



County of Sonoma

State of California

Date: April 7, 2026

Item Number: _____

Resolution Number: _____

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Finding Exemption From The California Environmental Quality Act (CEQA) And Ordering
Vacation Of An Unnamed "Street" In Graton**

Whereas, pursuant to the Public Streets, Highways, and Service Easements Vacation Law (California Street and Highway Code, Section 8300 et seq.), the Board of Supervisors may vacate any street, highway, or public service easement within its jurisdiction that it finds unnecessary for present or prospective public use; and

Whereas, the "vacation" of a street as defined in Streets and Highways Codes Sections 8308 and 8309, is the complete or partial abandonment or termination of the public right to use a public highway, road, street, avenue, alley, lane, driveway, place, court, trail, or other public right-of-way or easement, or purported street or highway, and right connected therewith, including but not limited to restrictions of access or abutters' rights, slope easements, or other incidents to a street or highway; and

Whereas, the subject "street" lying between the "Park" and former Right of Way of the Petaluma & Santa Rosa Electric Railroad, was first shown on the map titled "Green Valley Ranch" recorded October 9, 1905 in Book 18 of Maps at Page 18, Sonoma County Record; and

Whereas, the subject "street" lying between the "Park" and former Right of Way of the Petaluma & Santa Rosa Electric Railroad was denied abandonment by Resolution of the Board of Supervisors of Sonoma County recorded March 18, 1947 in Book 696 of Official Records at Page 372, Sonoma County Records; and

Whereas, the subject "street" lying between the "Park" and former Right of Way of the Petaluma & Santa Rosa Electric Railroad has not been used as a public right-of-way for decades; and

Whereas, on January 3, 2025, a petition for Right-Of-Way Vacation of a portion of that "street" lying between the "Park" and former Right of Way of the Petaluma & Santa Rosa Electric Railroad as both are shown and delineated on the map of "Green Valley Ranch" recorded October 9, 1905 in Book 18 of Maps at Page 18, Sonoma County Records; RWV25-0005, (Vacation Petition) was filed by Adobe Associates, Inc. on behalf of FJM Graton Associates, LLC, (Petitioner), with Permit Sonoma requesting that this Board vacate the public interest in a portion of that "street" lying between the "Park" and former Right of Way of the Petaluma & Santa Rosa Electric Railroad and lying in the unincorporated area of Sonoma County and more precisely identified in the legal description (Exhibit A) and map of the Vacation Petition Area (Exhibit B), both attached to and incorporated into this Resolution by reference; and

Whereas, notice of public hearing on the Vacation Petition was duly given in accordance with applicable law; and

Whereas, the Board conducted a public hearing on the Vacation petition on April 7, 2026, at which hearing the Board heard all evidence offered by persons interested in the Vacation Petition. At the conclusion of the public testimony, the Board closed the hearing and considered all the evidence submitted before voting on the Vacation Petition.

Now, Therefore, Be It Resolved that the Board of Supervisors hereby finds that the foregoing recitals are true and correct based on all of the evidence submitted during these proceedings, and makes the findings and determinations as follows:

1. The Vacation Petition Area that is being vacated has been reviewed by the County Surveyor and is accurately described in Exhibits A and B to this Resolution.
2. The vacation of the Vacation Petition Area as described herein is consistent with the Sonoma County General Plan because Permit Sonoma finds the abandonment does not conflict with the Sonoma County General Plan goals, objectives, and policies.

3. The Vacation Petition Area is not useful as a non-motorized transportation facility as described in Streets and Highways Code Section 892 because the southerly portion is occupied by an existing building built in 1947 and the northerly portion is a paved parking area with curbs.
4. The described Vacation Petition Area is unnecessary for present or prospective public use because the southerly portion is occupied by an existing building built in 1947 and the northerly portion is a paved parking area with curbs.
5. Granting the vacation will serve the public interest by returning land not needed for public use to private ownership, thereby eliminating any potential County liability and maintenance obligations related to the subject right-of-way easement.
6. The proposed vacation is exempt from CEQA pursuant to the "common sense exemption" of CEQA Guidelines Section 15061 (b)(3), which provides that CEQA applies only to projects that have potential for causing a significant effect on the environment.
7. This right-of-way vacation will not affect any existing public utilities because there are no existing public utilities within the Vacation Petition Area.

Be It Further Resolved that, based on the above findings and determinations, the Board of Supervisors hereby orders the petition granted, and hereby further authorizes and directs the Clerk of the Board of Supervisors to send a certified copy of this Resolution together with its Exhibits A and B, and attested by the Clerk under seal, to the Office of the County Surveyor in the Permit and Resource Management Department. The County Surveyor is hereby directed to record the attested Resolution at the County Recorder at no cost to the County as provided under Government Code Section 6103.

Be It Further Resolved that from and after the date of recording, the vacation of said portion of unnamed street shall be complete.

Supervisors:

Hermosillo:

Rabbitt:

Coursey:

Gore:

Hopkins:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.