

RESOLUTION NO. 25-204

RESOLUTION OF THE MENDOCINO COUNTY BOARD OF SUPERVISORS DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT REAL PROPERTY OWNED BY THE COUNTY LOCATED AT 120 WEST FIR STREET, FORT BRAGG, CALIFORNIA IS NON-EXEMPT SURPLUS LAND, DIRECTING STAFF TO PREPARE AND SUBMIT A NOTICE OF AVAILABILITY THEREFORE, AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO COMPLY WITH THE SURPLUS LAND ACT

WHEREAS, the County of Mendocino (the "County") is the owner in fee simple of an office building on approximately 0.95 acre of real property located at 120 West Fir Street, Fort Bragg, California known as Assessor Parcel Number 008-054-12, and depicted in Exhibit A ("Property"); and

WHEREAS, the County entered a lease/purchase agreement for the Property in 1988, with a related purchase completed without reservation or condition by the County in 2008; and

WHEREAS, the County has determined that it does not have a public use for the Property, and the County could maximize beneficial use of the Property to help meet their housing goals if the County were to dispose of the Property; and

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

WHEREAS, the definition of "surplus land" under the Act is extremely broad, and applies to the disposition of land by the County unless the land fits within the definition for "exempt surplus land" as set forth in the Act; and

WHEREAS, because the Property is land owned in fee simple by the County and does not meet the definition of "exempt surplus land" as set forth in the Act, and the County desires to dispose of the Property in order to better maximize its value in furtherance of the County's land use and policy goals, including but not limited to encouraging the development of housing, the Board will take formal action (in the form of adoption of this resolution) in a regular public meeting declaring that the Property is surplus and is not necessary for the County's use; and

WHEREAS, the Act requires that prior to disposal of any surplus land where an exemption does not apply, the County must issue a Notice of Availability ("NOA") to, among others, affordable housing developers, and thereafter, if any entity submits a qualified Notice of Interest within sixty (60) days of issuance of the NOA, the local agency must negotiate in good faith for at least ninety (90) days with any such submitting entities before pursuing any alternative disposition; and

WHEREAS, the County may impose conditions or restrictions on the disposition of surplus land, which conditions or restrictions must be included in the NOA.

NOW, THEREFORE, BE IT RESOLVED that the Mendocino County Board of Supervisors hereby finds and declares that the Property is "surplus land" as defined by the Act, because the Property is owned in fee simple by the County, and does not fit within the definition of "exempt surplus land" as set forth in the Act, and is not necessary for the County's use; and

BE IT FURTHER RESOLVED that the Board directs County staff to prepare an NOA in accordance with requirements of the Act; and

BE IT FURTHER RESOLVED that the Board hereby authorizes the County Chief Executive Officer or their designee to take all actions to fully comply with the Act and carry out the Board's direction as set forth herein. Any future disposition of the Property following issuance

of the NOA shall be subject to approval of the Board.

The foregoing Resolution introduced by Supervisor Williams, seconded by Supervisor Cline, and carried this 16th day of December, 2025, by the following vote:

AYES: Supervisors Cline, Mulheren, Haschak, Norvell, and Williams
NOES: None
ABSENT: None

WHEREUPON, the Chair declared said Resolution adopted and SO ORDERED.

ATTEST: DARCIE ANTLE
Clerk of the Board

JOHN HASCHAK, Chair
Mendocino County Board of Supervisors

Deputy

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

APPROVED AS TO FORM:
BRINA BLANTON
Acting County Counsel

BY: DARCIE ANTLE
Clerk of the Board

Deputy



ADDRESS: 120 W. Fir Street, Fort Bragg
APN: 008-054-12
GENPLAN: Unknown
ZONING: Highway Visitor Commercial (CH)
USE: Office/commercial
SIZE: 0.95± Acres

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND

Exhibit A