



Legislation Details (With Text)

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Title: Actions related to the sale of Water Pump Site 302 located near the rear of 2665 W. Beechwood Avenue (County of Fresno)

1. Adopt a finding of no possibility of significant effect pursuant to CEQA Guidelines Section 15061 and Categorical Exemption pursuant to CEQA Guidelines Section 15312 for the sale of an abandoned water well parcel.
2. Approve the sale of a small abandoned water well parcel known as APN 500-220-06T located behind 2665 W. Beechwood Avenue, to the adjacent property owners Allen and Amy Moran

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. 09152016APN VICINITY MAP.pdf, 2. 09152016Signed Agreement.pdf

Date	Ver.	Action By	Action	Result
9/15/2016	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

September 15, 2016

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

Actions related to the sale of Water Pump Site 302 located near the rear of 2665 W. Beechwood Avenue (County of Fresno)

1. Adopt a finding of no possibility of significant effect pursuant to CEQA Guidelines Section 15061 and Categorical Exemption pursuant to CEQA Guidelines Section 15312 for the sale of an abandoned water well parcel.

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RECOMMENDATIONS

Staff recommends the City Council adopt a finding of no possibility of significant effect pursuant to CEQA Guidelines Section 15061 and Categorical Exemption pursuant to CEQA Guidelines Section 15312 for the sale of a small abandoned water well parcel located behind 2665 West Beechwood Avenue to the adjacent property owners Allen Moran and Amy Moran; and authorize the Public Works Director or his designee to execute the Agreement for Purchase and Sale of Real Property.

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 owners. The pump site contains approximately 3,409 square feet of land and is located near the rear of 2665 West Beechwood Avenue. The parcel is too small for independent development and can only be utilized by the adjacent property owners. Staff estimates the property value at \$9,000. The property will be sold “as is” to the adjacent owners Allen and Amy Moran.

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 property, 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.

Allen and Amy Moran, the adjacent property owners contacted the Real Estate Section of Public Works Department to inquire if the pump site parcel was for sale now that it appears to be abandoned. After discussions with Department of Public Utilities, Water Division, it was confirmed that the pump site was ready for disposal. The acquisition documents were prepared and presented to Allen and Amy Moran the adjacent property owners for signature.

The documents signed by the Allen and Amy Moran, 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 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 owners have deposited a cashier's check in the amount of \$9,000 with the City of Fresno for the acquisition of the parcel. A portion of these funds will be used to cover the recording and administrative fees to purchase the parcel.

Attachment:

APN Vicinity Map

Purchase and Sales Agreement