



Legislation Details (With Text)

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Title: Actions related to the selling of water pump site 001A to the adjacent property owner Civic Center Square:
 1. Adoption of a finding of no possibility of significant effect pursuant to CEQA Guidelines Section 15061(b) (3) and Categorical Exemption pursuant to CEQA Guidelines Section 15312 for the sale of a small abandoned water well parcel.
 2. The sale of a small abandoned water well parcel know as APN 468-182-06T located near Inyo Street and "P" Street, to the adjacent property owner Civic Center Square, Inc., and to give the Public Works Director, or his designee, authority to sign all documents necessary to complete the transaction. (Council District 3)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. Vicinity Map 5-19-2016.pdf, 2. Signed Purchase and Sales Agreement.pdf

Date	Ver.	Action By	Action	Result
7/28/2016	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

July 28, 2016

FROM: SCOTT L. MOZIER, PE, and Director
Public Works Department

THROUGH: ANDREW J. BENELLI, PE, and City Engineer/Assistant Director
Public Works Department, Traffic and Engineering Services Division

CRAIG L. HANSEN, Supervising Real Estate Agent
Public Works Department, Real Estate Services Section

BY: PETE CALDWELL, Senior Real Estate Agent
Public Works Department, Real Estate Services Section

SUBJECT

Actions related to the selling of water pump site 001A to the adjacent property owner Civic Center Square:

1. Adoption of a finding of no possibility of significant effect pursuant to CEQA Guidelines Section

15061(b) (3) and Categorical Exemption pursuant to CEQA Guidelines Section 15312 for the sale of a small abandoned water well parcel.

2. The sale of a small abandoned water well parcel know as APN 468-182-06T located near Inyo Street and "P" Street, to the adjacent property owner Civic Center Square, Inc., and to give the Public Works Director, or his designee, authority to sign all documents necessary to complete the transaction. (Council District 3)

RECOMMENDATION

Staff recommends that the City Council:

Adopt a finding of no possibility of significant effect pursuant to CEQA Guidelines Section 15061(b)(3) and Categorical Exemption pursuant to CEQA Guidelines Section 15312 for the sale of a small abandoned water well parcel located near Inyo Street and "P" Street to adjacent property owner Civic Center Square, Inc. and authorize the Public Works Director or his designee to execute the Agreement for Purchase and Sale of Real Property and complete the sale of excess land to adjacent property owner Civic Center Square, Inc.

EXECUTIVE SUMMARY

In order to eliminate maintenance costs and return land to the tax roll, it is proposed the City sell a small abandoned water well parcel to the adjacent property owner. The site contains approximately 1,250 square feet and is located near Inyo Street and "P" Street. The parcel is too small for independent development and can only be utilized by the adjacent property owner. Staff estimates the sale price at \$3,200. The parcel will be sold "as is" to adjacent owner Civic Center Square, Inc.

BACKGROUND

The City owns a number of abandoned water well parcels which are no longer in use or needed by the City. The City Water Division plans to dispose of these parcels, which are either too small, irregularly shaped, or lack adequate access to be developed independently. Because of these characteristics, the sites can only be utilized by adjacent property owners. The sales price of the site is established by analysis of the size, shape, location, frontage, access, use potential, potential benefit added to the adjacent parcel, and subsequent negotiations with the prospective buyers. The sale price for this site is in the range of prices the City has received for similar surplus well sites. Civic Center Square, Inc., the adjacent property owner contacted the Real Estate Section of Public Works Department to inquire if the property was for sale now that appears to be abandoned. After discussions with Department of Public Utilities - Water Division, it was confirmed that the site was ready for disposal. The acquisition documents were prepared and presented to adjacent owner for signature. The documents signed by the Civic Center Square Inc. have been approved as to form by the City Attorney's Office.

ENVIRONMENTAL FINDINGS

Staff has performed a preliminary environmental assessment of this action and, pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15061(b) (3), has determined with certainty that there is no possibility that this action may have a significant effect on the environment, because it is merely a change of ownership. Furthermore, this is exempt pursuant to CEQA Guidelines Section 15312 (Class 12 Categorical Exemption), regarding the sale of surplus government property, and none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines Section 15300.2 are applicable.

LOCAL PREFERENCE

Local preference was not considered because the City's sale of property does not include a bid or award of a construction or services contract.

FISCAL IMPACT

There will be no General Fund dollars required to sell this parcel. The adjacent property owner has deposited \$3,200.00 with the City of Fresno to cover the recording fees to purchase the parcel.

Attachment:

APN Vicinity Map

Purchase and Sales Agreement