

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, DECLARING PROPERTY
LOCATED AT 959 NORTH PARKWAY DRIVE (APN 449-
324-11) TO BE EXEMPT SURPLUS LAND

WHEREAS, the City of Fresno (City) owns a 1.46-acre property located at 959 North Parkway Drive, Fresno, California, (APN 449-324-11) (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

WHEREAS, the City purchased the property through assignment of a Purchase and Sale Agreement between the Fresno Housing Authority and Private Sellers Singh Daljit and Surinker Kaur, at fair market value; and

WHEREAS, the Property is exempt surplus land pursuant to California Government Code section 54221(f)(1)(D) because the Property will be transferred to another local agency for the agency's use; 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 1.46-acre parcel located at 959 North Parkway Drive, Fresno, California, (APN 449-324-11) exempt surplus land pursuant to Government Code section 54221(f)(1)(D) of the California Surplus Land Act because the Property will be transferred to another local agency.
2. This resolution shall be effective upon final approval.

* * * * *

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

I, AMY K. ALLER, Interim 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 _____ 2026.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2026
Mayor Approval/No Return: _____, 2026
Mayor Veto: _____, 2026
Council Override Vote: _____, 2026

AMY K. ALLER
Interim 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

The land described herein is situated in the State of California, County of Fresno, City of Fresno, described as follows:

LOTS 13, 14, 15, 16, AND 17 OF ROEDING PARK GARDENS ACCORDING TO THE MAP RECORDED IN BOOK 13, PAGE 37 AND 38 OF PLATS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM FROM SAID LOTS 13 AND 14, THAT PORTION DEEDED TO THE STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 13; THENCE ALONG THE SOUTHERLY LINE SOUTH 81° 43' 27" WEST 20.59 FEET TO AN INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 3972 FEET, (A RADIAL LINE THROUGH SAID INTERSECTION BEARS NORTH 62° 24' 05" EAST) THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 196.81 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID LOT 14; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 89° 46' 45" EAST 21.00 FEET, AND SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 20 FEET, AN ARC DISTANCE OF 22.43 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 14; THENCE ALONG SAID EASTERLY BOUNDARY AND EASTERLY BOUNDARY OF SAID LOT 13, SOUTH 25° 55' 35" EAST, 175.00 FEET, TO THE POINT OF BEGINNING.

APN: 449-324-11

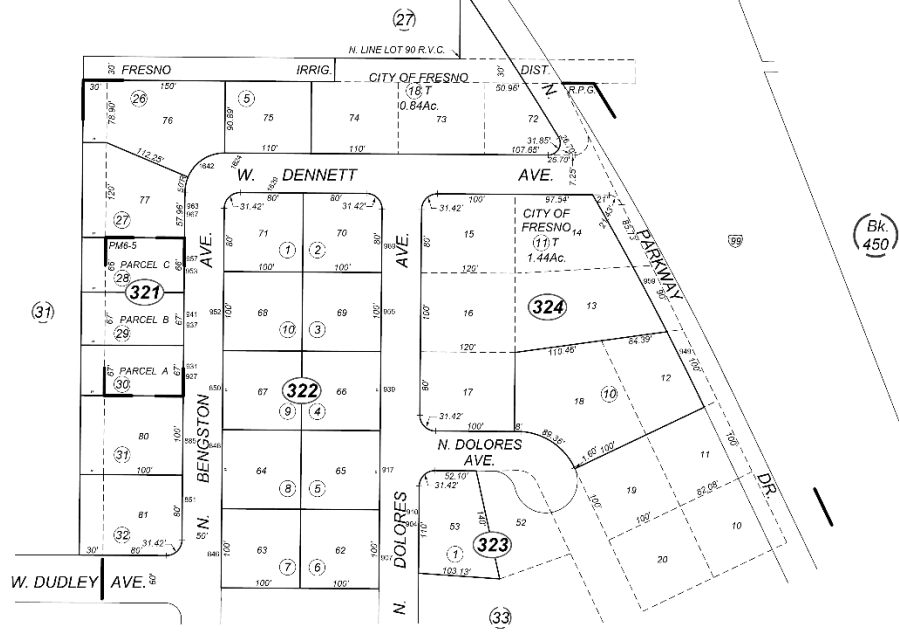
EXHIBIT B PARCEL MAP

SUBDIVIDED LAND IN POR. SEC. 31, T. 13 S., R. 20 E., M.D.B.&M.

Tax Rate Area
5-478
5-489

449-32

*-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.*



Roeding Park Gardens - Plat Bk. 13, Pg. 37
Parcel Map No. 72-98 - Bk. 6, Pg. 5

Assessor's Map Bk. 449 - Pg. 32
County of Fresno, Calif.

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

1/9/2025 MAC