

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF CITY OF FRESNO, CALIFORNIA, FINDING GOOD CAUSE AND CLEAR AND CONVINCING BENEFIT TO THE PUBLIC PURSUANT TO FRESNO MUNICIPAL CODE SECTION 4-204 RELATING TO THE DISPOSITION OF REAL PROPERTY

WHEREAS, the City of Fresno acting in its capacity as Successor Agency to the Redevelopment Agency (Agency) owns a portion of APN 468-195-34T (0.67 acre) more particularly described in Exhibit "A" and depicted in Exhibit "B" attached hereto and made a part hereof by reference; and

WHEREAS, the Property has been declared exempt surplus land by the Fresno City Council on \_\_\_\_\_, 2026, Resolution \_\_\_\_\_; and

WHEREAS, the City intends to transfer the Property to the State of California, Judicial Council as supported by written findings pursuant to Government Code Section 54221 subd. (f)(1)(D); and

WHEREAS, the City, Agency and the 5<sup>th</sup> District Court of Appeal have a long history of working together for the siting of the Courthouse at its current location in downtown Fresno and for improvements to the adjacent and surrounding area; and

WHEREAS, the 5<sup>th</sup> District Court of Appeal constructed their current facility in 2007; and

WHEREAS, the area identified for transfer was planned and constructed as the entry way and public point of access to the 5<sup>th</sup> District Court of Appeal in 2007 and has continuously been maintained by the Court to serve its intended purpose; and

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

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WHEREAS, the area identified for transfer is critical to the Court's continuous accessibility to the public; and

WHEREAS, the Fresno Municipal Code (FMC) Section 4-204 details the additional steps required to dispose of real property for less than fair market appraised value; and

WHEREAS, the FMC Section 4-204 states, in part, "Purchase prices shall be at fair market appraised value, unless the Council finds there are substantial community benefits resulting from the sales agreement that justify a price less than fair market value; and

WHEREAS, an appraisal value dated August 19, 2024, placed the value of the property at \$395,000; and

WHEREAS, the City intends to transfer the Property to 5<sup>th</sup> District Court of Appeal for no cost; and

WHEREAS, the City has significant interest in development of the Property and surrounding areas to prevent blight.

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

1. The City Council hereby makes findings of good cause and clear and convincing benefit to justify a price less than market value and contribute a portion of the real property APN 468-195-34T to the State of California, Judicial Council.
2. This resolution shall be effective upon final approval.

\* \* \* \* \*

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

I, AMY K. ALLER, 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  
City Clerk

By: \_\_\_\_\_ Date  
Deputy

APPROVED AS TO FORM:  
ANDREW JANZ  
City Attorney

By: \_\_\_\_\_ Date  
Angela M. Karst  
Senior Deputy City Attorney

Attachments:  
Exhibit A  
Exhibit B

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Legal Description  
Portion of (APN 498-195-34T)

That portion of Parcel "C" of Parcel Map No. 2004-21, recorded December 5, 2004 in Book 65 of Parcel Maps, at Pages 38 through 40, Fresno County Records, lying in the Northeast quarter of Section 10, Township 14 South, Range 20 East, Mount Diablo Base and Meridian, in the City of Fresno, County of Fresno, State of California, more particularly described as follows, more particularly described as follows:

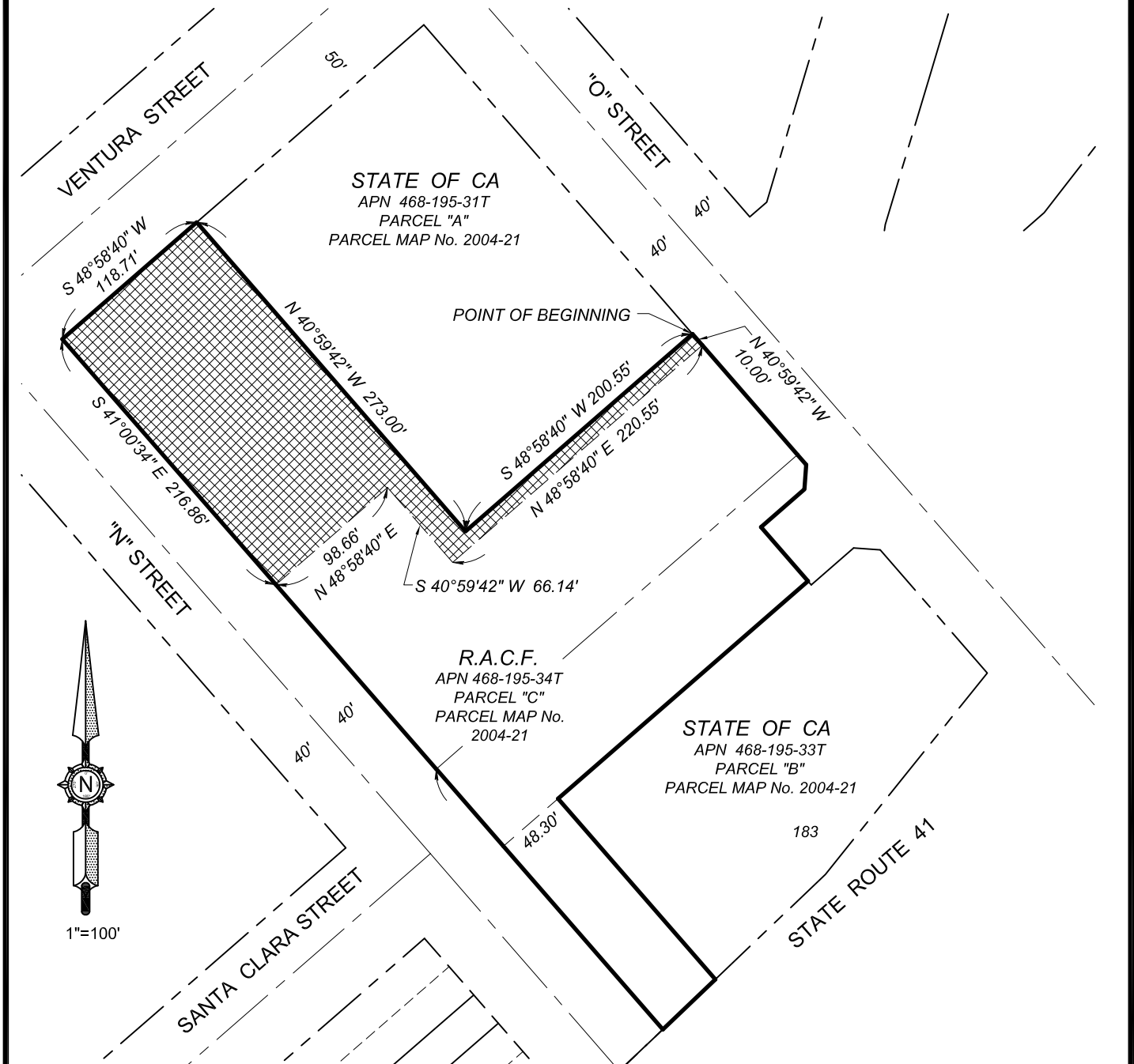
**BEGINNING** at the most Easterly corner of Parcel "A" of said Parcel Map No. 2004-21; thence South 48°58'40" West, on the Southeasterly line of said Parcel "A", a distance of 200.55 feet to the most Southerly corner of said Parcel "A"; thence North 40°59'42" West, on the Southwesterly line of said Parcel "A", a distance of 273.00 feet to the most Northerly corner of said Parcel "B"; thence South 48°58'40" West, on the Northwesterly line of said Parcel "B", a distance of 118.71 feet to the most Westerly corner of said Parcel "B"; thence South 41°00'34" East, on the Southwesterly line of said Parcel "B", a distance of 216.86 feet; thence North 48°58'40" East, leaving said Southwesterly line, a distance of 98.66 feet; thence South 40°59'42" West, a distance of 66.14 feet; thence North 48°58'40" East, a distance of 220.55 feet to the Northeasterly line of said Parcel "B"; thence North 40°59'42" West, on said Northeasterly line, a distance of 10.00 feet to the **POINT OF BEGINNING**.

Containing an area of 29,066.20 square feet (0.67 acres), more or less.



2025-136  
15-A-10835  
PLAT: 1855  
PW01067  
PWF#:13624

# EXHIBIT "B"



INDICATES AREA OWNED BY THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO TO BE GRANTED IN FEE TITLE TO THE STATE OF CALIFORNIA, CONTAINING AN AREA OF: 29,066.20 S.F. OR 0.67 ACRES, MORE OR LESS

**NOTE**

DATA SHOWN ON THIS MAP ARE TAKEN OR CALCULATED FROM RESOLUTION No. 2004-39, RECORDED 2-13-2004, AS INSTRUMENT No. 2004-003757, O.R.F.C. AND PARCEL MAP No. 2004-21, RECORDED 12-05-2004 IN BK. 65 OF PARCEL MAPS, AT PGS. 38-40, FRESNO COUNTY RECORDS.

REF. & REV. 2026-XXX PLAT 2757	<b>CITY OF FRESNO</b> DEPARTMENT OF PUBLIC WORKS	PROJ. ID. <u>PWF# 10429</u>	CITY OF FRESNO REDEVELOPMENT AGENCY
	APN 468-195-34T REDEVELOPMENT AGENCY OF THE CITY OF FRESNO FEE TITLE LAND TRANSFER TO THE STATE OF CALIFORNIA	FUND NO. _____ ORG. NO. _____ DR. BY <u>JAC</u> CH. BY _____ DATE <u>JAN. 16, 2026</u> SCALE <u>1" = 100'</u>	SHEET NO. <u>1</u> OF <u>1</u> SHEETS <b>15-A-XXXXX</b>