



MEETING DATE: December 9, 2025

AGENDA ITEM: 5. Adopt Resolution 13-25 declaring City-owned property located at 204 A Street (APN 157-0014-014-000) to be surplus land pursuant to the Surplus Land Act and directing staff to proceed with required noticing.

FROM: Jon Kennedy

RE: Determination of Surplus Land – 204 A Street (APN 157-0014-014-000)
Resolution 13-25

PROPERTY INFORMATION:

1. **Location:** 204 A Street
 2. **APN:** 157-0014-014-000
 3. **Size:** ~8,700 sq ft (.20 acre)
 4. **Zoning:** CC – Central Commercial
 5. **Condition:** Undeveloped, vacant parcel
 6. **Current Use:** None
 7. **City Facilities Present:** None
-

BACKGROUND:

The parcel located at **204 A Street** is an approximately **8,700 square foot (.20 acre)** undeveloped lot zoned **CC (Central Commercial)**. The site is currently vacant and has not been used for any City facility, program, or operational purpose.

History of Acquisition

The concept of purchasing the parcel was discussed by the City Council on **November 23, 2021**, under an agenda item titled “*Staff requests City Council for direction regarding the proposed acquisition of 204 A Street.*”

The minutes reflect the following summary:

ACTION: Property is in escrow per City Manager. We will need a series of public hearings. Mayor stated the City needs to purchase the lot first. Vice Mayor Bulahan referenced the

potential future use as a new City Hall. Public comments included general support for aesthetic improvements.

No record has been located indicating that the City Council formally authorized the execution of a purchase agreement. However, documentation shows that the property was already in escrow at the time of the meeting.

Staff located a **counter-offer dated October 28, 2021**, which indicates that an original purchase offer had been made on or before that date. The final transfer of funds in the amount of **\$85,000** occurred on **January 14, 2022**, completing the acquisition.

There is no evidence that the property has been used, developed, or incorporated into any adopted City facility plan since its purchase.

ANALYSIS:

Staff conducted a review of current and future operational needs and determined the following:

1. The property is not necessary for the City's use

- There are no City operations, facilities, utilities, or programs on the parcel.
- The property has remained unused since the 2022 purchase.
- The City has no adopted capital project or operational plan involving this site.

2. No future municipal use has been identified

- The City has no future facility plans requiring the use of this parcel.
- No City department has identified a present or anticipated need for this location.
- The property is not incorporated into any adopted CIP, master plan, or land-use plan for municipal purposes.

3. The property therefore qualifies as "surplus land"

Under Government Code § 54221(b), "surplus land" is defined as land **no longer necessary for the agency's use**. Based on the findings above, the 204 A Street parcel meets the statutory definition of surplus land.

Once declared surplus, the City will proceed with required SLA notices to eligible entities, including the Department of Housing and Community Development (HCD), housing authorities, school districts, and park agencies, consistent with Government Code § 54222.

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution determining that City-owned property located at **204 A Street (APN 157-0014-014-000)** is “**surplus land**” pursuant to Government Code § 54221(b) and direct staff to proceed with the noticing requirements of the Surplus Land Act (Government Code §§ 54220-54234).

FISCAL IMPACT:

None at this stage.

Potential future revenue may occur if the property is sold following completion of the Surplus Land Act process and Council approval of sale terms.

ATTACHMENTS:

- A. 204 A STREET STAFF REPORT 11/2021
- B. 204 A ST DOCS
- C. RESOLUTION NO: RESOLUTION # 13-25

City of Isleton

City Council Staff Report

DATE: November 23, 2021

ITEM#: 8.B

CATEGORY: New Business

204 A STREET – ACQUISITION AND CITY HALL, PROPOSED

SUMMARY

The City is currently in escrow for the vacant lot at 204 A Street for a proposed new City Hall/Public Facilities.

DISCUSSION

The existing City Hall has been a temporary facility for over thirty years and has been occupying a City park space for the same period. The subject lot has become available and Staff has proposed its acquisition for the following reasons;

- Temporary facilities are not adequate for municipal operations
- Has kept a public park out of use for over thirty years.
- Lot is located nearby several public facilities; Fire Station, the Community Center, the old Police building, the current temporary City Hall.
- Need for parking for Second Street businesses.
- Need for a City Hall.

Staff has initiated a review of the site including conducting a Phase 1 Environmental Site assessment. Staff recommends that the City establish a series of public study sessions for this site.

FISCAL IMPACT

Proposed purchase is \$85,000. The cost of the environmental site assessment is \$1,650. The purchase price can be financed through conventional financing sources. If placed into service as a parking lot, the revenue can be used to assist in the purchase. Staff has also contacted agencies that will finance city halls including the price of purchase (California I-Bank, United States Department of Agriculture).

RECOMMENDATION

Staff requests City Council provide direction regarding the proposed acquisition of 204 A Street.

ATTACHMENTS

- A. Offer Sheet
- B. Parcel Map and Data

Written By: Diana O'Brien, Administrative Assistant
Reviewed by: Charles Bergson, City Manager
Submitted and prepared by: Yvonne Zepeda, City Clerk



CALIFORNIA
ASSOCIATION
OF REALTORS®

SELLER COUNTER OFFER No. 2
May not be used as a multiple counter offer.
(C.A.R. Form SCO, Revised 11/14)

Date October 28, 2021

This is a counter offer to the: ☐ Purchase Agreement, ☒ Buyer Counter Offer No. 1, or ☐ Other _____ ("Offer"),
dated October 28, 2021, on property known as 204 A Street, Isleton, CA 95641 ("Property"),
between _____ City of Isleton ("Buyer"),
and _____ Anh Van Ha ("Seller").

1. TERMS: The terms and conditions of the above referenced document are accepted subject to the following:

- A. Paragraphs in the Offer that require initials by all parties, but are not initialed by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 1C of this or another Counter Offer or an addendum.
B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer, but deposit amount(s) shall remain unchanged from the original Offer.
C. OTHER TERMS: 1) Purchase price to be \$90,000 (ninety thousand dollars) firm.

D. The following attached addenda are incorporated into this Seller Counter offer: ☐ Addendum No. _____

2. EXPIRATION: This Seller Counter Offer shall be deemed revoked and the deposits, if any, shall be returned:

- A. Unless by 5:00pm on the third Day After the date it is signed in paragraph 4 (if more than one signature then, the last signature date)(or by ☐ AM ☐ PM on _____ (date)) (i) it is signed in paragraph 5 by Buyer and (ii) a copy of the signed Seller Counter Offer is personally received by Seller or Gene Resler, Agent / Broker, who is authorized to receive it.
B. OR If Seller withdraws it anytime prior to Acceptance (CAR Form WOO may be used).
C. OR If Seller accepts another offer prior to Buyer's Acceptance of this counter offer.

3. MARKETING TO OTHER BUYERS: Seller has the right to continue to offer the Property for sale. Seller has the right to accept any other offer received, prior to Acceptance of this Counter Offer by Buyer as specified in 2A and 5. In such event, Seller is advised to withdraw this Seller Counter Offer before accepting another offer.

4. OFFER: Seller MAKES THIS COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY
Seller Anh Van Ha Date 10/28/2021
Seller F55704B333DF4D1... Date _____

5. ACCEPTANCE: I/we accept the above Seller Counter Offer (If checked ☒ **SUBJECT TO THE ATTACHED COUNTER OFFER**)
and acknowledge receipt of a Copy.
Buyer City of Isleton Date 10/29/2021 Time ☐ AM ☐ PM
Buyer 3AD5FC10008141A Date _____ Time ☐ AM ☐ PM

CONFIRMATION OF ACCEPTANCE:

(_____/_____) (Initials) Confirmation of Acceptance: A Copy of Signed Acceptance was personally received by Seller, or Seller's authorized agent as specified in paragraph 2A on (date) _____ at _____ ☐ AM/ ☐ PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by Seller or Seller's authorized agent whether or not confirmed in this document.

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SCO Revised 11/14 (PAGE 1 OF 1)

SELLER COUNTER OFFER (SCO PAGE 1 OF 1)

Resler Realty, 540 S Second Street Rio Vista
Gene Resler

CA 94571

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

Phone: 7074867642

Fax: 7073751626

City of Isleton





CALIFORNIA
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OF REALTORS®

BUYER COUNTEROFFER No. 2
(C.A.R. Form BCO, 11/14)

This is a counteroffer to the: ☒ Seller Counteroffer No. 2, ☐ Seller Multiple Counteroffer No. _____, or ☐ Other _____ ("Offer"),
dated _____, on property known as 204 A Street, Isleton, CA 95641 ("Property"),
between City of Isleton ("Buyer") and Anh Van Ha ("Seller").

1. **TERMS:** The terms and conditions of the above referenced document are accepted subject to the following:
- A. Paragraphs in the Offer that require initials by all parties, but are not initialed by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 1C of this or another Counteroffer or an addendum.
 - B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer, but deposit amount(s) shall remain unchanged from the original Offer.
 - C. **OTHER TERMS:** 1) Purchase price to be \$85,000 all cash offer.

D. The following attached addenda are incorporated into this Buyer Counteroffer: ☐ Addendum No. _____

2. **EXPIRATION:** This Buyer Counteroffer shall be deemed revoked and the deposits, if any, shall be returned:
- A. Unless by 5:00pm on the third Day After the date it is signed in paragraph 3 (if more than one signature then, the last signature date)(or by ☐ AM ☐ PM on _____ (date)) (i) it is signed in paragraph 4 by Seller and (ii) a copy of the signed Buyer Counteroffer is personally received by Buyer or Gene Resler, Agent / Broker, who is authorized to receive it.
 - OR B. If Buyer withdraws it in writing (CAR Form WOO) anytime prior to Acceptance.

3. **OFFER:** BUYER MAKES THIS COUNTEROFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY.
Buyer [Signature] City of Isleton Date 10/29/2021
Buyer 3A75FC19508144A Date _____

4. **ACCEPTANCE:** I/WE accept the above Buyer Counteroffer (If checked ☐ SUBJECT TO THE ATTACHED COUNTEROFFER) and acknowledge receipt of a Copy.
Seller _____ Date _____ Time _____ ☐ AM/ ☐ PM
Seller Anh Van Ha Date _____ Time _____ ☐ AM/ ☐ PM

CONFIRMATION OF ACCEPTANCE:

(____ / ____ / ____) (Initials) Confirmation of Acceptance: A Copy of Signed Acceptance was personally received by Buyer or Buyer's authorized agent as specified in paragraph 2A on (date) _____ at _____ ☐ AM/ ☐ PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by Buyer or Buyer's authorized agent whether or not confirmed in this document.

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BCO 11/14 (PAGE 1 OF 1)

BUYER COUNTEROFFER (BCO PAGE 1 OF 1)

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Phone: 7874867642

Fax: 7873751626

www.lwof.com

City of Isleton

1st St
River Rd

160

A St

A St

2nd St

River Rd

R

2nd St

B St

1st St

2nd St

1

A St

Union St

Union St

Union St

Union St

Union St

A St

10 m

Map data ©2021

☒ 1 Property Address: 204 A ST ISLETON CA 95641-7015

Ownership

County: **SACRAMENTO, CA**
Assessor: **CHRISTINA WYNN, ASSESSOR**
Parcel # (APN): **157-0014-014-0000**
Parcel Status: **ACTIVE**
Owner Name: **HA ANH VAN**
Mailing Address: **5090 IDYLLWILD DR FAIRFIELD CA 94534**
Legal Description: **LOTS 6 & 7 BLK 6 CITY OF ISLETON EXC. W 10 FT LOT 6 SD SUB.CONTG. 8700 SQ FT M/L FORM. PAR. 157-014-03**

Assessment

Total Value: \$63,070	Use Code: IBECFA	Use Type: VACANT
Land Value: \$63,070	Tax Rate Area: 001-001	County Zoning: R/C
Impr Value:	Year Assd: 2021	Census Tract: 98.00/1
Other Value:	Property Tax:	Price/SqFt: \$9.05
% Improved: 0%	Delinquent Yr:	
Exempt Amt:	HO Exempt: N	

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	09/29/2017	07/27/2016	01/05/2012	09/29/2017
Document Number:	1709291025	1607271628	1201050198	1709291025
Document Type:	WARRANTY DEED	TAX DEED		
Transfer Amount:	\$60,000	\$29,000		
Seller (Grantor):	PATRICIA ZRELAK TRUST			

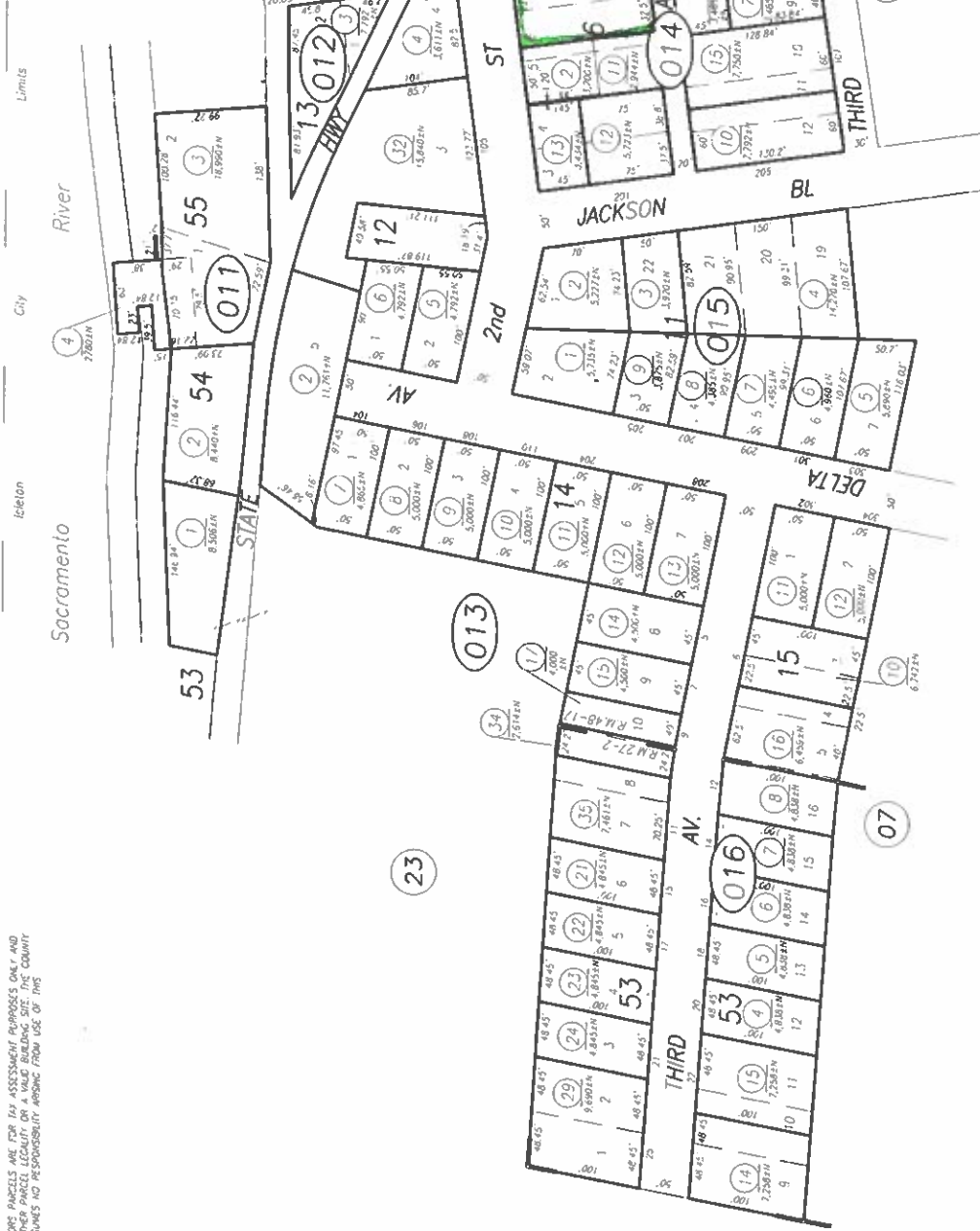
Property Characteristics

Bedrooms:	Fireplace:	Units:	
Baths (Full):	A/C:	Stories:	2.0
Baths (Half):	Heating:	Quality:	FAIR
Total Rooms:	Pool:	Building Class:	D
Bldg/Liv Area: 6,628	Park Type:	Condition:	
Lot Acres: 0.199	Spaces:	Site Influence:	
Lot SqFt: 8,700	Garage SqFt:	Timber Preserve:	
Year Built: 1890		Ag Preserve:	
Effective Year: 1960			

DISCLAIMER: ASSESSORS' PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALUE BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION

POR. ANDRUS & BRANNAN ISLAND, T 4N., R 3 E., M.D.B.&M

157-01



Empty Lot
A St.

CITY OF SACRAMENTO
Assessor's Map Bk. 157 Pg. 01
County of Sacramento, Calif.
JULY 24th, 2017

City of Isleton, R.M. Bk. 48, Pg. 17 (2-3-58)
W.R. & M.J. Lothrop Tract, R.M. Bk. 27, Pg. 2 (8-12-17)

204 A. St



**Sacramento County
Donna Allred, Clerk/Recorder**

Doc #	202204191028	Fees	\$104.00
4/19/2022	12:52:24 PM	Taxes	\$0.00
BSL	Electronic	PCOR	\$20.00
Titles	1	Paid	\$124.00
Pages	4		

Recording Requested By:

Boston National Title Agency, LLC via Simplifile

Commitment Number: CA17130822-B

After Recording, Send To:

Erin Shaffer

Boston National Title Agency, LLC

400 Rouser Rd, Bldg 2 Ste 602, Coraopolis, PA 15108

Mail Tax Statement To:

City of Isleton

101 2nd Street, Isleton, CA 95641

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

157-0014-014-0000

CORRECTIVE SPECIAL/LIMITED WARRANTY DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

R&T 11911

☒ This transfer is exempt from the documentary transfer tax: to correct legal description in deed recorded 02/01/2022 at Instrument **202202010872**

☐ The documentary transfer tax is \$ 0.00 and is computed on:

☐ the full value of the interest in the property conveyed

☐ the full value less the value of liens or encumbrances remaining at the time of sale

The property is located in an:

☒ Unincorporated Area

Anh Van Ha, a married person, whose tax-mailing 511 Estudillo Ave. San Leandro, CA 94577, for \$85,000.00 (Eighty-Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **City of Isleton**, whose tax mailing address is **101 2nd St, Isleton, CA 95641**.

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 6, OF THE "PLAT OF CITY OF ISLETON", RECORDED IN BOOK 48 OF MAPS, MAP NO. 17, PER

COUNTY OF SACRAMENTO RECORDS; THENCE ALONG THE EASTERLY LINE OF LOT 7, SOUTH 7° 30' EAST 120.00 FEET TO THE SOUTHEAST CORNER OF LOT 7; THENCE ALONG THE SOUTHERLY LINE OF LOT 6 AND LOT 7, SOUTH 82.30 WEST 72.50; THENCE ON A LINE PARALLEL TO THE EASTERLY LINE OF LOT 7, NORTH 7° 30' WEST 120.00 TO THE NORTHERLY LINE OF LOT 6; THENCE ALONG THE NORTHERLY LINE OF LOT 6 AND LOT 7, NORTH 82° 30' EAST 72.50 FEET TO THE POINT OF BEGINNING.

Assessor's Parcel No. 157-0014-014-0000

Prior instrument reference: 202202010872

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on April 12th, 2022:

anh
Anh Van Ha

Tu Kiev

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

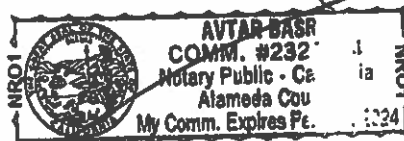
County of Alameda

On 04-12-2022 before me, Avtar Basra, Notary Public, Notary Public, personally appeared Anh Van Ha, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity or capacities, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]



FOR NOTARY STAMP



This instrument prepared by:
Tyler Webber
Boston National Title Agency, LLC
400 Rouser Rd, Bldg 2 Ste 602, Coraopolis, PA 15108

☒ 2 Property Address: 204 A ST ISLETON CA 95641-7015

Ownership

County: **SACRAMENTO**
Assessor: **CHRISTINA WYNN**
Parcel # (APN): **157-0014-014-0000**
Parcel Status: **ACTIVE**
Owner Name: **CITY OF ISLETON**
Mailing Address: **101 2ND ST ISLETON CA 95641**
Legal Description: **LOTS 6 & 7 BLK 6 CITY OF ISLETON EXC. W 10 FT LOT 6 SD SUB.CONTG. 8700 SQ FT M/L FORM. PAR. 157-014-03**

Assessment

Total Value: Tax Rate Area: **001-001** County Zoning Code: **CC**
Land Value: Year Assd: **2025**
Impr Value: Census Tract: **98.00/1**
Other Value: Use Code: **IBECFA**
% Improved: **0%** Use Type: **VACANT**
Exempt Amt:
Exempt Type:

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	04/19/2022	02/01/2022	09/29/2017	04/19/2022
Document Number:	2204191028	2202010872	1709291025	2204191028
Document Type:	DEED	DEED		
Transfer Amount:		\$85,000	\$60,000	
Price/SqFt:				
Seller (Grantor):	CITY OF ISLETON			

Property Characteristics

Bedrooms:	Fireplace:	Units:	
Baths (Full):	A/C:	Stories:	2.0
Baths (Half):	Heating:	Quality:	FAIR
Total Rooms:	Pool:	Building Class:	D
Bldg/Liv Area:	Park Type:	Condition:	
Lot Acres:	Spaces:	Site Influence:	
Lot SqFt:	Garage SqFt:	Timber Preserve:	
Year Built:		Ag Preserve:	
Effective Year:			





- ☐ City Boundaries
☐ Sacramento County Boundary
☐ Parcel Boundaries, Level 16, 17, 18, 19, 20

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Information for Parcel:
157-0014-014-0000

Read Our Data Disclaimer

PROPERTY INFORMATION

Assessor Parcel #	15700140140000
Address	204 A ST
Postal City, Zip	ISLETON 95641
Jurisdiction	City of Isleton
County Supervisor District	Patrick Hume - District 5
Assessor Roll Status	ACTIVE
Assessor's Map	Assessor's Map Bk.157, Pg.001

PROPERTY TAX BILL

View Online Property Tax Bill

Tax Rate Area Code	01-001
Jurisdiction Used on Most Recent Tax Roll	ISLETON
Last Roll Year	2025

ASSESSOR'S ROLL VALUES

as of August 15, 2025	
Tax Roll Year	2025
Land Value	\$0
Improvement Value	\$0
Personal Property Value	\$0
Fixtures	\$0
Homeowner's Exemption	(\$0)
Other Exemption	(\$0)
Net Assessed Value	\$0
Property tax bill information	View Online Property Tax Bill

Additional information regarding Assessor's roll values can be obtained by contacting the Assessor's Office at or .916-875-0700assessor@sacounty.gov

LAND INFORMATION

Thomas Brothers Map	455 H 5
Assessor Land Use Code	IBECFA
Assessor's Property Description	LOTS 6 & 7 BLK 6 CITY OF ISLETON EXC. W 10 FT LOT 6 SD SUB. CONTG. 8700 SQ FT M/L FORM. PAR. 157-014-03
Approx. Parcel Area	8700 sq ft / 0.2 acres

ZONING

Zoning:	CC - CENTRAL COMMERCIAL
---------	-------------------------

OWNER INFORMATION

California Government Code Section 6254.21 states that "No state or local agency shall post the home address or telephone number of any elected or appointed official on the internet without first obtaining the written permission of that individual." As the cost to collect and continuously update that information is prohibitive, the Assessor's website does not display the Assessee name. It may be obtained by calling or by visiting the Assessor's Office at 3636 American River Drive, Suite 200, in Sacramento. 916-875-0700

Last Ownership Transfer Document Type	DEED
County Recorder's Document Number	Book 20220419, Page 1028
Event Date	Tue Feb 01 2022

PROPERTY BUILDING INFORMATION

Gross Building Area	6628 sq ft
Net Rentable Area	6628 sq ft
Ground Floor Area	3314 sq ft
Year Built	1890
Effective Year	1960
Stories	2
Quality Class	Low CostD

Additional information regarding property building information can be obtained by contacting the Assessor's Office at or .916-875-0700assessor@saccounty.gov

BUILDING PERMITS

Refer to the appropriate city jurisdiction agency for incorporated areas.



Resolution # 13-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ISLETON DECLARING CITY-OWNED REAL PROPERTY LOCATED AT 204 A STREET (APN 157-0014-014-000) TO BE "SURPLUS LAND" PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 54221 AND DIRECTING STAFF TO PROCEED IN ACCORDANCE WITH THE SURPLUS LAND ACT

WHEREAS,

the City of Isleton ("City") is the owner in fee of certain real property located at 204 A Street, Isleton, California, identified as Assessor's Parcel Number 157-0014-014-000, consisting of approximately 8,700 square feet (.20 acre) of undeveloped land zoned Central Commercial (CC), as more particularly described in the materials attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS,

the Property was acquired by the City in or about January 2022, following a Council discussion on November 23, 2021 regarding the proposed acquisition, and since its acquisition the Property has remained an undeveloped, vacant lot and has not been used for any City facility, program, or operation; and

WHEREAS,

City staff have reviewed the Property and determined that it is not necessary for the City's use, is not required for any current or foreseeable municipal purpose, and is not included in any adopted capital improvement plan or facility plan for future City use; and

WHEREAS,

under the California Surplus Land Act, Government Code Sections 54220 et seq. (the "Act"), before a local agency may sell, lease, or otherwise dispose of real property, the agency's governing body must first declare, at a regular public meeting, that the land is either "surplus land" or "exempt surplus land," supported by written findings; and

WHEREAS,

Government Code Section 54221(b)(1) defines "surplus land" to include land that is no longer necessary for the agency's use; and

WHEREAS,

based on the staff analysis presented to the City Council, including the staff report for this item, the Property is no longer necessary for the City's use and therefore qualifies as "surplus land" within the meaning of Government Code Section 54221(b)(1); and

WHEREAS,

the City Council has duly considered this matter at an open and public meeting in compliance with the Ralph M. Brown Act (Gov. Code §§ 54950 et seq.); and

WHEREAS,

the City Council finds that this action does not constitute a "project" under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15004(b)(2)(A) and 15378(b)(5), as it merely constitutes a determination regarding property status and authorizes future administrative actions that will not themselves result in a direct physical change to the environment. Any future disposition of the Property will be subject to separate CEQA review, as applicable.

NOW, THEREFORE, BE IT RESOLVED,

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

1. Determination of Surplus Land.

The City Council hereby determines that the real property described is "surplus land" within the meaning of Government Code Section 54221(b)(1), based on the findings that the Property is not necessary for the City's use, is not required for any current or foreseeable municipal purpose, and is not included in any adopted capital or facility plan.

2. Findings Incorporated.

This declaration is supported by and incorporates by reference the written findings contained in the staff report presented to the City Council at its meeting of December 09, 2025, together with any oral staff presentation and public testimony received.

3. Direction to City Manager.

The City Manager, or designee, is hereby authorized and directed to:

- a. Prepare and transmit a Notice of Availability for the Property to the entities identified in Government Code Section 54222(a) and (b), including the California Department of Housing and Community Development (HCD), any applicable local housing authorities, and relevant park or school agencies;
- b. Engage in good-faith negotiations as required by Government Code Section 54223 with any qualified entity that submits a timely notice of interest;
- c. Coordinate review under CEQA, as needed, for any proposed disposition of the Property;
- d. Obtain an independent appraisal of the Property's fair market value, if deemed appropriate; and
- e. Upon completion of the above steps, return to the City Council with a recommended method of disposition (e.g., sale, lease, or request for proposals) and proposed terms for Council consideration, ensuring that any final sale, lease, or transfer of the Property complies with all applicable requirements of the

Act and that documentation of compliance is retained in the City's permanent records.

4. Effective Date.

This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the CITY COUNCIL of THE CITY OF ISLETON, COUNTY OF SACRAMENTO, of the
STATE OF CALIFORNIA on this 9th day of December, 2025

ATTEST

MAYOR, David Kent

DEPUTY CITY CLERK