

**RESOLUTION NO. 2025-179**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
DECLARING CERTAIN CITY-OWNED REAL PROPERTY AS EXEMPT SURPLUS  
LAND UNDER CALIFORNIA GOVERNMENT CODE SECTION 54221 [THE  
EASTERLY FIFTY (50) FEET OF ASSESSOR PARCEL NUMBERS 146-000-039 AND  
146-0040-040] AND AUTHORIZING THE CITY MANAGER TO EXECUTE A  
QUITCLAIM DEED FOR THE EASTERLY FIFTY (50) FEET OF PROPERTY  
WITHHELD FROM THE SALE OF 744-ACRES OF REAL PROPERTY THE CITY  
OWNED AND SOLD TO MIKE AND LAURA JOHNSON ON APRIL 16, 2014, AT THE  
SOUTHWEST CORNER OF FRANKILIN BOULEVARD AND LAMBERT ROAD, EAST  
OF INTERSTATE 5 AND NORTH OF DIERSSEN ROAD  
[ASSESSOR PARCEL NUMBERS 146-0040-039 AND 146-0040-040]**

**WHEREAS**, the City of Elk Grove (City) acquired the 744-acres of real property, Assessor Parcel Number 146-0040-039 and 146-0040-040, located at the southwest corner of Franklin Boulevard and Lambert Road, east of Interstate 5 and north of Dierssen Road (Property), in October 2005, for the purpose of establishing habitat mitigation and enhancement; and

**WHEREAS**, in May 2008, the City granted Pacific Gas and Electric Company (PG&E) a pipeline easement along the Easterly fifty (50) feet of the Property and in January 2010, the City encumbered the property with an Agricultural and Swainson's Hawk Habitat Conservation Easement, excluding the area the PG&E easement encumbered; and

**WHEREAS**, on March 12, 2014, the City Council adopted Resolution No. 2014-57, which authorized the sale of the 744-acre Property to Mike and Laura Johnson. Mike and Laura Johnson then sold the Property to Bradford and Kristi Nyman; and

**WHEREAS**, the 2014 grant deed conveying the Property to Mike and Laura Johnson included the legal description that exempted the Easterly fifty (50) feet of the Property, which is the legal description of the Agricultural and Swainson's Hawk Habitat Conservation Easement and not the legal description that described the whole Property the City owned; and

**WHEREAS**, the City has no need for the Easterly fifty (50) feet of Assessor Parcel Numbers 146-0040-039 and 146-0040-040, which is located outside of the Elk Grove City limits and is encumbered with a PG&E pipeline easement; and

**WHEREAS**, surplus land that is subject to a valid legal restriction that is not imposed by the local agency and that makes housing prohibited qualifies as "exempt surplus land" under California Government Code section 54221(f)(1)(J)(ii)(II); and

**WHEREAS**, staff recommends declaring the property that was withheld from the sale of Assessor Parcel Numbers 146-0040-039 and 146-0040-040 (the Easterly fifty (50) feet) as "exempt surplus land" and quitclaiming the property via a quitclaim deed to the current owners of the 744-acre property (Assessor Parcel Number 146-0040-039 and 146-0040-040), Bradford E. Nyman and Kristi J. Nyman, Trustees, B. & K. Nyman 2015 Trust.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove hereby declares the property that was withheld from the sale of Assessor Parcel Numbers 146-0040-039 and 146-0040-040, the Easterly fifty (50) feet of the property, to be declared exempt surplus land under California Government Code section 54221(f)(1)(J)(ii)(II) as the property is fully encumbered with a PG&E pipeline easement recorded May 28, 2008 in Book 20080528, Page 0652 in the Official Records of Sacramento County;

**AND, BE IT FURTHER RESOLVED**, that the City Council of the City of Elk Grove hereby authorizes the City Manager to execute any and all documents necessary to quitclaim the Easterly fifty (50) feet of property withheld from the sale of 744-acres of real property the City owned and sold to Mike and Laura Johnson on April 16, 2014, at the southwest corner of Franklin Boulevard and Lambert Road [Assessor Parcel Numbers 146-0040-039 and 146-0040-040] to the current owners of the property, Bradford E. Nyman and Kristi J. Nyman, Trustees, B. & K. Nyman 2015 Trust.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 24<sup>th</sup> day of September 2025



BOBBIE SINGH-ALLEN, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,  
CITY ATTORNEY

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2025-179**

STATE OF CALIFORNIA            )  
COUNTY OF SACRAMENTO    )        ss  
CITY OF ELK GROVE            )

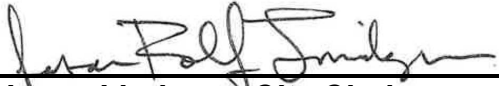
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 24, 2025 by the following vote:*

**AYES:**            **COUNCILMEMBERS:**        *Singh-Allen, Robles, Brewer, Spease*

**NOES:**           **COUNCILMEMBERS:**        *None*

**ABSTAIN:**       **COUNCILMEMBERS:**        *None*

**ABSENT:**        **COUNCILMEMBERS:**        *Suen*

  
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**Jason Lindgren, City Clerk**  
**City of Elk Grove, California**