

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

City of Sonora
City Hall
94 N. Washington Street
Sonora, CA 95370
Attn: City Clerk

No recording fee per Gov. Code §§ 6103, 27383

RESOLUTION 08-04-2025-A

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONORA
APPROVING THE VACATION OF EXCESS RIGHT-OF-WAY
LOCATED WITHIN APN 056-108-015**

WHEREAS, on February 6, 1995, the Sonora City Council accepted certain relinquished state highways as city streets from the California Transportation Commission (Resolution No. 2-6-95-B), including the real property identified as a portion of APN 056-108-015, as more particularly described and depicted in **Exhibit A** attached hereto (the “Right-of-Way Area”); and

WHEREAS, the Right-of-Way Area is approximately 3,831 square feet (~0.088 acres); and

WHEREAS, the City has received development applications to develop a multi-family and commercial project on a site adjacent to and including the Right-of-Way Area (the “Project”); and

WHEREAS, the Project is located at 956 Oregon Street (APNs: 056-106-004 and 056-108-015) and involves the development of twelve (12) residential units and commercial spaces; and

WHEREAS, on May 13, 2024, the Sonora Planning Commission approved the design review, site plan, and use permit for the Project, and recommended to the City Council approval of a rezoning for the Project; and

WHEREAS, the City received three (3) appeal filings for the Project approved by the Planning Commission, for consideration and determination by City Council; and

WHEREAS, on June 17, 2024, the City Council voted to uphold the decision of the Planning Commission, and introduced an ordinance to rezone the property; and

WHEREAS, the Project applicant filed a vacation application with the City to acquire the Right-of-Way Area from the City, for purposes of developing the Project; and

WHEREAS, on August 19, 2024, the City Council adopted a resolution declaring the Right-of-Way Area as “exempt surplus land,” pursuant to the California Surplus Land Act (at Gov. Code, § 54220 et seq.), as acknowledged by the California Department of Housing and Community Development in correspondence delivered to the City (dated October 1, 2024); and

WHEREAS, the Right-of-Way Area abuts South Washington Street, a two-lane major collector running north-south through the City and connecting to State Route 108; and

WHEREAS, on December 9, 2024, the Sonora Planning Commission evaluated the proposed vacation for conformance with the City's General Plan and forwarded its recommendation to the City Council; and

WHEREAS, notice of this public hearing has been provided in accordance with the California Streets & Highways Code; and

WHEREAS, City staff recommends that the City Council make the following findings for the proposed vacation:

1. The Right-of-Way Area is excess right-of-way and is not necessary for present or prospective public use or traffic needs in the area.
2. Vacation of the Right-of-Way Area conforms to the City's General Plan, as described in Planning Commission Resolution No. 05-13-2024-A. The findings of Planning Commission Resolution No. 05-13-2024-A are hereby incorporated by reference.

WHEREAS, the proposed vacation is subject to the terms and conditions agreed to between the City and the Project applicant, approved by the City Council in conjunction with this Resolution; and

WHEREAS, the roadway vacation is a component of the Project previously approved by the City Council, which has already been determined to be exempt from the California Environmental Quality Act (CEQA Guidelines, § 15378); and

WHEREAS, the purpose of this Resolution is to approve the vacation of the Right-of-Way Area described in **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SONORA AS FOLLOWS:

1. The City Council hereby finds that the above recitals are true and correct and are made part of this Resolution.
2. The Right-of-Way Area is hereby deemed excess and not required for current or future public use or traffic needs in the area.
3. The City Council hereby approves vacation of the Right-of-Way Area described in **Exhibit A**.
4. Prior to recordation of the vacation, public utility easements shall be reserved along the vacated Right-of-Way Area, with the location and width of the easements as approved by the City Engineer and affected utility companies.

PASSED AND ADOPTED as a resolution by the Sonora City Council on this 4th day of August 2025, by the following vote:

Members of the City Council:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

Signed and dated: _____, 2025

SIGNED:

Ann Segerstrom
Mayor, City of Sonora

ATTEST:

Tracy Skelly
City Clerk, City of Sonora

EXHIBIT A + B:

Legal Description of Right-of-Way Area