

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF  
PLUMAS DECLARING CERTAIN PROPERTY EXEMPT SURPLUS LAND  
UNDER THE SURPLUS LAND ACT**

**WHEREAS**, the California Surplus Lands Act ((Assembly Bill ("AB") 1486 (Statutes of 2019, Chapter 664) and AB 1255 (Statutes of 2019, Chapter 661) ("SLA" )) requires that before a Local Agency, including a County, takes any action to sell or lease surplus property, it must formally declare the property to be either "surplus land" or "exempt surplus land"; and,

**WHEREAS**, "surplus land" means land owned in fee simple for which a local agency 's governing body takes formal action at a regular public meeting declaring that such land is surplus and is not necessary for the agency' s use; and,

**WHEREAS**, the SLA exempts certain properties , "exempt surplus lands," from the mandatory notification and negotiation procedures, including, without limitation, certain properties conveyed for affordable housing developments purposes ; and,

**WHEREAS**, the County of Plumas , a political subdivision of the State of California ("County"), is the legal fee owner of record of approximately 0.96 acres of real property in the City of Quincy, located at 527 & 529 Bell Ln., specifically referred to as Assessor's Parcel Number ("APN") Number 117-021-001, as further described on the Legal Description attached hereto as Exhibit A (collectively, the "Property"); and,

**WHEREAS**, the Board finds that the Property has not been used for any purpose by County in two years, that the land is surplus and is not necessary for the County's use, and is falling into disrepair; and,

**WHEREAS**, the County of Plumas desires to transfer the surplus land to the Plumas District Hospital District ("District"), as Plumas District Hospital has stated they are intending to create a Perinatal Services Facility for the citizens of Plumas County and District is an independent Special district of the State of California; and,

**WHEREAS**, the Property qualifies for an exemption from the SLA because the proposed Project meets the exemption criteria outlined in the Government Code Section 54221(f)(1)(D) which states in relevant part: "(1) Except as provided in paragraph (2), "exempt surplus land" means any of the following... (D) Surplus land that a local agency is transferring to another local, state, or federal agency, or to a third-party intermediary for future dedication for the receiving agency's use; and,

**WHEREAS**, the Property is exempt from the requirement of sending a written notice of the availability of surplus land for open-space purposes to the entities described in subdivision (b) of Govt. Code § 54222 before disposing of this surplus land as the Property does not have the characteristics as described in Govt Code § 54221 (2) (A), (B), (C), and (D); and,

**WHEREAS**, the Board of Supervisors acknowledges that this proposed resolution was submitted to the Department of Housing and Community Development (HCD), and HCD has found that the submitted documentation and assertions by the County are complete and accurate, and that the Property qualifies as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(D) as confirmed in the HCD Review attached hereto as Exhibit B.

**WHEREAS**, the Board of Supervisors has reviewed this Resolution and now desires to declare the Property as exempt surplus land under the California Surplus Lands Act, based on the findings and justifications contained in this Resolution.

**NOW THEREFORE, BE IT RESOLVED** by the Plumas County Board of Supervisors as follows:

1. Board of Supervisors hereby incorporates by this reference the recitals set forth above as true and correct.
2. The Board finds and determines that the Property is "exempt surplus land" under the SLA because it meets the exemption criteria contained in Government Code Section 54221(f)(1)(D) and the Updated Surplus Lands Act Guidelines ("Guidelines") Section I 03(c)(7)(A).

The foregoing Resolution was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on the 21<sup>st</sup> day of October 2025 by the following vote:

AYES: Supervisors: McGowan, Hall, Goss, Engel, Ceresola

NOES:

ABSENT:

ATTEST:



Allen L. Hiskey, Clerk of the Board



Kevin Goss Chair, Board of Supervisors

Approved as to form:



Joshua Brentel, Attorney  
County Counsel's Office

## EXHIBIT A

RECORDED IN THE PLUMAS COUNTY RECORDER'S OFFICE  
ON JULY 23, 1973, AT PAGE 1058, VOLUME 244, BOOK 22, PAGE 1058.

NAME  
ADDRESS  
CITY &  
STATE

County of Plumas  
Plumas County Clerk  
Quincy, Ca 95971

Title Order No. 15901 Record No.

MAIL TAX STATEMENT TO

NAME  
ADDRESS  
CITY &  
STATE

RECORDED AT REQUEST OF  
ROBERT G. MCARTHUR, NOTARY PUBLIC  
ON JULY 23, 1973  
VOLUME 244, PAGE 1058  
Official records  
Plumas County, California

358

DOCUMENTARY TAX  
FEE No Fee  
SPACE ABOVE THIS LINE FOR RECORDING FEE  
Documentary transfer tax \$59.40  
 Computed on full value of property conveyed, or  
 Computed on full value less liens and encumbrances  
remaining against at time of sale.  
Western Title Company, *[Signature]*  
Signature of declarant or agent certifying tax - firm name

## Individual Grant Deed

WESTERN TITLE FORM NO. 104

FOR VALUE RECEIVED, STEVEN L. CHRISTENSEN and KAY MARIE CHRISTENSEN, his wife,

GRANT TO COUNTY OF PLUMAS, a political subdivision of the State of California

13 that real property situated in the unincorporated area of the

County of PLUMAS, State of California, described as follows:

Portion of Lot 4 in Section 7 of Township 26 North, Range 10 East, R.O.R., and of the 1/4 of the 1/4 of section 12, Township 26 North, Range 9 East, R.O.R., described as follows:

BEGINNING at a point in the center of the County Road leading from Quincy to Quincy Junction, which said point is South 8° 16' West 1505.9 feet from the one quarter section corner between said sections 7 and 12, above referred to; running thence South 35° 27' East 237.8 feet; thence South 53° 48' West 175.0 feet; thence North 35° 27' West 237.8 feet; thence North 53° 48' East 175.0 feet to the point of beginning.

APN 117-021-01

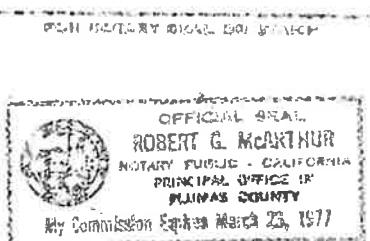
Test. Attest. 10-15  
*Robert G. McArthur*  
Robert G. McArthur, Notary Public, State of California  
Notary Public, in and for the State of California  
Robert G. McArthur, Notary Public, State of California

*Kay Marie Christensen*  
Kay Marie Christensen

STATE OF CALIFORNIA  
County of PLUMAS  
On I, the 23, 1973, at Quincy, California,  
a Notary Public, in and for the State of California,  
Robert G. McArthur, Notary Public, State of California  
known to me to be the person whose name is above  
subscribed to this instrument, and acknowledged to me this  
23 day of July, 1973.

*Robert G. McArthur*  
Robert G. McArthur, Notary Public

15241



## EXHIBIT B

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

### DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

#### DIVISION OF HOUSING POLICY DEVELOPMENT

651 Bannon Street, Suite 400, Sacramento, CA 95811

(916) 263-2911 / FAX (916) 263-7453

[www.hcd.ca.gov](http://www.hcd.ca.gov)



August 12, 2025

Joshua Brechtel, County Counsel for County of Plumas  
Plumas County  
520 Main St. Rm 115  
Quincy CA, 9571

SENT VIA EMAIL TO: [joshbrechtel@countyofplumas.com](mailto:joshbrechtel@countyofplumas.com)

Dear Joshua Brechtel:

**RE: HCD's Review of County of Plumas' Resolution No. 2025-9043 and Supporting Documentation Declaring Property Located at 527 & 529 Bell Lane with APN 117-021-001 as "Exempt Surplus Land"**

Thank you for notifying the California Department of Housing and Community Development (HCD) of the County of Plumas' (County) determination of APN 117-021-001 (Property), as "exempt surplus land." Your complete documentation was received on July 16, 2025.

HCD reviewed Resolution No. 2025-9043 (Resolution) pursuant to Section 400 of the Surplus Land Act Guidelines. As explained below, HCD finds that the Property qualify as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(D).

#### Analysis

Pursuant to Government Code section 54221, subdivision (f)(1)(D), exempt surplus land is "Surplus land that a local agency is transferring to another local, state, or federal agency, or to a third-party intermediary for future dedication for the receiving agency's use, or to a federally recognized California Indian tribe. If the surplus land is transferred to a third-party intermediary, the receiving agency's use must be contained in a legally binding agreement at the time of transfer to the third-party intermediary."

According to the Resolution, the County is legal fee owner of the Property. The Resolution indicates that the Property is approximately 0.96 acres and is not necessary for agency use. The County desires to transfer the Property to the Plumas Hospital District (District) for its use. The District intends to use the Property to create a Perinatal Services Facility for the citizens of the County. The County Resolution declared the Property exempt and found that it meets the exemption requirements of Government Code section 54221, subdivision (f)(1)(D).

Joshua Brechtel, County Counsel for County of Plumas  
Page 2

According to the Resolution the characteristics found in Government Code section 54221, subdivision (f)(2), do not apply to the Property and, therefore, a written notice of availability for open-space purposes is not required.

### **Conclusion**

If the submitted documentation and assertions by the County are complete and accurate, HCD finds that the Property qualifies as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(D).

If you have any questions or need additional technical assistance, please contact Gabriel Pena-Lora, Senior Housing Policy Specialist, at [gabriel.pena-lora@hcd.ca.gov](mailto:gabriel.pena-lora@hcd.ca.gov).

Sincerely,



Laura Nunn  
Senior Manager, Housing Accountability Unit  
Housing Policy Development