

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, DECLARING PROPERTY
LOCATED AT 815 FULTON STREET (APN 468-282-23T) TO
BE EXEMPT SURPLUS LAND

WHEREAS, the City of Fresno (City) owns a 0.60-acre property located at 815 Fulton Street, Fresno, California, (APN 468-282-23T) (Property), as more particularly described in Exhibit A and depicted in Exhibit B, attached hereto and made a part hereof by reference; and

WHEREAS, the Surplus Land Act (California Government Code sections 54220 through 54236) is generally intended to make a local agency's surplus land (i.e., land not needed for the agency's use) available for potential acquisition by affordable housing sponsors for affordable housing purposes or by other local public entities; and

WHEREAS, California Government Code section 54221(b) and the August 2024 Surplus Land Act Guidelines (SLA Guidelines) published by the California Department of Housing and Community Development (HCD) require that prior to taking any action to dispose of land that is subject to the Surplus Land Act, the City Council must, at a public meeting, declare the land either surplus land or exempt surplus land, as each are defined in California Government Code section 54221; and

WHEREAS, under the Surplus Land Act, land shall be declared either "surplus land" or "exempt surplus land" as supported by written findings, before a local agency may take any action to dispose of it consistent with the agency's policies or procedures; and

1 of 6

Date Adopted:
Date Approved:
Effective Date:

City Attorney Approval: AMK

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WHEREAS, the City purchased the property from the Successor Agency to the Redevelopment Agency of the City of Fresno at fair market rate; and

WHEREAS, the proposed development and affordability restrictions support the findings that the property qualifies as exempt from the California Surplus Land Act pursuant to Government Code section 54221(f)(1)(A) because the Property will be disposed for the development project pursuant to Government Code section 37364(a) which requires: (1) Minimum of 80% of the area of any parcel shall be used for development of housing; (2) Not less than 40% of the total number of housing units developed on any parcel pursuant to this section shall be affordable to households whose incomes are equal to, or less than, 75 percent of the maximum income of lower income households, and at least half of which shall be affordable to very low-income households; and (3) Dwelling units shall be restricted by regulatory agreement to remain continually affordable to those persons and families for the longest feasible time, but not less than 30 years and shall be recorded against the property; and

WHEREAS, none of the characteristics outlined in Government Code section 54221(f)(2) apply to the Property; and

WHEREAS, in accordance with the Government Code section 54221(b)(1), the land is owned in fee simple by the City for which the governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The City Council hereby declares the 0.60-acre parcel located at 815 Fulton Street, Fresno, California, (APN 468-282-23T) exempt surplus land pursuant to Government Code section 54221(f)(1)(A) of the California Surplus Land Act because the Property will be transferred for a development project pursuant to Government Code section 37364.

2. This resolution shall be effective upon final approval.

* * * * *

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____ 2025.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2025
Mayor Approval/No Return: _____, 2025
Mayor Veto: _____, 2025
Council Override Vote: _____, 2025

TODD STERMER, MMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Angela M. Karst Date
Senior Deputy City Attorney

Attachments:

Exhibit A Legal Description
Exhibit B Parcel Map

EXHIBIT A

LEGAL DESCRIPTION

APN: 468-282-23T

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT AND NORTHWEST 8 1/3 FEET OF LOT 11 BLOCK 74 OF THE TOWN OF FRESNO, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 1 PAGE 2 OF PLATS, FRESNO COUNTY RECORDS.

LOTS 12 AND 13 AND THE SOUTHEASTERLY 16-2/3 FEET OF LOT 11 IN BLOCK 74 OF THE TOWN (NOW CITY) OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 2 OF PLATS, FRESNO COUNTY RECORDS.

LOTS 14,15 AND 16 IN BLOCK OF THE TOWN OF FRESNO, IN THE CITY OF THE FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 1 PAGE 2 OF PLATS, FRESNO COUNTY RECORDS.

CONTAINS AN AREA OF 26,250 SQUARE FEET, MORE OR LESS.

PARCEL MAP

FRESNO CITY BLOCKS

Tax Rate Area
5-005
5-023
5-190
5-216
5-227

468-28

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



Parcel Map No. 70-52 - Bk. 2, Pg. 30
Parcel Map No. 78-36 - Bk. 28, Pg. 30

(Bk.
467)

R.A.C.F. = REDEVELOPMENT AGENCY OF CITY OF FRESNO
C.O.F. = CITY OF FRESNO

Note - Assessor's Block Numbers Shown in Ellipse
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk.468 - Pg.28
County of Fresno, Calif.

4/17/2018