



## Legislation Details (With Text)

**File #:** ID18-0160    **Version:** 1    **Name:**

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**File created:** 1/19/2018    **In control:** City Council

**On agenda:** 2/8/2018    **Final action:** 2/8/2018

**Title:** Actions related to the sale of abandoned water well property on APN 474-226-12ST & 14S (PS-276) to Ms. Susan Diane Artis (County of Fresno)

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 474-226-12ST & 14S (PS-276) on the southwest corner of Fowler Avenue and Dwight Way to adjacent property owner Ms. Susan Diane Artis.

**Sponsors:** Public Works Department

**Indexes:**

**Code sections:**

**Attachments:** 1. 18-0160 APN Vicinity Map.pdf, 2. 18-0160 Location Map.pdf, 3. 18-0160 Purchase & Sales Agreement.pdf

Date	Ver.	Action By	Action	Result
2/8/2018	1	City Council	approved	

## REPORT TO THE CITY COUNCIL

**February 8, 2018**

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

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Public Works Department, Real Estate Services Section

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Public Works Department, Real Estate Services Section

## SUBJECT

Actions related to the sale of abandoned water well property on APN 474-226-12ST & 14S (PS-276) to Ms. Susan Diane Artis (County of Fresno)

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 474-226-

12ST & 14S (PS-276) on the southwest corner of Fowler Avenue and Dwight Way to adjacent property owner Ms. Susan Diane Artis.

## **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 on the southwest corner of Fowler Avenue and Dwight Way to adjacent property owner Ms. Susan Diane Artis for the purchase price of \$3,640; 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 Susan Diane Artis. The site is approximately 3,640 square feet and is located on the southwest corner of Fowler Avenue and Dwight Avenue. The property is too small for independent development and can only be utilized by the adjacent property owner. The property is being sold “as is” and Ms. Artis has provided a cashier’s check in the amount of \$3,640.

## **BACKGROUND**

The City owns a number of abandoned water well properties which are no longer in use by the City. The Water Division of the Department of Public Utilities 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 are 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, it was confirmed that the site was available for disposal/sale. The adjacent property owner Ms. Susan Diane Artis was contacted by the Real Estate Section of Public Works Department to determine if she was interested in purchasing the property from the City of Fresno and she agreed to purchase the well site. The Purchase and Sale Agreement documents 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. Ms. Artis has deposited

\$3,640.00 with the City of Fresno and agreed to cover the recording fees to purchase the parcel.

**Attachment:**

APN Vicinity Map

Location Map

Purchase & Sales Agreement