



County of Sonoma

State of California

Date: October 7, 2025

Item Number: _____

Resolution Number: _____

☐ 4/5 Vote Required

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, DECLARING CERTAIN REAL PROPERTY OWNED BY THE COUNTY AND LOCATED WITHIN THE CITY LIMITS OF THE TOWN OF WINDSOR, SONOMA COUNTY, CALIFORNIA (APN's: 161-380-067, 161-380-066, 161-162-039, 161-170-039, 164-040-002, 163-012-019, 164-140-002) AS EXEMPT SURPLUS LAND.

Whereas, the County of Sonoma ("County") is the owner in fee simple of real property identified as Assessor's Parcels No. 161-162-039, 161-170-039, 161-380-066, 161-380-067, 164-040-002, 163-012-019, and 164-140-002, all located within the municipal boundaries of the Town of Windsor, Sonoma County, California (the "Properties"); and

Whereas, the Properties are remnant parcels with little independent utility to the County. The Properties are not used by the County and they are not required for any County work or operations. The Properties are all vacant and none are leased or licensed for any other uses or activities. The County has no plans for any future use of the Properties; and

Whereas, County makes a finding that none of the characteristics set forth in Government Code section 54221(f)(2) apply to the Properties; and

Whereas, The Town of Windsor desires to acquire the Properties. Based on its adopted General Plan, zoning regulations, and existing operations, some of the Properties if conveyed will be used by the Town for governmental purposes, including for open space and creek conservation and habitat maintenance; and

Whereas, the Surplus Land Act (Government Code sections 54220 et seq.), applies when a local agency disposes of "surplus land," as that term is defined in Government Code section 54221; and

Whereas, the Surplus Land Act exempts certain surplus land from its requirements, including surplus lands that are certain small lots under half an acre and surplus lands that are to be conveyed to another public agency for that agency's use.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Sonoma does hereby find, determine, declare, and order as follows:

- 1. Recitals.** Each of the foregoing recitals is found to be true and correct and incorporated hereto.
- 2. Surplus Land.** None of the Properties are necessary for any County use and none are needed for any County purposes. Accordingly, the Properties are declared to be surplus land.
- 3. Declaration of Exempt Surplus Land (Small Lots).** Pursuant to Government Code Section 54221(f)(1)(B), surplus land may be declared “exempt surplus land” if it is less than one-half acre in area and that is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes. The following parcels of the Properties are all under one-half acre and none are contiguous to state or local agency land used for open-space or low- or moderate-income housing purposes:

<u>Address</u>	<u>Parcel</u>	<u>Size</u>	<u>Proposed Use (per Town)</u>	<u>SLA Exemption(s)</u>
0 Arata Lane	161-380-067	5,415 sq ft (0.12 acres)	Very Low Density Residential	54221(f)(1)(B) [Under .5 acre]
0 Arata Lane	161-380-066	1,101 sq ft (0.03 acres)	Very Low Density Residential	54221(f)(1)(B) [Under .5 acre]
0 Old Redwood Hwy	164-040-002	2,457 sq ft (0.06 acres)	Boulevard Mixed Use	54221(f)(1)(B) [Under .5 acre]
0 Old Redwood Hwy	163-012-019	2,644 sq ft (0.06 acres)	Very Low Density Residential	54221(f)(1)(B) [Under .5 acre]

- Accordingly, the above parcels are declared to be exempt surplus land, in accordance with Government Code Section 54221(f)(1)(B). Additionally, the aforementioned parcels are also appropriate to declare as “exempt surplus land” as they are to be conveyed to the Town of Windsor, a public agency, and shall be so declared as “exempt” surplus property within the meaning of Government Code Section 54221(f)(1)(D).

- 4. Declaration of Exempt Surplus Land (Conveyance for Local Agency Use).** Pursuant to Government Code Section 54221(f)(1)(D), surplus land may be declared “exempt surplus land” if it is transferring to another local agency for that agency’s use. The

following parcels of the Properties are planned to be conveyed to the Town of Windsor, a local municipal agency, for the Town's use, including for its public work and operations:

<u>Address</u>	<u>Parcel</u>	<u>Size</u>	<u>Proposed Use (per Town)</u>	<u>SLA Exemption(s)</u>
0 Lakewood Drive	161-162-039	35,945 sq ft (0.83 acres)	Open Space	54221(f)(1)(D) [Local agency use]
0 Lakewood Drive	161-170-039	27,694 sq ft (0.64 acres)	Open Space	54221(f)(1)(D) [Local agency use]
0 Windsor Road	164-140-002	72,561 sq ft (1.67 acres)	Open Space	54221(f)(1)(D) [Local agency use]

Accordingly, the above parcels are declared to be exempt surplus land, in accordance with Government Code Section 54221(f)(1)(D).

5. If any section, subsection, paragraph, sentence, clause, or phrase of this Resolution is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Resolution.

Supervisors:

Hermosillo:

Rabbitt:

Coursey:

Gore:

Hopkins:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.