



Legislation Details (With Text)

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Title: 1. Adopt finding of a Categorical Exemption pursuant to CEQA Guidelines, Section 15312, for the sale of a small abandoned water well parcel known as 4881 E. Brown Avenue, APN 494-101-14T, to the adjacent property owner, Andrew Romanov (located in Fresno County)
2. Authorize the City Manager or his designee to execute an Agreement for Purchase and Sale of Real Property and complete the sale of excess land at 4881 E. Brown Avenue, APN 494-101-14T to the adjacent property owner, Andrew Romanov (located in Fresno County)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. Sell Water Site Vicinity Map.pdf

Date	Ver.	Action By	Action	Result
4/9/2015	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

April 9, 2015

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

THROUGH: ANDREW J. BENELLI, PE, 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

1. Adopt finding of a Categorical Exemption pursuant to CEQA Guidelines, Section 15312, for the sale of a small abandoned water well parcel known as 4881 E. Brown Avenue, APN 494-101-14T, to the adjacent property owner, Andrew Romanov (located in Fresno County)
2. Authorize the City Manager or his designee to execute an Agreement for Purchase and Sale of Real Property and complete the sale of excess land at 4881 E. Brown Avenue, APN 494-101-14T to the adjacent property owner, Andrew Romanov (located in Fresno County)

RECOMMENDATION

1. Adopt finding of a Categorical Exemption pursuant to CEQA Guidelines, Section 15312, for the sale of a small abandoned water well parcel located at 4881 East Brown Avenue, APN 494-101-14T, to the adjacent property owner.
2. Authorize the City Manager or his designee to execute an Agreement for Purchase and Sale of Real Property and complete the sale of excess land to the adjacent property owner.

EXECUTIVE SUMMARY

In order to eliminate maintenance costs and return land to the tax roll, it is proposed the City sell a small abandoned well parcel to the adjacent property owner. The site contains approximately 5,750 square feet and is located on Brown Avenue west of Winery Avenue. The parcel is too small for independent development. Staff estimates the value at \$6,500. The prospective buyer, Andrew Romanov, has submitted a cashier's check for the \$6,500. The parcel will be sold "as is".

BACKGROUND

The City owns a number of abandoned water well parcels which are no longer in use or needed by the City. This site was transferred from County of Fresno Water Works Department to the City of Fresno in the 1990's. 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 sites 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. After Mr. Andrew Romanov purchased the adjacent property, he contacted the Real Estate Section of Public Works Department to inquiry if the well site was available to be purchased. The other adjacent owner(s) has not expressed an interest in the well site. Mr. Romanov agreed to the terms and conditions of the sale and provided the staff with a cashier's check in the amount of \$6,500 and signed the purchase and sale agreement. The documents signed by the Mr. Romanov 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 15312, has determined 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. Mr. Romanov has deposited \$6,500 with the City of Fresno to cover the recording fees and to purchase the property.

Attachment:
APN Vicinity Map