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Title: Actions related to selling an abandoned water well property (PS-218) to Mrs. Kathy Van (property located in the County of Fresno):

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 sale of an abandoned water well property.
2. Approve the sale of an abandoned water well property known as APN 445-234-01T (PS-218) located at 2764 N. Sixth Street to Mrs. Kathy Van.

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. LOCATION APN44523401T.pdf, 2. VicinityMapAPN44523401T.pdf, 3. PSAKathyVan.doc.pdf

Date	Ver.	Action By	Action	Result
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REPORT TO THE CITY COUNCIL

April 27, 2017

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

BY: 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

CATHY RODRIGUEZ, Senior Real Estate Agent
Public Works Department, Real Estate Services Section

SUBJECT

Actions related to selling an abandoned water well property (PS-218) to Mrs. Kathy Van (property located in the County of Fresno):

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 sale of an abandoned water well property.

2. Approve the sale of an abandoned water well property known as APN 445-234-01T (PS-218) located at 2764 N. Sixth Street to Mrs. Kathy Van.

RECOMMENDATION

Staff recommends 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 an abandoned water well property located at 2764 North Sixth Street to Mrs. Kathy Van; and authorize the Public Works Director, or his designee, to sign all documents necessary to complete the transaction.

EXECUTIVE SUMMARY

In order to eliminate maintenance costs and return land to the tax roll, it is proposed the City sell an abandoned water well property to Mrs. Kathy Van. The site contains approximately 6,600 square feet and is located at 2764 North Sixth Street. The property is large enough to construct a house. Staff first tried to sell this property in 2016 by contacting local non-profit private home builders and contacted City of Fresno Housing section for a show of interest in developing the property. Staff did not receive any responses about purchasing the property in 2016. Staff estimates the sale price at \$20,000 and has Mrs. Kathy Van's cashier's check in the amount of \$20,000. The property is being sold "as is" to Mrs. Kathy Van.

BACKGROUND

The City owns a number of abandoned water well properties which are no longer in use or needed by the City. The Department of Public Utilities, Water Division, plans to dispose of these properties, which are either too small or irregularly shaped. The sale price for each site is established by an 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 within the range of prices the City has received for similar surplus well sites. Mrs. Kathy Van contacted the Real Estate Section of Public Works Department to inquire if the property was for sale now that it appears to be abandoned. After discussions with Department of Public Utilities, it was confirmed that the site was available for disposal/sale. The acquisition documents were prepared and presented to Mrs. Kathy Van for signature. The documents signed by Mrs. Kathy Van 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 property. Mrs. Kathy Van has deposited \$20,000 with the City of Fresno for the purchase of the property, with proceeds going to the Water Division accounts.

Attachments:

APN Vicinity Map

Purchase & Sale Agreement