

RESOLUTION NO. 11449

A RESOLUTION OF THE CITY COUNCIL DECLARING A PORTION OF PARCEL APN 071-0190-076-0000 AS EXEMPT SURPLUS LAND AND AUTHORIZING DISPOSITION OF SAID LAND THROUGH PROPERTY EXCHANGE

WHEREAS, the City acquired parcel APN 071-0190-076-0000 from the Folsom Unified School District in 2011; and

WHEREAS, this parcel is listed in the 2021-2029 Housing Element site inventory as suitable for development of affordable multi-family housing; and

WHEREAS, the City received an entitlement application from Patricia and Asghar Agheli for development of the adjacent parcels (APNs 071-0190-054-0000 and 071-0190-062-0000); and

WHEREAS, as part of their application, Patricia and Asghar Agheli requested to exchange approximately 3,094 square feet of the City's land for approximately 5,119 square feet of their adjacent land to make both parcels a rectangular shapes more suitable for development; and

WHEREAS, Patricia and Asghar Agheli shall pay for both the processing and recordation of the lot line adjustment and the difference in tree mitigation costs between the land the City is acquiring from them and the land they are acquiring from the City; and

WHEREAS, the City would be acquiring the same amount or more of developable land as part of this property exchange, and will not result in a net loss in lower income units designated in the City's 2021-2029 Housing Element sites inventory; and

WHEREAS, the City has agreed to a waiver of valuation of the land as part of the transaction; and

WHEREAS, the Surplus Land Act (AB 1486) was amended in January 2020 to address California's shortage of affordable housing and requires agencies to take formal action in a regular public meeting to declare land surplus; and

WHEREAS, the identified land qualifies as exempt surplus land under Government Code section 54221(f)(1)C) - Exchange of Surplus Land, since it is surplus land that a local agency is exchanging for another property necessary for the City's use, in this case to meet the City of Folsom's Regional Housing Needs Allocation, and is not within a coastal zone, is not adjacent to a historical unit of the State Park System, is not listed on or determined by the State Office of Historic Preservation to be eligible for the National Register of Historic Places, and is not within the Lake Tahoe Region as defined by Government Code Section 66905.5; and

WHEREAS, the Surplus Land Act requires that exempt surplus land be declared as exempt surplus by the City Council at a public meeting and that the State Housing and Community Development Department verify the exempt determination prior to land disposition.

NOW, THEREFORE, BE IT RESOLVED by City Council of the City of Folsom that approximately 3,094 square feet of City property identified as APN 071-0190-076-0000, shown in Exhibit 1, is hereby declared as exempt surplus land.

BE IT FURTHER RESOLVED that the aforementioned exempt surplus property is not necessary or needed for City use.

BE IT FURTHER RESOLVED that the aforementioned exempt surplus property shall be exchanged for 5,119 square feet of land located on APN 071-0190-062-0000, as shown in Exhibits 1 and 2 and currently owned by Patricia and Asghar Agheli, free from any encumbrances.

BE IT FURTHER RESOLVED that Patricia and Asghar Agheli shall pay for both the processing and recordation of the property exchange, lot line adjustment, as well as the difference in tree mitigation costs between the land the City is acquiring from them and the land they are acquiring from the City. Said costs shall be paid prior to completion of the property exchange.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute all documents necessary to effectuate disposition, transfer, and exchange of the aforementioned exempt surplus property for 5,119 square feet of land located on APN 071-0190-062-0000 as shown in Exhibit 1, in furtherance of this Resolution.

PASSED AND ADOPTED this 26th day of August 2025, by the following roll-call vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSENT: Councilmember(s):

ABSTAIN: Councilmember(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

[illegible]

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