

ASSEMBLY THIRD READING
AB 2512 (Valencia)
As Amended March 19, 2026
Majority vote

SUMMARY

Provides that, if an exemption under the Surplus Land Act (SLA) is applied to the disposition of Angel Stadium by the City of Anaheim to the Los Angeles Angels, any disposition documents and promotional or marketing materials shall refer to the team as the Anaheim Angels, except under certain conditions.

Major Provisions

- 1) Provides that, if an exemption to the SLA is granted to the City of Anaheim for the disposition of surplus land involving the sale or lease of Angel Stadium to the Major League Baseball (MLB) team known as the Los Angeles Angels, then any materials, including, but not limited to, a lease, deed of sale, and promotional or marketing materials, shall refer to that team as the Anaheim Angels.
- 2) Provides that it is the intent of the Legislature that the requirements in 1), above, would not apply if the City of Anaheim is able to come to an agreement with the MLB team known as the Los Angeles Angels about their affiliation.
- 3) Finds and declares a special statute is necessary and that a general statute cannot be made applicable within the meaning of Section 16 of Article IV of the California Constitution because of the corruption scandal related to the almost sale of Angel Stadium in 2020, and the current lease agreement with the City of Anaheim.

COMMENTS

Surplus Land Act. Public agencies are major landlords in some communities, owning significant pieces of real estate. When properties become surplus to an agency's needs, public officials sometimes want to dispose of the land, which means to sell or lease it for more than fifteen years, to recoup their investments. The SLA spells out the steps local agencies must follow when they want to dispose of land. It requires local governments to give a "first right of refusal" to other public agencies, nonprofit housing developers, schools, and parks and recreation departments. After notifying these groups that the land is available, the disposing agency must negotiate in good faith with these interested parties for 90 days to try to come to agreement before the local agency can dispose of the surplus land.

SLA Reform. In 2023, AB 480 (Ting), Chapter 788 and SB 747 (Caballero), Chapter 786 made significant changes to the SLA. Together the bills attempted to strike a balance between ensuring comprehensive coverage of dispositions, while enacting exemptions and other changes that would streamline the process for local governments. Specifically, AB 480 and SB 747:

- 1) Defined "dispose" to include leases of longer than 15 years that are entered into on or after January 1, 2024, but excluded leases of terms 15 years or less and leases where no development or demolition will occur.

- 2) Applied penalties to leases that violate the SLA, but provided that penalties don't apply to non-substantive violations of the SLA.
- 3) Added numerous categories of exempt surplus land, such as properties smaller than one-half acre, specified mixed-use developments and developments on larger sites that include affordability requirements, airport land, and others.
- 4) Authorized disposal of certain categories of exempt surplus land without a public hearing, as long as specified notice is provided.
- 5) Established additional types of activities that explicitly qualify as "agency's use."
- 6) Extended provisions that allow projects with an exclusive negotiating agreement in place to follow a previous version of the SLA.

Anaheim Stadium Transaction. In September 2020, the Anaheim City Council approved the sale of Angel Stadium and 150 acres of surrounding land to the owner of the Los Angeles Angels. At the time, the sale was criticized because the initial offering price for the land was \$320 million, which was below the value of \$500 million identified in a city-commissioned appraisal of the site, and which was further lowered to the price of \$150 million in exchange for the funding of 466 affordable housing units and a seven-acre park on the property. In December 2021, HCD notified the City of Anaheim that the sale violated the SLA, and on April 25, 2022, the City and the Attorney General agreed to a settlement that required the City to pay \$123 million for the development of affordable housing on the site, which includes a \$96 million fine equivalent to 30 percent of the \$320 million final sales price of the land. However, in May 2022, allegations of corruption associated with the deal surfaced. Specifically, reports became public that the Federal Bureau of Investigation (FBI) was investigating the mayor of the City of Anaheim and alleged that he "shared privileged and confidential information with the Angels during stadium sale negotiations, actively concealed same from a grand jury inquiry, and expects to receive campaign contributions as a result." The mayor subsequently resigned, and on May 24, 2022, the city council voided the deal. In 2023, SB 34 (Umberg), Chapter 772, and SB 229 (Umberg), Chapter 774, responded to the "almost disposition" of the Angels Stadium. SB 34 prohibited the County of Orange or any city within the County of Orange from disposing of surplus land if the local agency had received a notice of violation from HCD. SB 34 also prohibited the disposition of surplus land from being completed until HCD determines that the proposed disposition complies with the SLA. SB 229 required a local agency to hold an open and public meeting if it has been notified by HCD that the local agency's planned disposal of surplus land is in violation of the SLA.

According to the Author

According to the author, "The City of Anaheim has been home to this franchise for nearly 60 years. Yet the team's name does not reflect that history or our community. The Home Run for Anaheim Act will restore the name of the Angels Major League Baseball team to Anaheim Angels."

Arguments in Support

None on file.

Arguments in Opposition

None on file.

FISCAL COMMENTS

None.

VOTES

ASM LOCAL GOVERNMENT: 10-0-0

YES: Carrillo, Ta, Johnson, Pacheco, Ramos, Ransom, Blanca Rubio, Stefani, Ward, Wilson

ASM HOUSING AND COMMUNITY DEVELOPMENT: 12-0-0

YES: Haney, Patterson, Ávila Farías, Caloza, Garcia, Kalra, Lee, Quirk-Silva, Ta, Tangipa, Wicks, Wilson

UPDATED

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