

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, DECLARING THE SOUTHWEST
4.86-ACRE PORTION OF ASSESSOR'S PARCEL NUMBER
(APN) 506-010-14T TO BE SURPLUS AND DIRECTING
STAFF TO COMPLY WITH THE SURPLUS LAND ACT

WHEREAS, the City of Fresno (City) owns vacant land identified at the intersections of West Herndon Avenue, North Hayes Ave, and North Veterans Boulevard, as the southwest 4.86-acre portion of Assessor's Parcel Number (APN) 506-010-14T (Property), more particularly described in Exhibit "A" and depicted in Exhibit "B," attached hereto and made a part hereof by reference; and

WHEREAS, The City acquired APN 506-010-14T as a portion of a larger acquisition, formerly APN 504-090-55 and 506-010-10, to facilitate the construction of a landscape maintenance yard. On May 19, 2000, the City was awarded possession of APN 504-090-55 and 506-010-10 in an eminent domain action to facilitate construction of a maintenance yard. Once the design of the maintenance yard was complete, the Department of Public Utilities determined the southwest 4.86-acre portion of APN 506-010-14T (Property) is no longer needed for City use; and

WHEREAS, under the Surplus Land Act, Government Code sections 54220, *et seq.*, 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 land to be surplus and not necessary for a local agency's use; and

1 of 7

Date Adopted:
Date Approved:
Effective Date:
City Attorney Approval: AMK

Resolution No. _____

WHEREAS land must be declared either “surplus” or “exempt surplus” as supported by written findings before a local agency may take any action to dispose of it consistent with an agency’s policies or procedures; and

WHEREAS, except as otherwise provided in the Surplus Land Act and Guidelines, “agency’s use” shall include, but not be limited to, land that is being used, or is planned to be used pursuant to a written plan adopted by the local agency’s governing board for agency work or operations, including, but not limited to, utility sites, watershed property, land being used for conservation purposes, land for demonstration, exhibition, or educational purposes related to greenhouse gas emissions, and buffer sites near sensitive governmental uses, including, but not limited to, waste water treatment plants as described in Government Code Section 54221(c)(1). Agency’s use shall not include commercial or industrial uses or activities, including nongovernmental retail, entertainment, or office development. Property disposed of for the sole purpose of investment or generation of revenue shall not be considered necessary for the agency’s use; and

WHEREAS, staff has identified the property as potential surplus real property and wishes to dispose of the property; and

WHEREAS, the City has a significant interest in development to prevent blight and to return the Property to the private market to generate revenue for the City through the tax rolls and confer further benefit to the public.

WHEREAS, pursuant to Government Code Section 54222, City staff will send a written Notice of Availability to sell the surplus Property to the entities and agencies identified in Government Code Section 54222, *et seq.*, and if one of the entities/agencies

desires to purchase the Property after having received notice, it must indicate its intent to do so in writing within 60 days of receiving the notice, and the City and the other entity/agency shall negotiate in good faith for a period of 90 days on the price and terms for the disposition of the Property; and

WHEREAS, pursuant to Government Code section 54230.5, City staff will provide to the Department of Housing and Community Development a description of the Notices of Availability sent, and negotiations conducted with any responding entities, regarding the disposal of each parcel of surplus land; and

WHEREAS, in the event no agreement is reached between the City and any interested entity/agency to whom notice is provided, staff will present Council with proposals for disposition of the surplus property.

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

1. The City Council hereby declares the southwest 4.86-acre portion of Property located at West Herndon Avenue, North Hayes Ave, and North Veterans Boulevard, APN 506-010-14T, Fresno California 93722, to be surplus; and the City therefore intends to dispose of said Property.

2. City staff is hereby directed to send all notices and take all actions required by the Surplus Land Act so that it may dispose of the Property.

3. 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 Descriptions

Exhibit "B" Parcel Map

EXHIBIT "A"

APN 506-010-14T (portion of)

Grant Deed

That portion of North Hayes Avenue and those portions of Lots 237, 238, and 268 of J.C Forkner Subdivision No. 3, according to the map thereof recorded on Volume 8 of Plats, at Page 79, Fresno County Records, lying the Northwest quarter of Section 3, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, in the City of Fresno, County of Fresno, State of California, more particularly described as follows:

Commencing at the Northwest corner of said Section 3; thence South $0^{\circ}55'22''$ West, on the West line of said Section 3, a distance of 160.84 feet to the **POINT OF BEGINNING**, thence South $76^{\circ}41'51''$ East, leaving said West line, a distance of 30.71 feet to the beginning of a non-tangent curve, concave southwesterly, having a radius of 956.00 feet, at which point a radial line bears North $12^{\circ}20'26''$ East; thence southeasterly, on last said curve, through a central angle of $14^{\circ}09'37''$, an arc length of 236.27 feet; thence South $52^{\circ}07'25''$ East, non-tangent to last said curve, a distance of 93.78 feet to the beginning of a non-tangent curve, concave southwesterly, having a radius of 942.00 feet, at which point a radial line bears North $32^{\circ}06'07''$ East; thence southeasterly, on last said curve, through a central angle of $6^{\circ}12'59''$, an arc length of 102.20 feet; thence South $51^{\circ}40'54''$ East, a distance of 72.46 feet; thence South $0^{\circ}51'59''$ East, a distance of 31.00 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 1731.00 feet, at which point a radial line bears North $40^{\circ}03'04''$ West; thence southwesterly, on last said curve; through a central angle of $7^{\circ}11'52''$, an arc length of 217.46 feet to the beginning of a compound curve, concave southeasterly, having a radius of 148.00 feet; thence southwesterly, on last said curve, through a central angle of $8^{\circ}54'15''$, an arc length of 23.00 feet to the beginning of a reverse curve, concave northwesterly, having a radius of 152.00 feet; thence southwesterly, on last said curve, through a central angle of $8^{\circ}36'52''$, an arc length of 22.85 feet to the beginning of a reverse curve, concave southeasterly, having a radius of 1577.81 feet; thence southwesterly on last said curve, through a central angle of $3^{\circ}45'44''$, an arc length of 103.60 feet to the beginning of a reverse curve, concave northwesterly, having a radius of 152.00 feet; thence southwesterly, on last said curve, through a central angle of $8^{\circ}31'13''$, an arc length of 22.60 feet to the beginning of a reverse curve, concave southeasterly, having a radius of 148.00 feet; thence southwesterly on last said curve, through a central angle of $10^{\circ}17'48''$, an arc length of 22.60 feet to the beginning of a compound curve, concave southeasterly, having a radius of 1581.81 feet; thence southwesterly on last said curve, through a central angle of $6^{\circ}22'38''$, an arc length of 176.06 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 1736.00 feet, at which point a radial line bears North $59^{\circ}37'35''$ West; thence southwesterly, on last said curve, through a central angle of $6^{\circ}14'46''$, an arc length of 189.25 feet to the beginning of a reverse curve, concave northwesterly, having a radius of 50.00 feet; thence southwesterly, on last said curve, through a central angle of $20^{\circ}19'54''$, an arc length of 17.74 feet to the beginning of a reverse curve, concave southeasterly, having a radius of 70.00 feet; thence southwesterly on last said curve, through a central angle of $1^{\circ}22'35''$, an arc length of 1.68 feet to the West line of said Section 3; thence North $0^{\circ}55'22''$ East, on the West line of said Section 3, a distance of 909.15 feet to the **POINT**

2024-091
15-A-10494
PLAT: 1343
PW00669

OF BEGINNING.

Containing an area of 4.86 acres, more or less.



2024-091
15-A-10494
PLAT: 1343
PW00669

NORTHWEST CORNER OF
SECTION 3, T. 13 S., R. 19 E.,
M.D.B. & M., BEING THE POINT
OF COMMENCEMENT

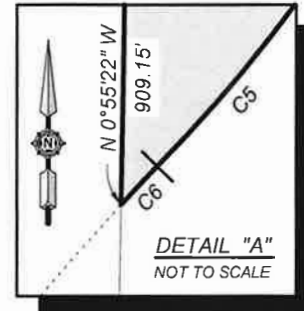
WEST HERNDON AVENUE

RADIAL LINE TABLE

RADIAL	BEARING
R1	N 12°20'26" E
R2	N 32°06'07" E
R3	N 40°03'04" W
R4	N 59°37'35" W

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	148.00'	8°54'15"	23.00'
C2	152.00'	8°36'52"	22.85'
C3	152.00'	8°31'13"	22.60'
C4	148.00'	10°17'48"	26.60'
C5	50.00'	20°19'54"	17.74'
C6	70.00'	1°22'35"	1.68'



portion of
APN 506-010-14T
CITY OF FRESNO
Doc. No. 2000-0060517,
O.R.F.C.

NORTH HAYES AVENUE

BOULEVARD

VETERANS

NORTH



- ① INDICATES 110.00 FOOT-WIDE P.G.&E. EASEMENT
RECORDED AS DOC. No. 11520, IN Bk. 2597, Pg. 342, O.R.F.C.
- ② INDICATES 30.00 FOOT-WIDE P.G.&E. EASEMENT
RECORDED AS DOC. No. 6422, IN Bk. 1064, Pg. 226, O.R.F.C.
- ③ INDICATES 25.00 FOOT-WIDE F.M.F.D.C. EASEMENT
RECORDED AS DOC. No. 2001-0031476, O.R.F.C.

* DATA SHOWN IS BASED ON CITY OF FRESNO RESOLUTION No. 2017-283,
RECORDED NOVEMBER 28, 2017, OFFICIAL RECORDS FRESNO COUNTY

REF. & REV.

2024-091

15-A-10494

PLAT 1343

CITY OF FRESNO
DEPARTMENT OF PUBLIC WORKS

EXHIBIT "B"

GRANT DEED

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PROJ. ID. PW00669

FUND NO. 22504

ORG. NO. 189901

RES TYPE

DR. BY J.A.C.

CH. BY J.A.C.

DATE JUNE 4, 2024

SCALE 1" = 120'

SHEET NO. 1
OF 1 SHEETS