



**City of Willows
Resolution 32-2025**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLOWS, STATE OF CALIFORNIA, DECLARING CERTAIN CITY-OWNED PROPERTIES AS EXEMPT SURPLUS LAND, DECLARING THE CITY'S INTENT TO SELL SAID PROPERTIES (ASSESSOR PARCEL NUMBERS 002-101-009, 002-101-006, AND 003-113-006) IN ACCORDANCE WITH CALIFORNIA LAW, AND FIXING THE TIME AND PLACE FOR RECEIVING ORAL OR WRITTEN PROTESTS TO SUCH SALE.

WHEREAS, the City of Willows ("City") currently owns in fee the certain real property generally located at 139 North Lassen Street and which is more particularly identified as Parcel 1 on Exhibit A, attached hereto and made a part hereof; and

WHEREAS, the City of Willows ("City") currently owns in fee the certain real property generally located at 145 North Lassen Street and which is more particularly identified as Parcel 2 on Exhibit A, attached hereto and made a part hereof; and

WHEREAS, the City of Willows ("City") currently owns in fee the certain real property generally located at the vacant lot at the corner of South Yolo Street and East Sycamore Street, and which is more particularly identified as Parcel 3 on Exhibit A, attached hereto and made a part hereof; and

WHEREAS, the City has no use for these properties and desires to sell the Property on the open market; and

WHEREAS, California's Surplus Land Act (Government Code Section 54220 et seq. and hereafter the "Act") applies when a local agency disposes of "surplus land", as that term is defined in Government Code section 54221; and

WHEREAS, the Act exempts 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, Parcel 1 measures 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 thus qualifies as exempt surplus land per Government Code section 54221(f)(1)(B); and

WHEREAS, Parcel 2 measures 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 thus qualifies as exempt surplus land per Government Code section 54221(f)(1)(B); and

WHEREAS, Parcel 3 measures 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 thus qualifies as exempt surplus land per Government Code section 54221(f)(1)(B).

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

Section 1. Incorporation of Recitals. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this resolution.

Section 2. CEQA Findings. This resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"). City staff determined that the declaration of Parcels 1, 2, and 3 as exempt surplus land under the Act does not constitute a project under CEQA, and no environmental assessment is required. Pursuant to CEQA, the City Council directs staff to file a Notice of Exemption with the County Clerk within five (5) working days of the adoption of this resolution.

Section 3. Declaration of Exempt Surplus Land. The City Council hereby declares that i) Parcels 1, 2, and 3, are not necessary for the City's use, and ii) Parcels 1, 2, and 3 are exempt from the Act pursuant to Government Code section 54221(f)(1)(B). The basis for this declaration is the finding that Parcels 1, 2, and 3 are each separately, and individually parcels that measure less than one-half acres in area and are not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes. The City Council directs staff to provide a copy of this resolution to the Department of Housing and Community Development (HCD) within five (5) working days of the adoption of this resolution.

Section 4. Public Convenience and Necessity Findings. The City Council hereby finds and determines that public convenience and necessity require the sale of Parcels 1, 2, and 3. The factors demonstrating the public convenience and necessity for the sale of these parcels include, but are not limited to, i) relieve the City of property maintenance responsibility for these surplus properties; ii) mitigate potential future liabilities; and iii) provide needed revenue to the City.

Section 5. Declaration of Intent to Sell; Fixing of Hearing. The City Council hereby declares its intent to sell Parcels 1, 2, and 3 and fixes October 14, 2025, at 6:00 p.m. or as soon thereafter that the matter can be heard at the City of Willows, City Council Chambers, located at 201 North Lassen Street, Willows, CA 95988, as the date, time, and location for hearing any protests to the proposed sale of the properties.

Section 6. Publication and Posting. In compliance with Government Code section 37423, the City Council hereby directs staff to publish this resolution at least once in a daily newspaper prior to October 14, 2025, and to post this resolution for not less than ten (10) days in at least three (3) conspicuous places upon the properties prior to October 14, 2025.

Section 7. Severability. If any provision of this Resolution is held invalid, the remainder of this Resolution shall not be affected by such invalidity, and the provisions of this Resolution are severable.

Section 8. Effective Date. This resolution shall become effective immediately upon its adoption.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council on this 26TH day of August 2025, by the following vote:

AYES: Mayor Hutson, Vice Mayor Thomas, Councilmembers Busby, Hansen, and Pride

NOES: None

ABSENT: None

ABSTAIN: None

APPROVED:



Evan Hutson, Mayor

ATTESTED:



Karleen Price, City Clerk

**THIS PAGE
INTENTIONALLY LEFT
BLANK**