



MEETING DATE: December 9, 2025

AGENDA ITEM: 6. Adopt Resolution 14-25 declaring City-owned property located at 502 2nd Street (APN 157-0026-002-0000) 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 – 502 2nd Street (APN 157-0026-002-0000)
Resolution 14-25

PROPERTY INFORMATION:

1. **Address:** 502 2nd Street
 2. **APN:** 157-0026-002-0000
 3. **Size:** 24,394 sq ft (.56 acres)
 4. **Zoning:** CC – Central Commercial
 5. **Condition:** Developed, paved public parking lot
 6. **Current Use:** Public parking (school use on weekdays; general public use evenings/weekends/holidays)
 7. **City Facilities Present:** None
-

BACKGROUND:

The parcel located at **502 2nd Street** is an approximately **24,394 square foot (.56 acre)** lot currently developed and used as a public parking lot. The site provides weekday parking primarily for the adjacent school and general public parking during evenings, weekends, and holidays.

History of Acquisition

On or about **June 2010**, the River Delta Unified School District (“District”) deeded the property to the City of Isleton as part of a negotiated exchange.

The District adopted Resolution No. 627 on August 10, 2010 , which authorized the conveyance of the parcel to the City. In exchange, the City agreed to:

- Abandon City-owned property between Union Street and D Street (approximately 16,672 sq ft / 0.38 acres); and

- Pay the District \$82,500 toward the property transfer.

Since acquiring the property, the City has maintained the lot for public parking. No City facilities, utilities, buildings, or operational functions are located on the parcel.

ANALYSIS:

Staff evaluated current and future City operational needs and determined:

1. The property is not necessary for City use

- No City program, department, or facility relies on the site.
- The lot does not support current or future municipal operations.
- No master plan, capital improvement plan, or City facility plan includes this parcel.

2. The property has no identified future City use

Despite its current use as general parking, the property has not been designated for any future municipal purpose.

3. The property qualifies as “surplus land”

Government Code §54221(b) defines “surplus land” as land **no longer necessary for the agency’s use**.

Based on all findings, 502 2nd Street meets the statutory definition of surplus land.

Following the City Council’s determination, the City must send **Surplus Land Act notices** to the entities listed in Government Code §54222, including:

- California Department of Housing and Community Development
- Local housing authorities
- School districts
- Park/open space agencies

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 14-25 determining that City-owned property located at **502 2nd Street (APN 157-0026-002-0000)** is **“surplus land”** under Government Code §54221(b) and directing staff to begin the Surplus Land Act noticing process.

FISCAL IMPACT:

None at this stage.

Potential future revenue may come from the disposition of the property following SLA compliance and Council approval of sale terms.

ATTACHMENTS:

- A. RESOLUTION NO: RESOLUTION # 14-25
- B. 502 2ND DOCS



Resolution # 14-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ISLETON DECLARING CITY-OWNED REAL PROPERTY LOCATED AT 502 2nd STREET (APN 157-0026-002-0000) 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 502 2nd Street, Isleton, California, identified as Assessor's Parcel Number 157-0026-002-0000, consisting of approximately 24,394 square feet (.56 acres) of developed public parking lot, as more particularly described in the materials attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS,

the Property was conveyed to the City in or about June 2010 by the River Delta Unified School District pursuant to District Resolution No. 627 (adopted August 10, 2010), in exchange for the City abandoning a City-owned parcel between Union Street and D Street and contributing \$82,500 toward the transfer; and

WHEREAS,

since its conveyance the Property has been used as a public parking lot, providing parking primarily for the adjacent school during weekdays and general public parking outside of school hours, and has not been used for any municipal facility, operation, program, or City-managed service; and

WHEREAS,

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

WHEREAS,

under the Surplus Land Act (Government Code §§ 54220-54234), the City Council must declare land to be "surplus" before disposing of it, supported by written findings; and

WHEREAS,

Government Code § 54221(b)(1) defines "surplus land" as property no longer necessary for the agency's

use; and

WHEREAS,

the City Council finds, based on the staff report and supporting materials, that the Property meets that definition; and

NOW, THEREFORE, BE IT RESOLVED,

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 9, 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

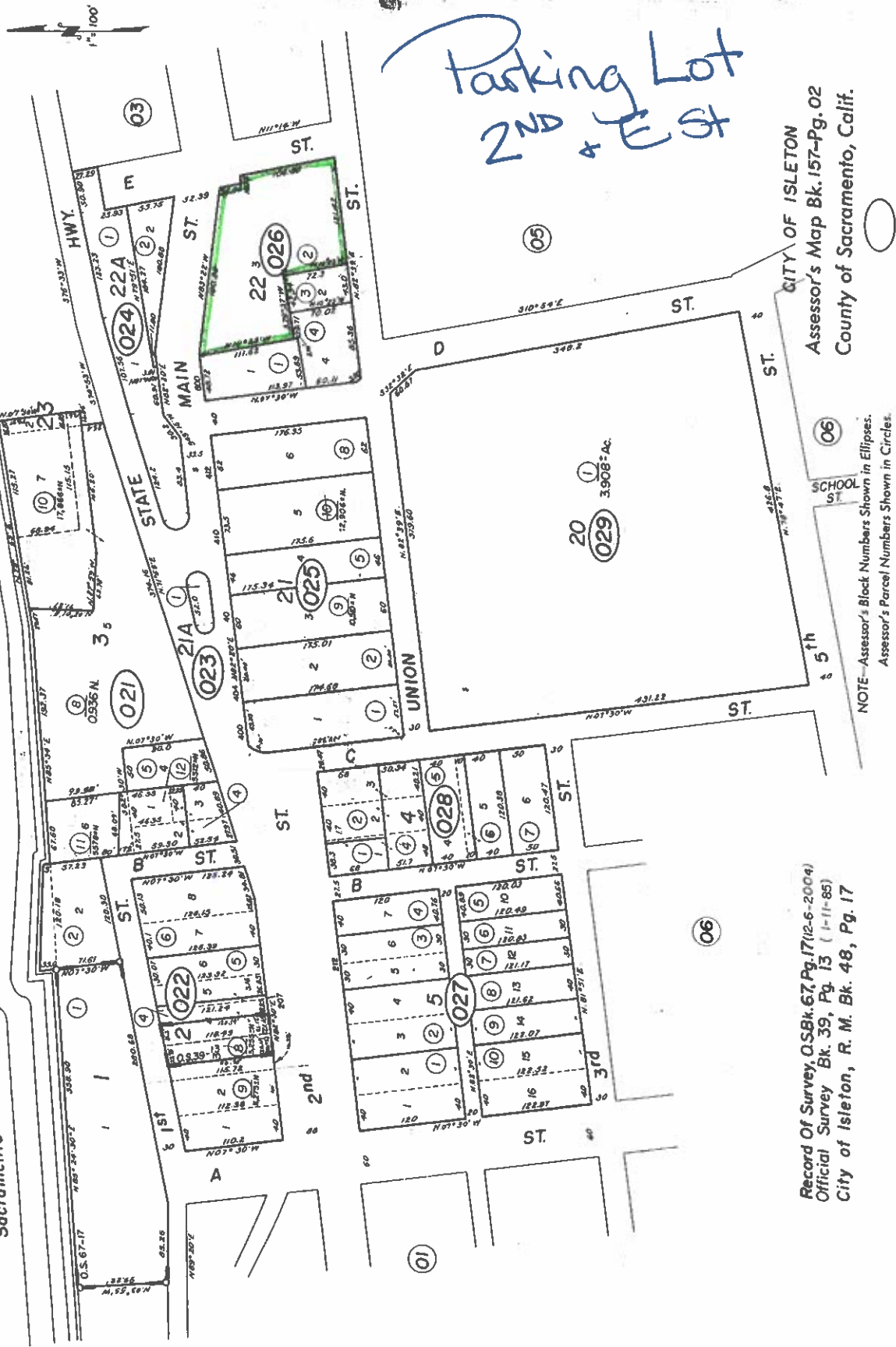
DEPUTY CITY CLERK

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

Sacramento

157-02

Tax Area Code



Record Of Survey, Q.S.Bk. 67, Pg. 17 (12-5-2004)
Official Survey Bk. 39, Pg. 13 (1-1-85)
City of Isleton, R. M. Bk. 48, Pg. 17

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

CITY OF ISLETON
Assessor's Map Bk. 157-Pg. 02
County of Sacramento, Calif.

NCS416536

OFFICIAL BUSINESS:

Document entitled to free recording
Per Government Code section 27383.

Recording requested by and
When recorded mail to:

Isleton City Hall
101 2nd Street
Isleton, CA 95641
Attn: City Manager



Sacramento County Recorder

Craig A. Kramer, Clerk/Recorder

BOOK 20101006 PAGE 0304

Check Number 6952

Wednesday, OCT 06, 2010 8:37:51 AM

Ttl Pd \$0.00

Nbr-0006533150

JLW/14/1-6

QUITCLAIM DEED

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE CALIFORNIA GOVERNMENT CODE.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

River Delta Unified School District, a California public school district,

does remise, release, and forever quitclaim to

City of Isleton, a municipal corporation,

all right, title and interest in the Real Property located in the City of Isleton, County of Sacramento, State of California as described and depicted on the attached Exhibit A.

Dated: June 2, 2010

River Delta Unified School District,

A California public school district

By: Rick Hennes

Rick Hennes, Superintendent

Mail tax statements to return address above

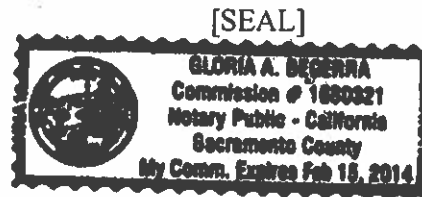
STATE OF CALIFORNIA)
)
COUNTY OF SACRAMENTO)

On June 2, 2010 before me, Gloria A. Becerra, Notary Public, personally appeared RICK HENNES, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/~~she~~ executed the same in his/~~her~~ authorized capacity, and that by his/~~her~~ signature on the instrument, the person, or the entity upon behalf of which the person 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.

Gloria A. Becerra
NOTARY PUBLIC
Gloria A. Becerra



Commission #1880321
exp. 2/15/14

LEGAL DESCRIPTION

Real property in the City of Isleton, County of Sacramento, State of California, described as follows:

ALL THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF ISLETON, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND BOUNDED AND PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN MARKING THE INTERSECTION OF CENTERLINES OF THIRD AND C STREETS, IN THE TOWN OF ISLETON, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, RUNNING THENCE ALONG THE CENTER LINE OF SAID C STREET, N. 7° 30' W. 170.83 FEET; THENCE ALONG THE NORTHERLY LINE OF UNION STREET N. 82° 39' E. 543.2 FEET TO AN IRON PIPE BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUNNING THENCE S. 82° 39' E. 132.98 FEET; THENCE N. 11° 24' W. 107.95 FEET; THENCE S. 78° 46' W. 21.40 FEET; THENCE N. 10° 44' W. 24.10 FEET; THENCE N. 83° 28' W. 190.1 FEET; THENCE S. 10° 23' E. 108.5 FEET TO AN IRON PIN; THENCE N. 79° 37' E. 72.65 FEET TO AN IRON PIN; AND THENCE S. 10° 23' E. 72.30 FEET TO THE POINT OF BEGINNING.

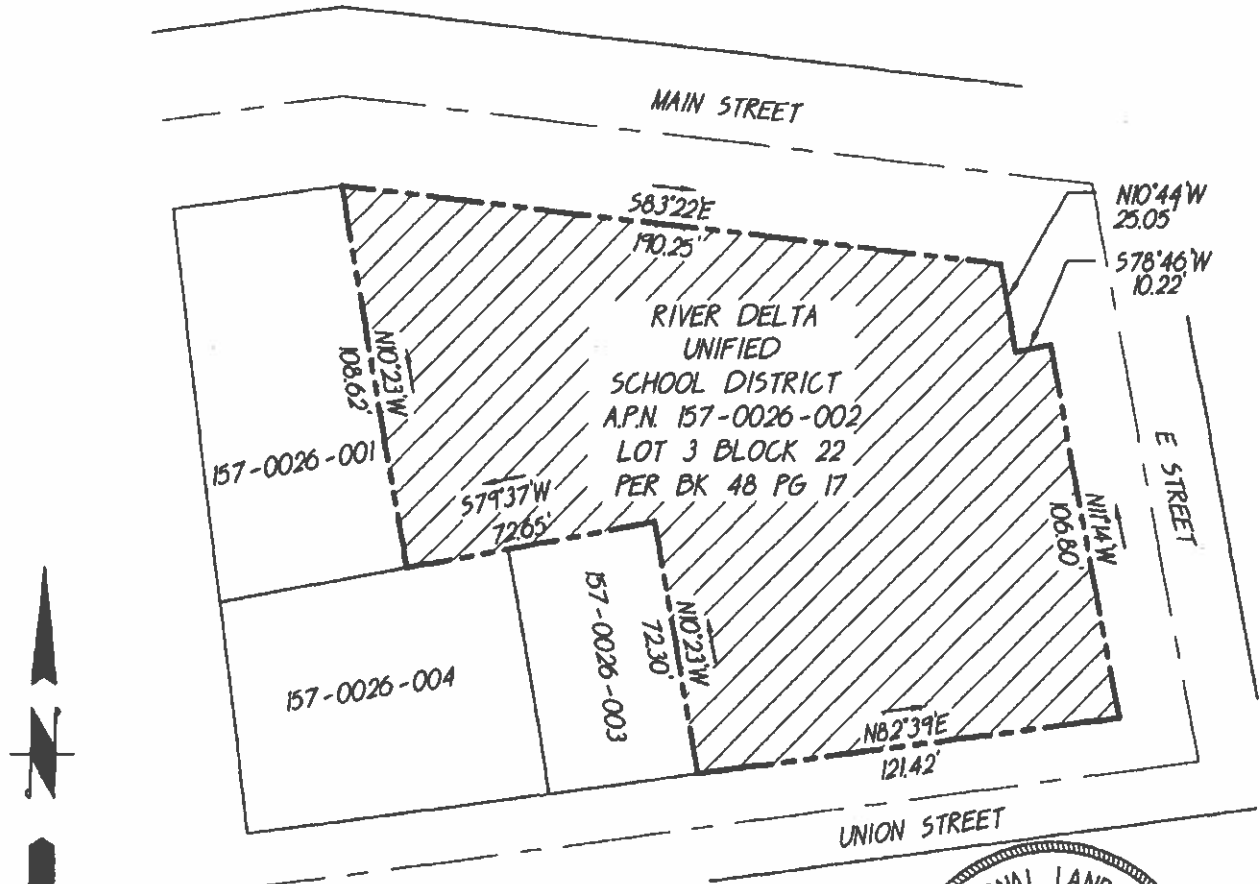
APN: 157-0026-002

District Parking Lot

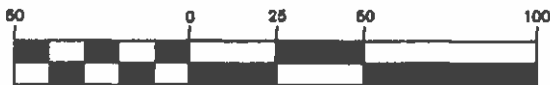
EASEMENTS GRANTED TO GREAT WESTERN POWER COMPANY IN BOOK 349 PAGE 187, BOOK 444 PAGE 221, BOOK 448 PAGE 346, BOOK 360 PAGE 505 EXIST ON THE PROPERTY. THE EXACT LOCATIONS AND EXTENT OF SAID EASEMENTS ARE NOT DISCLOSED OF RECORD.

JOB NO.
08-003
DATE
2/7/08

EASEMENTS GRANTED TO THE CITY OF ISLETON IN BOOK 182 PAGE 522, BOOK 408 PAGE 425 EXIST ON THE PROPERTY. THE EXACT LOCATIONS AND EXTENT OF SAID EASEMENTS ARE NOT DISCLOSED OF RECORD.



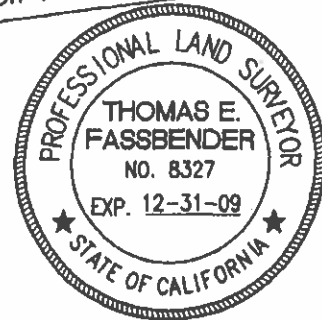
GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED.



District Parking Lot

WARREN LAND SURVEYING, INC.

180 Blue Ravine Road, Ste. C
Palo Alto, CA 94303
916-885-1870

RIVER DELTA UNIFIED
SCHOOL DISTRICT
PROPERTY

RIVER DELTA SCHOOL DISTRICT

ISLETON

CALIFORNIA

SCALE
1"=50'

08-003

RECORDING REQUESTED BY
AND WHEN RECORDED, MAIL TO:

Isleton City Manager
P.O. Box 716
Isleton, CA 95641

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by River Delta Unified School District, a California public school district ("District"), to the City of Isleton, a municipal corporation ("City"). which real property; is located at the corner of Main and E Streets, in the City of Isleton, County of Sacramento Sate of California, APN # 157-0026-002, consisting of approximately 24,103 square feet or 0.55 acres ("District Parking Lot") is hereby accepted on behalf of the City of Isleton.

CITY OF ISLETON

By: Bruce D. Pope
Bruce Pope, City Manager

ATTEST:

Linda Garcia
City Clerk

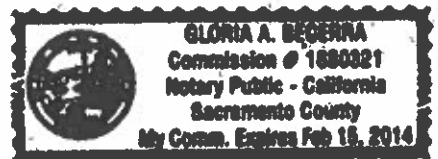
CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
~~CONTRA COSTA COUNTY~~)
Sacramento

On 10-1-10, before me, Gloria A. Becerra Notary Public, personally
appeared Bruce D. Pope and Linda J. Garcia, personally known
to me (or 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(ies), 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.

WITNESS my hand and official seal.

Signature Gloria A. Becerra (Seal)
Gloria A. Becerra



Commission #1880321
exp. 2/15/14

**RIVER DELTA UNIFIED SCHOOL DISTRICT
RESOLUTION NO. 627**

**A RESOLUTION OF THE BOARD OF TRUSTEES
OF THE RIVER DELTA UNIFIED SCHOOL DISTRICT APPROVING THE
ACQUISITION OF AND RATIFYING CERTAIN ACTIONS RELATING TO THE
PROPERTY EXCHANGE WITH THE CITY OF ISLETON**

WHEREAS, River Delta Unified School District ("District") is the owner of certain real property located at the corner of Main and E Streets, in the City of Isleton, County of Sacramento, State of California, APN # 157-0026-002, consisting of approximately 24,103 square feet or 0.55 acres ("District Property"); and,

WHEREAS, District Property is currently being used as an overflow parking lot for District's use and the City has a need for additional parking for City events and other City uses; and,

WHEREAS, the City of Isleton ("City") is the owner of certain real property called "D Street," between Union Street and 5th Street in the City of Isleton, County of Sacramento, State of California, consisting of approximately 16,672 square feet or 0.38 acres ("City Property"); and,

WHEREAS, City Property bisects the Isleton Elementary School site which is a District-owned elementary school facility; and,

WHEREAS, District desires to sell and City desires to purchase the District Property for the total amount of \$82,500.00, and in exchange, City agreed to abandon City Property for the benefit of District; and,

WHEREAS, a purchase and sale agreement ("Purchase Agreement") describing the purchase of District Property by City and the abandonment of City Property has already been approved by the City's governing body; and,

WHEREAS, the City has approved and has signed the Purchase Agreement, and has already placed into escrow the total purchase price amount of \$82,500.00; and,

WHEREAS, the City has completed its abandonment process for the City Property pursuant to the applicable provisions of the Street and Highways Code, and has already recorded "*A Resolution of the City of Isleton with the Vacation of a Portion of D Street*" with the Sacramento County Recorder's Office ("City's Abandonment"); a copy of the City's Abandonment is attached to this Resolution; and,

WHEREAS, the Superintendent of the District has approved the Purchase Agreement on behalf of the Board of Trustees; a copy of the Purchase Agreement is attached to this Resolution and,

WHEREAS, the Superintendent has approved and signed the Quitclaim Deed for the District Property, as well as the necessary escrow documents in order to close this transaction with the City.

WHEREAS, it is the desire of the District's Board of Trustees to approve and authorize the sale of District Property to the City, as well as accept City Property abandoned by the City consistent with the terms and conditions of the Purchase Agreement, and also to ratify all prior actions relating to, and in furtherance of, this transaction.

NOW, THEREFORE, it is hereby resolved by the Board of Trustees of the River Delta Unified School District as follows:

1. The above recitals are true and correct.
2. The District Property to be sold to the City is the property as depicted and legally described in the Exhibit A attached to the Purchase Agreement.
3. The City Property to be accepted by the District is the property as depicted in the Exhibit A attached to the Purchase Agreement and as described in the attached City's Abandonment.
4. The fully executed Purchase Agreement attached to this Resolution is incorporated herein by reference.
5. The Board of Trustees hereby ratifies the Superintendent's approval and signature of the Purchase Agreement, the Quitclaim Deed, the escrow closing documents, and all other documents applicable to this transaction.
6. The Board of Trustees hereby authorizes the Superintendent, or his designee, to prepare, sign and submit such additional documents, and to take any additional actions necessary, and as are consistent with this Resolution and the Purchase Agreement, to complete this transaction.

PASSED AND ADOPTED the 10th day of August, 2010, by the Board of Trustees of the River Delta Unified School District of Sacramento County, California, by the following roll call vote:

AYES: 6

NOES: 0

ABSENT: 1 (Rooney)

ABSTENTIONS: 0

IN WITNESS WHEREOF, I, Alicia Fernandez, Clerk of the Board of Trustees of the River Delta Unified School District of Sacramento County, California, certify that the foregoing is a full, true, and correct copy of Resolution No. 627 adopted by the said Board at a Regular Business meeting thereof held at a regular public place of meeting and the resolution is on file in the office of said Board.


Alicia Fernandez, Clerk
Board of Trustees

8/10/10
(Date)

ATTEST:


Secretary of the Board of Trustees
and Superintendent