: Please submit your written notice of interest, including the name of your organization, contact information, and a statement of proposed use, by **Monday, December 22, 2025** to:



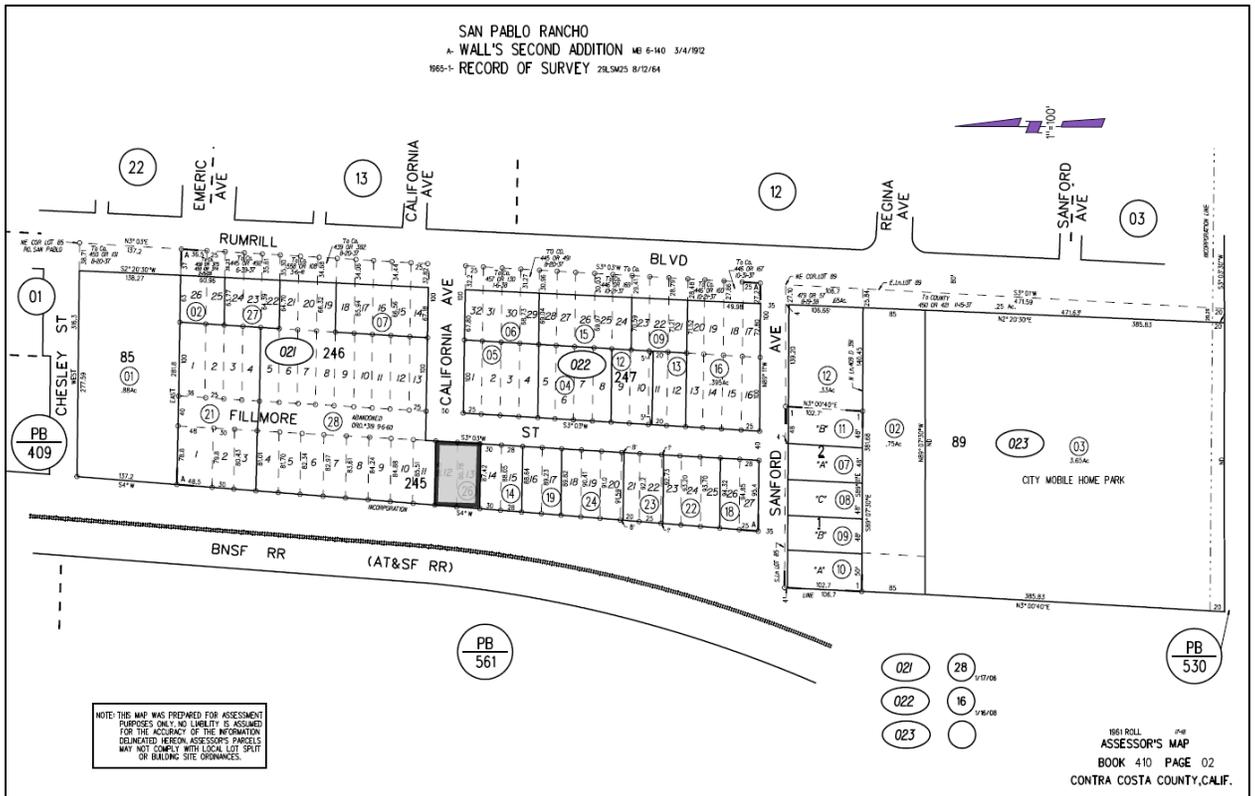
Kieron Slaughter  
Economic Development & Housing Manager  
City of San Pablo  
1000 Gateway Avenue  
San Pablo, CA 94806  
Email: [kierons@sanpabloca.gov](mailto:kierons@sanpabloca.gov)

**ATTACHMENTS:**

Attachment 1: Assessor's Parcel Map

### Parcel Map

APN: 410-021-026



October 22, 2025

Via Email and U.S. Mail

California Department of Housing & Community Development  
651 Bannon Street  
Sacramento, CA 95811



**Subject:** Notice of Availability – Surplus City-Owned Property, 1411 Rumrill Blvd (410-021-028), City of San Pablo, Contra Costa County, California

### Declaration of Surplus Land

Pursuant to the California Surplus Land Act (Government Code §§ 54220–54234), on October 20, 2025, the San Pablo City Council adopted a resolution declaring the above-referenced City-owned property as surplus land in accordance with the California Surplus Land Act. The property is currently vacant, not in use for any public purpose, and is not anticipated to be needed for future City operations.

### Property Description

- **Assessor's Parcel Number:** 410-021-028
- **Address/Location:** 1411 Rumrill Blvd, City of San Pablo, Contra Costa County, California
- **Parcel Size:** Approximately 1.38 acres
- **Current Zoning:** Planned Development
- **General Plan Designation:** Planned Development
- **Current Condition:** Vacant parcel

### Development Considerations

- The City is not aware of any constraints that prohibit development of this property.

### Purpose of the Surplus Land Act

The Surplus Land Act is intended to make publicly owned land available for the development of affordable housing. The City of San Pablo invites proposals from qualified housing developers. To comply with the Act:

- At least 25% of the housing units must be affordable to very low- or low-income households.
- Rental units must remain affordable for 55 years or more.
- Ownership units must remain affordable for 45 years or more.
- Developers may be required to enter into an Affordability Covenant with the City.

### Evaluation Criteria for Proposals

The City will strongly consider the following:

1. **Design:** The project site offers the opportunity to assemble three adjacent City-owned parcels to support a cohesive development vision. The location presents an opportunity to establish a new architectural tone for the area that reflects the City's vision for the revitalized Rumrill Corridor. Applicants will also have the unique ability to shape flexible development standards through the Planned Development (PD) zoning designation.

With the completion of the award winning Rumrill Complete Streets Project, preference will be given to projects that reduce automobile dependence and incorporate thoughtful transportation demand management strategies that take advantage of the bicycle and pedestrian infrastructure. Proposed designs should demonstrate high-quality architecture that complements the surrounding context and will be subject to the City's design review process.

2. **Experience & Expertise:** Proven track record in funding, construction, and delivery of high-quality housing in urban settings.
3. **Timeframe:** Realistic plan to obtain full financing within two years and secure a building permit within the current Housing Element cycle.
4. **Financial Assistance:** The City's financial role is limited to land pricing, expedited approvals, and letters of support for external funding. No direct subsidies are available.
5. **Public Involvement:** A thoughtful approach to engaging the community, especially adjacent residents.

#### Submission Timeline and Process

In accordance with Government Code Section 54222:

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#### Good Faith Negotiations

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2. Offer the greatest number of affordable units.
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#### Additional Opportunities

There are two adjacent city owned parcels available, and the City of San Pablo is concurrently releasing multiple Notices of Availability for other City-owned properties suitable for mixed-use, residential, and commercial development. Refer to our Economic Development & Housing Division webpage for more listings.

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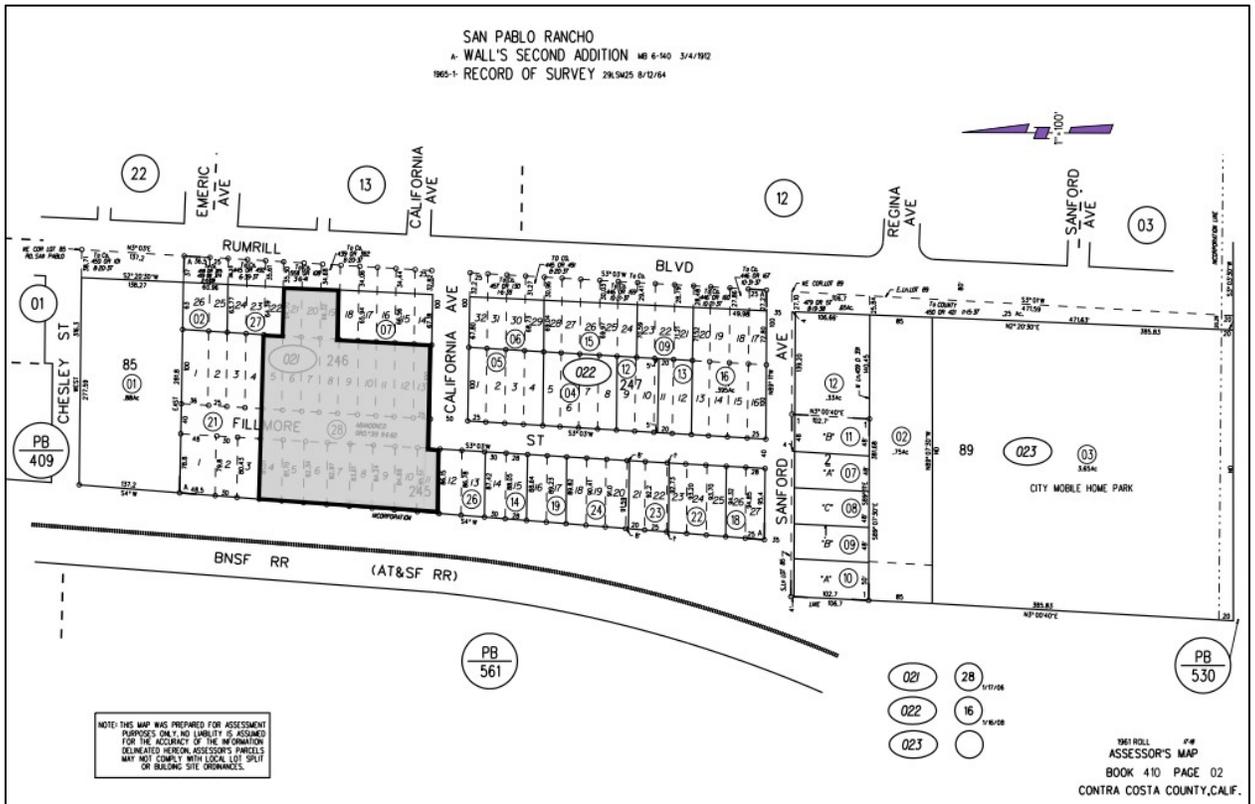
Kieron Slaughter  
Economic Development & Housing Manager  
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Email: [kierons@sanpabloca.gov](mailto:kierons@sanpabloca.gov)

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Attachment 1: Assessor's Parcel Map

**Parcel Map**

**APN: 410-021-028**



October 22, 2025

Via Email and U.S. Mail

California Department of Housing & Community Development  
651 Bannon Street  
Sacramento, CA 95811



**Subject:** Notice of Availability – Surplus City-Owned Property, 3400 San Pablo Dam Road (420-120-012), City of San Pablo, Contra Costa County, California

### **Declaration of Surplus Land**

Pursuant to the California Surplus Land Act (Government Code §§ 54220–54234), on October 20, 2025, the San Pablo City Council adopted a resolution declaring the above-referenced City-owned property as surplus land in accordance with the California Surplus Land Act. The property is currently vacant, not in use for any public purpose, and is not anticipated to be needed for future City operations.

### **Property Description**

- **Assessor's Parcel Number:** 420-120-012
- **Address/Location:** 3400 San Pablo Dam Road, City of San Pablo, Contra Costa County, California
- **Parcel Size:** Approximately 0.58 acres
- **Current Zoning:** CR- Regional Commercial
- **General Plan Designation:** Regional Commercial
- **Current Condition:** Vacant parcel

### **Development Considerations**

- The City is not aware of any constraints that prohibit development of this property.

### **Purpose of the Surplus Land Act**

The Surplus Land Act is intended to make publicly owned land available for the development of affordable housing. The City of San Pablo invites proposals from qualified housing developers. To comply with the Act:

- At least 25% of the housing units must be affordable to very low- or low-income households.
- Rental units must remain affordable for 55 years or more.
- Ownership units must remain affordable for 45 years or more.
- Developers may be required to enter into an Affordability Covenant with the City.

### **Evaluation Criteria for Proposals**

The City will strongly consider the following:

1. **Design:** High-quality architectural design compatible with the surrounding built environment. All projects are subject to the City's design review process.
2. **Experience & Expertise:** Proven track record in funding, construction, and delivery of high-quality housing in urban settings.
3. **Timeframe:** Realistic plan to obtain full financing within two years and secure a building permit within the current Housing Element cycle.
4. **Financial Assistance:** The City's financial role is limited to land pricing, expedited approvals, and letters of support for external funding. No direct subsidies are available.
5. **Public Involvement:** A thoughtful approach to engaging the community, especially adjacent residents.

#### **Submission Timeline and Process**

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1. Include at least 25% affordable units.
2. Offer the greatest number of affordable units.
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#### **Additional Opportunities**

The City of San Pablo is concurrently releasing multiple Notices of Availability for other City-owned properties suitable for mixed-use, residential, and commercial development. Refer to our Economic Development & Housing Division webpage for more listings.

#### **Contact Information**

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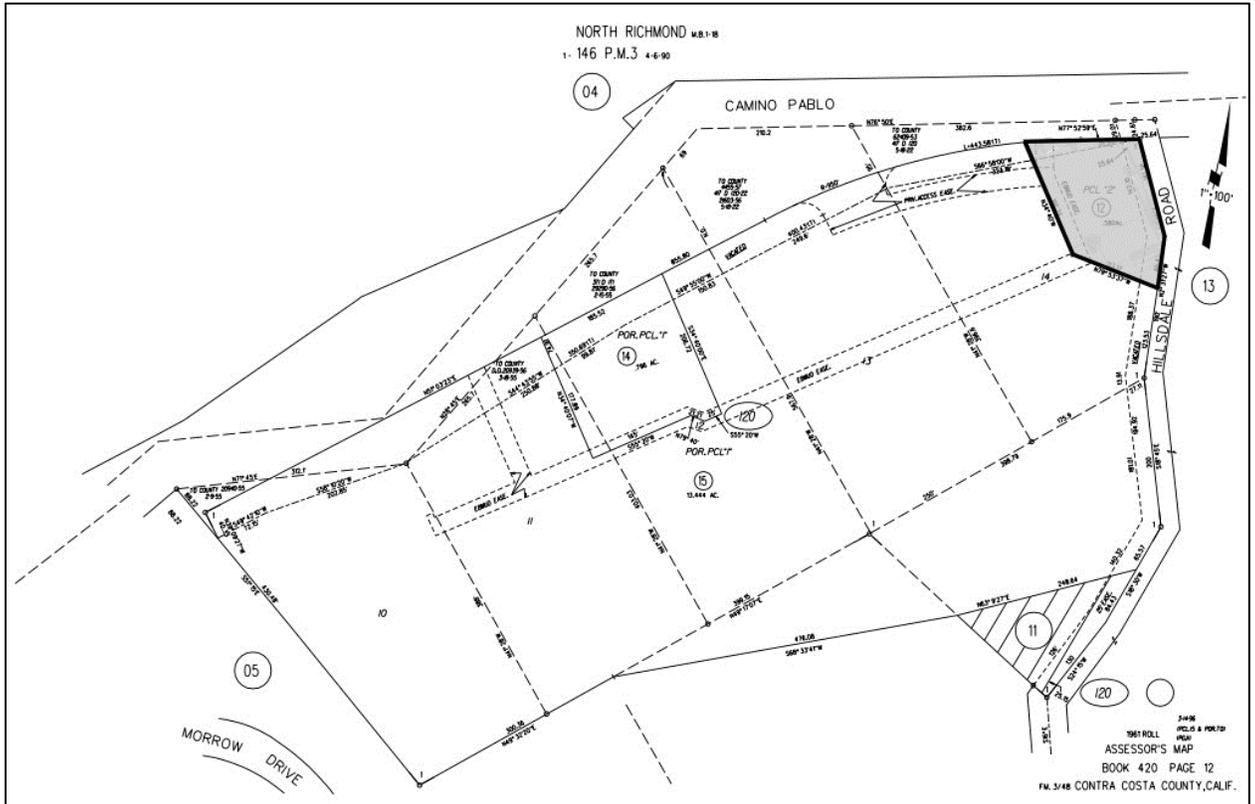
Kieron Slaughter  
Economic Development & Housing Manager  
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Email: [kierons@sanpabloca.gov](mailto:kierons@sanpabloca.gov)

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Attachment 1: Assessor's Parcel Map

**Parcel Map**

**APN: 420-120-012** 



October 22, 2025

**Via Email and U.S. Mail**

California Department of Housing & Community Development  
651 Bannan Street  
Sacramento, CA 95811

**Subject:** Notice of Availability – Surplus City-Owned Property, San Pablo Dam Road (APN 420-040-013), City of San Pablo, Contra Costa County, California



**Declaration of Surplus Land**

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**Property Description**

- **Assessor's Parcel Number:** 420-040-013
- **Address/Location:** [No street number] San Pablo Dam Road, City of San Pablo, Contra Costa County, California
- **Parcel Size:** Approximately 2.06 acres
- **Current Zoning:** CR – Regional Commercial
- **General Plan Designation:** Regional Commercial
- **Current Condition:** Undeveloped parcel with significant slope constraints.

**Development Considerations**

- The City is not aware of any constraints that prohibit development of this property.

**Purpose of the Surplus Land Act**

The Surplus Land Act is intended to make publicly owned land available for the development of affordable housing. The City of San Pablo invites proposals from qualified housing developers. To comply with the Act:

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Sincerely,



Kieron Slaughter  
Economic Development & Housing Manager  
City of San Pablo  
1000 Gateway Avenue  
San Pablo, CA 94806  
Email: [kierons@sanpabloca.gov](mailto:kierons@sanpabloca.gov)

ATTACHMENTS:

Attachment 1: Assessor's Parcel Map

**Parcel Map**

**APN: 420-040-013**

