



Legislation Details (With Text)

File #: ID#15-954 **Version:** 1 **Name:** TNP
Type: Action Item **Status:** Passed
File created: 10/19/2015 **In control:** City Council
On agenda: 11/19/2015 **Final action:** 11/19/2015
Title: Actions related to the sale of a small abandoned water well parcel:
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 417-061-15T east of 5336 N. Roosevelt Avenue, to adjacent property owner William Urrutia and authorization to give the Public Works Director, or his designee, authority to sign all documents related to the sale of the property. (Fresno County)
Sponsors: Public Works Department
Indexes:
Code sections:
Attachments: 1. abandoned water well Vicinity Map.pdf

Date	Ver.	Action By	Action	Result
11/19/2015	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

November 19, 2015

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 sale of a small abandoned water well parcel:

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 417-061-15T east of 5336 N. Roosevelt Avenue, to adjacent property owner William Urrutia and authorization to give the Public Works Director, or his designee, authority to sign all documents related to the sale of the property. (Fresno County)

RECOMMENDATION

Staff recommends that the City Council:

1. 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 quitclaim sale of a small abandoned water well parcel east 5336 North Roosevelt Avenue to adjacent property owner William Urrutia.
2. Authorize the City Manager 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 William Urrutia.

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 5,227 square feet and is located east of 5336 North Roosevelt Avenue. The parcel is too small for independent development and can only be utilized by the adjacent property owner. Staff estimates the value of the property is \$2,500. The parcel will be sold “as is” to adjacent owner William Urrutia.

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 quitclaimed 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. William Urrutia, the adjacent property owner, was contacted by the Real Estate Section of Public Works Department to determine if he was interested in purchasing the parcel from the City of Fresno and he agreed to purchase the well site. The documents signed by the property owner 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. Therefore, this action does not constitute a project for CEQA purposes. 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 \$2,500 with the City of Fresno to cover the recording fees to purchase the parcel.

Attachment:
APN Vicinity Map