

HOUSING SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

848 M Street, 3rd Floor / Fresno, CA 93721
(559) 621-7600
(559) 498-1870 (Fax)

July 20, 2023

NOTICE OF AVAILABILITY/OFFER TO SELL SURPLUS PROPERTY

829/835 Fulton Street, Fresno, CA 93721

To All Interested Parties:

As required by Government Code Section 54220 of the State of California, the City of Fresno in its capacity as Housing Successor is providing notice that the City of Fresno in its capacity as Housing Successor intends to sell the surplus property located at 829/835 Fulton Street, Fresno, California as described in the attached exhibits and commonly referred to as 829/835 Fulton ("Property").

In accordance with Government Code Section 54222, you have sixty (60) days from the date this offer was sent via certified mail or electronic mail to notify the City of Fresno in its capacity as Housing Successor of your interest in acquiring the property. However, this offer shall not obligate the City of Fresno in its capacity as Housing Successor to sell the property to you. Instead, the City of Fresno in its capacity as Housing Successor would enter into at least ninety (90) days of negotiations with you pursuant to Government Code Section 54223. If no agreement is reached on sales price and terms, or lease terms, the City of Fresno in its capacity as Housing Successor may market the property to the general public.

As required by Government Code Section 54227, if the City of Fresno in its capacity as Housing Successor receives more than one letter of interest during this 60 day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

In the event your agency or company is interested in purchasing the property, you must notify the City of Fresno in its capacity as Housing Successor in writing within sixty (60) days of the date this notice was sent via certified mail or electronic mail. Notice of your interest in acquiring the property shall be delivered to Enrique Mendez, Project Manager City of Fresno Housing Successor at 848 M Street 3rd Floor Fresno, CA 93721. You may also direct your questions to Enrique.Mendez@fresno.gov or by calling 559-621-7603.

Property Information:

- 829/835 Fulton Street: The Property is located southwest of Fulton and Kern Streets in Downtown Fresno's Fulton Corridor Specific Plan (FCSP). The FCSP is within a major

transportation hub bounded by and proximate to Freeways 41 to the east, 180 to the north and 99 to the west as well as major rail lines including Amtrak to the east and the Southern Pacific line and future High Speed Rail (HSR) and Station to the west. In addition to its location within a major transportation hub, a prominent attribute of the site is its adjacency to Chukchansi Park, a multi-purpose stadium and minor league baseball facility. The Property is located at 829/835 Fulton Street between Kern and Inyo Streets in downtown Fresno, CA. The site's Fulton Street frontage of about 51 feet is enhanced with vehicular traffic, wide sidewalks and on-street parking constructed from a US Department of Transportation TIGER program award of about \$20 million. Home Run alley is situated on the west side of the Property. The site consists adjacent rectangular shaped parcels of land identified as APNs 468-282-05t & 468-282-22t with a total of 7,650 square feet or approximately .18 acres. A *Broker's Opinion of Value* dated 5/25/23 gives an estimated property value of \$98,000.

- Additional information for the Property (including, but not limited to, environmental related reports) can be found on the Housing Successor's website at the following link:
<http://fresnorda.com/housing-successor-agency/>

Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).

Attachments -

Parcel Reports

Legal Description

Location Map

Property Description

Parcel Report

Parcel Report

APN NO: 46828205T

[APN - Book:468 Page:28](#)

No Legal Map

829 FULTON ST

General Information

City/County:

Council District No: --

School District: FRESNO UNIFIED
SCHOOL DIST

Planned Use: Downtown Core

Zoning: DTC -

Res Sweeping: Day: NGT Rte: 0

Sewer Basin: South Central

Water Scada Zone: 16

Economic Information

Plan Area: Downtown

Specific Plan: FULTON

InnerCity: F

Enterprise Zone: ENTZ

UrbCoreEnh: UCEC

CDBG Area: yes

Ownership Information

Parcel Information

UGM Information

Customer Information

Service Information

Address	Location ID	Service Type	Service Description	Service Status	Meter ID	Meter Sequence	Meter Size	Components	Routes
829 FULTON ST	33752	SN	SANITATION	A				SAN	
829 FULTON ST	33752	SP	SEWER - POT. METERED	A				SAN	
829 FULTON ST	33752	SS	OTHER WATER CHARGES	A				RPOD	
829 FULTON ST	33752	WA	WATER - METERED	A	13182839	0	3/4"	RPOD	

Associated Addresses

APN	Address	ZIP	LCID
46828205T	829 FULTON ST	93721	33752

GIS Data Advisory

The information provided within this application is intended for internal City business only.

Some of the information, such as property ownership, is provided as a courtesy by outside agencies and should not be disseminated to the public.

Members of the public who require property ownership information should be directed to the County Assessor's Office for an official record.

Parcel Report

Parcel Report

APN NO: 46828222T

[APN - Book:468 Page:28](#)

[Legal Map - Book:2 Page:30](#)

835 FULTON ST

General Information

City/County:

Council District No: --

School District: FRESNO UNIFIED
SCHOOL DIST

Planned Use: Downtown Core

Zoning: DTC -

Res Sweeping: Day: NGT Rte: 0

Sewer Basin: South Central

Water Scada Zone: 16

Economic Information

Plan Area: Downtown

Specific Plan: FULTON

InnerCity: F

Enterprize Zone: ENTZ

UrbCoreEnh: UCEC

CDBG Area: yes

Ownership Information

Parcel Information

UGM Information

Customer Information

Service Information

Address	Location ID	Service Type	Service Description	Service Status	Meter ID	Meter Sequence	Meter Size	Components	Routes
835 FULTON ST	34086	SN	SANITATION	A				SAN	
835 FULTON ST	34086	SP	SEWER - POT. METERED	A				SAN	
835 FULTON ST	34086	WA	WATER - METERED	A	13182841	0	3/4"	SAN	

Associated Addresses

APN	Address	ZIP	LCID
46828222T	835 FULTON ST	93721	34086

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Legal Description

For APN/Parcel ID(s): 468-282-05T and 468-282-22T

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

Lot 9 in Block 74 of the Town (now City) of Fresno, in the City of Fresno, County of Fresno, State of California, according to the map thereof recorded in Volume 1, Page 2 of Plats, Fresno County Records.

Parcel 2:

Lot 8 and the Southeasterly 1.2 feet of Lot 7 in Block 74 of the Town (now City) of Fresno, in the County of Fresno, State of California, as per map thereof recorded June 8, 1876, in Book 1 of Plats, at Page 2, Fresno County Records.

The above described legal description is also known as Parcel B of Parcel Map 70-52 as per map recorded October 14, 1970 in Book 2 of Parcel Maps at Page 30, Fresno County Records.

LOCATION MAP

FRESNO CITY BLOCKS

Tax Rate Area

468-28

5-005
5-023
5-190
5-216
5-227

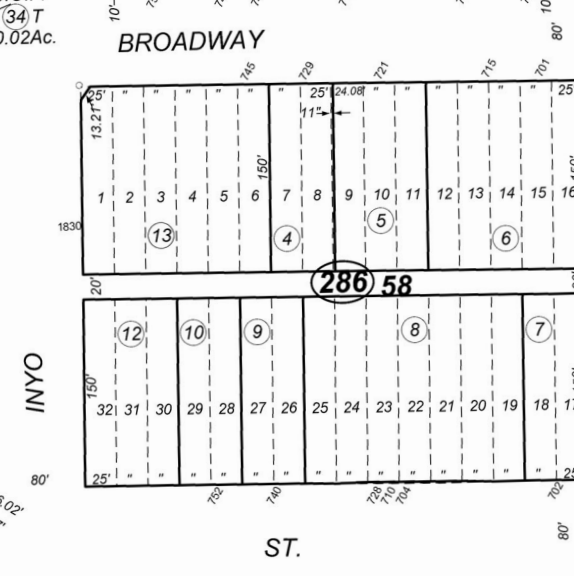
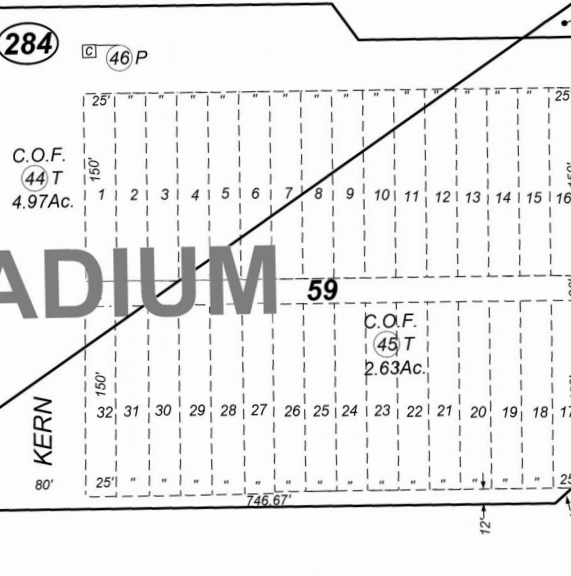
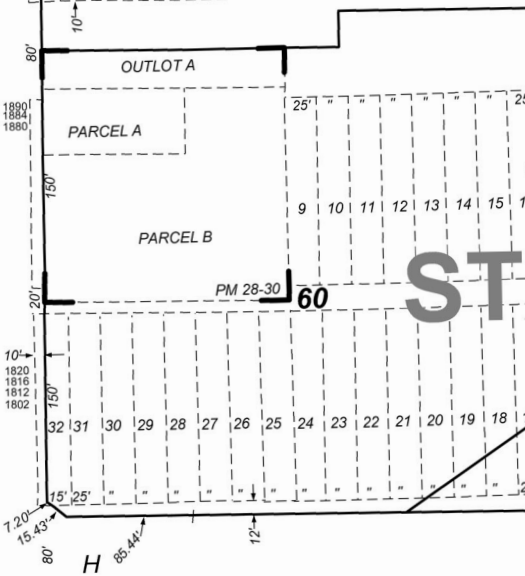
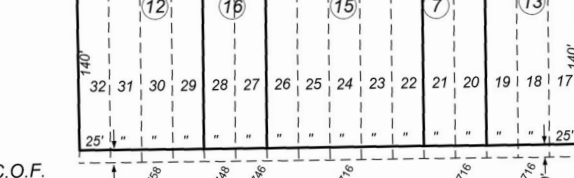
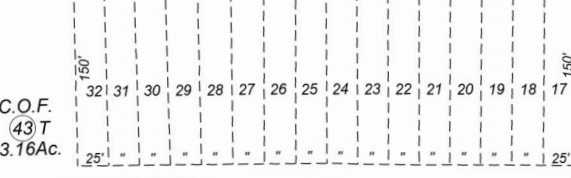
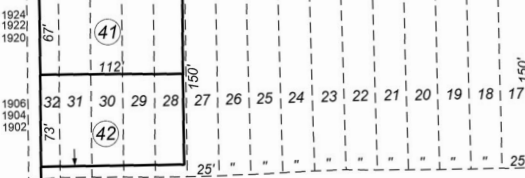
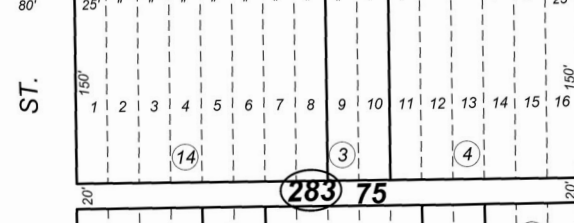
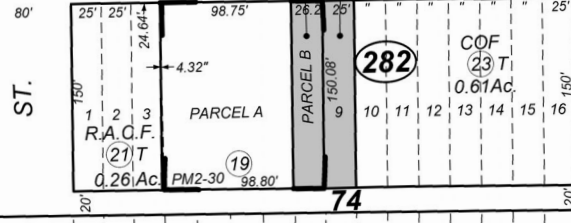
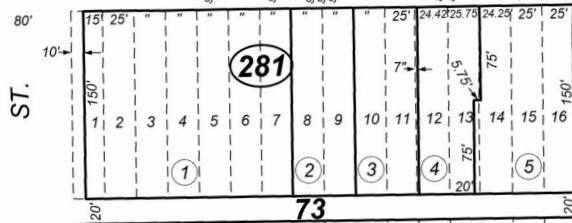
-NOTE-

This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



1"=100'

FULTON



STADIUM

Parcel Map No. 70-52 - Bk. 2, Pg. 30
Parcel Map No. 78-36 - Bk. 28, Pg. 30

R.A.C.F. = REDEVELOPMENT AGENCY OF CITY OF FRESNO
C.O.F. = CITY OF FRESNO

Assessor's Map Bk. 468 - Pg. 28
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Notice of Availability of Surplus Land Property Description

Enter the name of the local public entity disposing of surplus land.	From the dropdown menu, select the type of local public entity that best describes your jurisdiction.	Enter the street address, if available. Enter an intersection, if, and only if, a site address is not available. This information is necessary to locate some sites.	Enter the city in which the site is located.	code. This information is necessary to locate some sites.	Enter the county in which the site is located.	Enter the current available assessor parcel number (APN).	consolidated from multiple parcels, list each parcel as a separate row and select the same letter for parcels that will be consolidated into	Enter the current general plan designation.	Enter the current zoning designation.	currently allowed on each parcel expressed as units per acre. This is the density allowed after all relevant zoning amendments,	allowed on each parcel expressed as units per acre. This is the density allowed after all relevant zoning amendments, incentive	Enter the size of the parcel in acres.	is nonvacant, then include a description of the existing use(s). If the existing use includes residential units, enter the number of existing residential units after the existing use (e.g., "residential, 12" or "mixed-use, 6")	Enter your minimum asking price for the parcel, if any.	Enter the value of the property as of the most recent appraisal.	Enter the date of the most recent appraisal.	Please enter any information you wish to convey about this parcel not covered by other fields in the form. See the instructions for examples of the information that can be reflected here.
Jurisdiction Name	Jurisdiction Type	Site Address/Intersection	City	Five Digit ZIP	County	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Minimum Sales Price	Last Appraised Value	Last Appraised Date	Optional Information1
City of Fresno Housing Succssor	City	829 Fulton Street	Fresno	93721	Fresno	468-282-05t	A	Downtown Core (DTC)	Downtown Core (DTC)	none	none	0.09	vacant land		98,000	25-May-23	appraised value for both parcels
City of Fresno Housing Succssor	City	835 Fulton Street	Fresno	93721	Fresno	468-282-22t	A	Downtown Core (DTC)	Downtown Core (DTC)	none	none	0.09	vacant land				