

**TOWN OF TRUCKEE
California**

RESOLUTION 2025-45

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TRUCKEE DECLARING A
0.32 ACRE VACANT PARCEL OF TOWN-OWNED PROPERTY LOCATED ON EDMUNDS
DRIVE (APN 018-580-052-000) AS EXEMPT SURPLUS LAND**

WHEREAS, the Town of Truckee is fee simple owner of a 0.32 acre parcel of land located on Edmunds Drive (no assigned address; APN 018-580-052-000) as identified in Exhibit A, attached hereto and made part hereof (the "Property"); and

WHEREAS, the Property is not necessary for the Town's use; and

WHEREAS, the Town desires to transfer ownership of the Property so that the Property may be used for the development of workforce housing; 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" and "exempt surplus land" as these terms are defined in Government Code section 54221; and

WHEREAS, the Act exempts certain surplus land from its requirements, including, pursuant to Government Code section 54221(f)(1)(B), land that is less than one-half acre in area and 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; and

WHEREAS, the Property is "exempt surplus land" under the Act, because it is approximately 0.32 acres in size and 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; and

WHEREAS, the California Department of Housing and Community Development ("HCD") has adopted Surplus Land Act Guidelines (the "Guidelines") to clarify the application of the Act; and

WHEREAS, pursuant to section 103 of the Guidelines, exempt surplus land is not subject to Articles II and III of the Guidelines, comprising requirements to make non-exempt surplus land available for housing and other purposes and to restrict the occupancy and ownership of such land if affordable housing is constructed on it; and

WHEREAS, pursuant to Government Code section 54221(b) and section 400(e) of the Guidelines, the Town Council is required to take formal action to declare the Property exempt surplus land, including making written findings, and to provide a copy of such formal action and written findings to HCD 30 days in advance of making any disposition of the Property;

NOW THEREFORE BE IT RESOLVED that:

1. The Town Council adopts the recitals set forth above as true and correct, and such recitals

shall constitute the Town Council's findings in support of the adoption of this resolution and the declaration of the Property as exempt surplus land for purposes of the Act.

2. The Town Council hereby declares that (i) the Property is surplus land and not necessary for the Town's use, and (ii) the Property is "exempt surplus land" pursuant to section 54221(f)(1)(B) of the Act. The basis for this declaration is the finding that the property is less than one-half acre in area and 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.
3. Town staff are directed to transmit a copy of this resolution to HCD, and shall take no action to dispose of the Property for 30 days following such transmission.

The foregoing resolution was introduced by _____, seconded by _____, at a regular meeting of the Truckee Town Council, held on the ____ day of _____, 202_ and adopted by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Jan Zabriskie, Mayor

Kelly Carpenter, Town Clerk

EXHIBIT A: PROPERTY LOCATION (APN 018-580-052-000)

