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BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF FRESNO
STATE OF CALIFORNIA

IN THE MATTER OF
AGRICULTURAL LAND
CONSERVATION CONTRACT

RESOLUTION MAKING FINDING THAT
COUNTY LAND ACQUISITION MEETS
GOVERNMENT CODE SECTION 51292

WHEREAS, on January 6, 2026, the Fresno County Board of Supervisors authorized a surplus exchange of unincorporated County-owned real property totaling 0.735 acres from a 8.03-acre parcel identified as Assessor's Parcel Number 190-480-10T in the vicinity of 40315 Dunlap Road in Dunlap, California (County Property) utilized as a County road maintenance yard with approximately 0.735 acres of privately-owned land owned by the Richard Don Hall and Susan I. Hall Revocable Living Trust of 2011 (Trust Property) with the exchange of County Property utilizing the provisions of the Surplus Land Act (Government Code section 54220 et seq.); and

WHEREAS, the Trust Property to be acquired by the County subject to Williamson Act Contract consists of an approximately 0.368 portion of Assessor's Parcel Number 190-480-11 as described in Exhibit A, and an approximately 0.368 portion of Assessor's Parcel Number 190-080-46 as described in Exhibit B; and

WHEREAS, since the initial acquisition of the County Property, the County has constructed a fuel site, offices and vehicle storage facilities at the Dunlap Road Yard and recent surveys of the County Property showed that one County structure encroached upon the adjoining property line, and to resolve the encroachment staff recommended exchanging property with the adjoining property owner; and

1 WHEREAS, the County will receive the 0.735 acres of Trust Property taken from a 120-
2 acre property identified as Assessor's Parcel Number 190-480-11 and restricted under
3 Williamson Act Contract Number 5029, and a 240 acre property identified as Assessor's Parcel
4 Number 190-080-46 and restricted under Williamson Act Contract Number 6236 in exchange
5 for 0.735 acres of County-owned property not encumbered by Williamson Act Contract; and

6 WHEREAS, California Government Code section 51292 provides that no public agency
7 or person shall locate a public improvement within an agricultural preserve unless the following
8 findings are made:(a) the location is not based primarily on a consideration of the lower cost of
9 acquiring land in an agricultural preserve; and (b) if the land is agricultural land covered under
10 a contract pursuant to this chapter for any public improvement, that there is no other land within
11 or outside the preserve on which it is reasonably feasible to locate the public improvement.

12 NOW, THEREFORE IT IS HEREBY RESOLVED, that the Board of Supervisors of the
13 County of Fresno makes the following findings:

- 14 1. The property exchange resulting in the acquisition of contract-restricted lands totaling
15 0.735 acres is to resolve an encroachment on privately-owned property and is not
16 based on consideration of the lower cost of acquiring land in an agricultural preserve.
- 17 2. There is no other land within or outside the preserve on which it is reasonably feasible
18 to locate the public improvement as the encroaching improvements have existed for
19 some time on contract-restricted private property.

20 IT IS FURTHER RESOLVED, that the Board of Supervisors of the County of Fresno
21 hereby finds that the acquisition of the Trust Property totaling 0.735 acres and restricted by
22 Williamson Act Contract Numbers 5029 and 6236 complies with California Government Code
23 section 51292. The Fresno County Department of Public Works and Planning shall cause a
24 certified copy of this resolution to be transmitted to the California Department of Conservation
25 pursuant to Government Code Section 51291(b).

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THE FOREGOING, was passed and adopted by the following vote of the Board of Supervisors of the County of Fresno this _____ day of _____, 2026, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

Garry Bredefeld, Chairman of the
Board of Supervisors of the County of Fresno

ATTEST:
Bernice E. Seidel
Clerk of the Board of Supervisors
County of Fresno, State of California

By _____
Deputy

EXHIBIT 'A'

That portion of the Northwest Quarter of the Northeast Quarter of Section 11, Township 14 South, Range 26 East, Mount Diablo Base and Meridian in the unincorporated area, County of Fresno, State of California, according to the Official Plat thereof described as follows:

COMMENCING at the Southeast Corner of the West Half of the Northeast Quarter of said Section 11; thence North $00^{\circ}46'09''$ West along the East Line of said West Half, a distance of 916.22 feet to the TRUE POINT OF BEGINNING; thence continuing along the East Line of said West Half, North $00^{\circ}46'09''$ West, a distance of 800.00 feet; thence South $89^{\circ}13'51''$ West, a distance of 40.00 feet; thence South $00^{\circ}46'09''$ East, a distance of 800.00 feet; thence North $89^{\circ}13'51''$ East, a distance of 40.00 feet to the True Point of Beginning.

EXCEPTING THEREFROM that portion lying in the Southwest Quarter of the Northeast Quarter of said Section 11.



January 26, 2026
Katrina M. Olsen, LS 7058
McPheeters & Associates

Job No. 120114

EXHIBIT 'B'

That portion of the Southwest Quarter of the Northeast Quarter of Section 11, Township 14 South, Range 26 East, Mount Diablo Base and Meridian in the unincorporated area, County of Fresno, State of California, according to the Official Plat thereof described as follows:

COMMENCING at the Southeast Corner of the West Half of the Northeast Quarter of said Section 11; thence North 00°46'09" West along the East Line of said West Half, a distance of 916.22 feet to the TRUE POINT OF BEGINNING; thence continuing along the East Line of said West Half, North 00°46'09" West, a distance of 800.00 feet; thence South 89°13'51" West, a distance of 40.00 feet; thence South 00°46'09" East, a distance of 800.00 feet; thence North 89°13'51" East, a distance of 40.00 feet to the True Point of Beginning.

EXCEPTING THEREFROM that portion lying in the Northwest Quarter of the Northeast Quarter of said Section 11.



January 26, 2026
Katrina M. Olsen, LS 7058
McPheeters & Associates

Job No. 120114