



Legislation Details (With Text)

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Title: Actions related to the sale of abandoned water well property on APN 460-323-24T (PS-19A) to Mr. Jiwan Kumar: (District 7)

1. Adopt a finding of Categorical Exemption pursuant to CEQA Guidelines Section 15312(b) for the sale of a small abandoned water well property.
2. Approve the sale of a small abandoned water well property known as APN 460-323-24T (PS-19A) in the amount of \$ 100.00 in the Maple Avenue alley south of East Iowa Avenue to adjacent property owner Mr. Jiwan Kumar.

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. Iowa and Tulare Alley Vicinity Map.pdf, 2. Iowa Avenue and Tulare Alley Location Map APN 460-323-24Tpdf.pdf, 3. Jiwan Kumar Signed and Approved Sales Agreement 9-19-2017.pdf

Date	Ver.	Action By	Action	Result
11/2/2017	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

November 2, 2017

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

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SUBJECT

Actions related to the sale of abandoned water well property on APN 460-323-24T (PS-19A) to Mr. Jiwan Kumar: (District 7)

1. Adopt a finding of Categorical Exemption pursuant to CEQA Guidelines Section 15312(b) for the sale of a small abandoned water well property.

2. Approve the sale of a small abandoned water well property known as APN 460-323-24T (PS-19A) in the amount of \$ 100.00 in the Maple Avenue alley south of East Iowa Avenue to adjacent property owner Mr. Jiwan Kumar.

RECOMMENDATION

Staff recommends Council adopt a finding of Categorical Exemption pursuant to CEQA Guidelines Section 15312(b) and approve the sale of a small abandoned water well property in the Maple Avenue alley south of East Iowa Avenue to Mr. Jiwan Kumar; 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 a small abandoned well property to Jiwan Kumar. The site is approximately 500 square feet and is located in the Maple Avenue alley south of East Iowa Avenue. The property is too small for independent development and can only be utilized by the adjacent property owner. The property is sold "as is" and Mr. Kumar provided a cashier's check in the amount of \$100.00.

BACKGROUND

The City owns a number of abandoned water well properties which are no longer in use by the City. The Department of Public Utilities -Water Division plans to dispose of these properties, 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 discussions with Department of Public Utilities -Water Division it was confirmed that the site was available for disposal/sale. The adjacent property owner Mr. Jiwan Kumar was contacted by the Real Estate Section of Public Works Department to determine if he was interested in purchasing the property from the City of Fresno and he agreed to purchase the well site. The Purchase and Sale agreement documents signed by Mr. Jiwan Kumar 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 has determined that the project is Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15312(b), a Class 12 Categorical Exemption. In addition, none of the exceptions to the exemptions pursuant to Section 15300.2 apply to this project.

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. The Mr. Kumar has deposited \$100.00 with the City of Fresno for the purchase the parcel. Staff costs are funded by the City Water Abandonment and Destruction fund, which is included in the adopted budget for the Department of Public Utilities.

Attachments:

APN Vicinity Map - Iowa Avenue and Maple Alley

Location Map - Iowa Avenue and Tulare Alley

Jiwan Kumar Purchase & Sales Agreement