



COUNTY OF MENDOCINO

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STAFF REPORT

DATE: December 16, 2025

TO: Honorable Board of Supervisors

FROM: Deputy CEO Steve Dunnicliff

SUBJECT: Adoption of Five (5) Resolutions, Individually Declaring One (1) Parcel to be Surplus Land, and Four (4) Parcels to be Exempt Surplus Land

Summary

The Surplus Land Act (the “Act”), as amended, requires that on or before December 31 of each year, each County and City in the state must “make a central inventory of all surplus land... and all lands in excess of its foreseeable needs... within the jurisdiction of the County or City or any of its departments, agencies, or authorities who owns or controls” (the “Inventory Report”) and submit the Inventory Report to the California Department of Housing and Community Development (“HCD”) by April 1 of each year as part of the County or City’s annual Housing Element Progress Report. Consistent with this requirement, and the Board’s interest in reducing the size of the County’s physical footprint, it is recommended that the Board:

1. Adopt a single resolution declaring property to be “surplus”:
 - a. APN 008-054-12 (Vacant County Offices at 120 W. Fir in Fort Bragg)
2. Adopt four (4) individual resolutions declaring properties to be “exempt surplus”:
 - a. APN 033-240-26 and 033-240-39 (Covelo Community Services District Office)
 - b. APN 029-150-17 (Boonville Veterans Memorial Building)
 - c. APN 144-034-24-00 (land upon which the Anchor Bay Firehouse was built)
 - d. APN 147-110-31 (0.02 acre+/- vacant parcel near Willits)

Background

Government Code 54230 mandates that California cities and counties prepare, by December 31 each year, an inventory of all “surplus land”, as that term is defined in the Act, and all “lands in excess of its foreseeable needs” as that phrase is used in Government Code 50569. HCD provides the practical difference between these two categories of land is essentially one of timing. “Surplus land” is land that is no longer necessary for an agency’s use and has been officially declared “surplus” by the local agency’s governing body. “Excess land” is land that is beyond an agency’s foreseeable needs but has not yet been declared surplus.

To be “necessary for (an) agency’s use”, land must be “used... planned to be used pursuant to a written plan adopted by the local agency’s governing board for, or... disposed (of) to support... agency work or operations, including, but not limited to, utility sites, watershed property, land being used for conservation purposes, land for demonstration, exhibition, or educational

purposes, related to greenhouse gas emissions, and buffer sites near sensitive governmental uses, including, but not limited to, wastewater treatment plans” (Government Code 54221(c)(1)).

Under the Act, “surplus” land is prioritized for affordable housing, as well as parks and open space. The County is required to follow specific procedures related to the disposition of surplus land. Exempt surplus land is formally declared exempt from these specific procedural requirements because it meets exemption criteria under Government Code section 54221(f)(1).

Action Requested by the Board

It is recommended that the Board adopt five (5) individual resolutions, declaring one (1) property as surplus land, declaring four (4) properties as exempt surplus land, and providing direction to staff. These resolutions have been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) (“CEQA”) and it has been determined that the designation of these properties as surplus does not have the potential for creating a significant effect on the environment and therefore exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3) because they are not projects as defined by CEQA Guidelines Section 15378. Adoption of these resolutions does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. If and when a Property is sold to a purchaser, and that purchaser proposes a use for the Property, and such use requires a discretionary permit and CEQA review, that future use and project will be analyzed at the appropriate time in accordance with CEQA.

Surplus Properties (One Total)

1. APN 008-054-12 is the site of a vacant office building at 120 W. Fir St in Fort Bragg, which was most recently used by the Department of Planning & Building Services and Environmental Health. This parcel is approximately 0.95 acres, with an existing building of approximately 5,000 square feet.

Exempt Surplus Properties (Four Total)

1. APN 033-240-26, 033-240-39 is the site of the Covelo Community Services District (CSD) at 23950 Grange St. in Covelo. The County allowed the CSD to occupy the site in 2019, and the CSD would like to own the site for their continued use. This site qualifies as exempt surplus under Government Code section 54221(f)(1)(D) (a “Local Agency to Agency Surplus Land Transfer”).
2. APN 029-150-17 is the site of the Boonville Veterans Memorial Building at 14470 Highway 128. The parcel is approximately 1.6 acres. The American Legion Post #385 would like to take ownership and continue operating the property as a Veterans Memorial Hall subject to the Military and Veterans Code. This site qualifies as exempt surplus under Government Code section 54221(f)(1)(j) (valid legal restrictions).
3. APN 147-110-31 is a small (0.02+/-) vacant parcel west of Highway 101, South of Willits. This parcel qualifies as exempt surplus under Government Code section 54221(f)(1)(B) (small parcel).
4. APN 144-034-24-00 is a parcel of land approximately 0.55 acres in size at 46980 Ocean View, Gualala, owned by the County, upon which the Anchor Bay Firehouse was built. The South Coast Fire District (SCFD) has used this Firehouse for over forty (40) years and the SCFD would like to own this parcel for their continued use. This parcel qualifies as exempt surplus under Government Code section 54221(f)(1)(D) (a “Local Agency to Agency Surplus Land Transfer”).