



Legislation Details (With Text)

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Title: Actions pertaining to Disposition of Pride Park (APN 467-29-205T):

1. Adopt a finding of Categorical Exemption pursuant to Section 15312/Class 12 of the California Environmental Quality Act (CEQA) guidelines.
2. Approve Purchase and Sale Agreement with Fresno Economic Opportunities Commission (FEOC), in the amount of \$1.00 for real property located at Pride Park (APN 467-29-205T) to be used in conjunction with the Fresno Economic Opportunities Commission's Educational Services Program (District 3).

Sponsors: Miguel Angel Arias, Office of Mayor & City Manager

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REPORT TO THE CITY COUNCIL

August 27, 2020

FROM: WILMA QUAN, City Manager
Office of Mayor and City Manager's Office

ALDI DODDS, Deputy City Manager
Office of Mayor and City Manager's Office

SUBJECT

Actions pertaining to Disposition of Pride Park (APN 467-29-205T):

1. Adopt a finding of Categorical Exemption pursuant to Section 15312/Class 12 of the California Environmental Quality Act (CEQA) guidelines.
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RECOMMENDATION

Staff recommends the City Council approve the Class 12 CEQA exemption finding and approve the

attached Purchase and Sale Agreement for real property located at Pride Park (APN 467-29-205T) to be used in conjunction with the FEOC's Educational Services Program, and authorize the City Manager, or her designee, to sign all documents necessary to complete the transaction.

EXECUTIVE SUMMARY

Staff recommends disposing of property located at Pride Park (APN 467-29-205T) to be used in conjunction with the FEOC's Educational Services Program. As a condition of the sale there will be a covenant recorded that requires the Buyer to use the property in conjunction with their program and if the Buyer no longer has a use for the property as part of the Buyer's program, the City of Fresno will have the First Right of Refusal to buy the property back for one dollar (\$1.00).

BACKGROUND

City Council declared Pride Park surplus property on March 5, 2020. Since then staff followed the disposition process for surplus property, as defined by the Department of Housing and Community Development (HCD). During this process, the FEOC notified the City in writing of their interest to purchase Pride Park. The parcel totals 0.40 acres +/- and has a fair market value of \$70,000.

The proposed purchase price of \$1.00 represents an "as-is" sale of the property. Per the purchase and sale agreement, the FEOC must use the property in conjunction with their Educational Services Program, which is adjacent to the Pride Park property. Additionally, as a condition of the sale there will be a covenant recorded that requires the Buyer to use the property in conjunction with their program and if the Buyer no longer has a use for the property as part of the Buyer's program, the City of Fresno will have the First Right of Refusal to buy the property back for one dollar (\$1.00). Staff recommends the approval of the purchase and sale agreement in order to dispose of the property.

ENVIRONMENTAL FINDINGS

CEQA Guidelines Section 15312 states that the Class 12 Categorical Exception applies to the sale of surplus government property. The subject parcel is not located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4), and was declared surplus property by the Council on March 5, 2020. In addition, none of the exceptions to exemptions set forth in CEQA Guidelines Section 15300.2 apply. As such, this approval is exempt from the requirements of CEQA and no further assessment is required at this time.

LOCAL PREFERENCE

Local preference was not considered because the disposition of this property does not include a bid or award of construction or services contract.

FISCAL IMPACT

There is no fiscal impact to the general fund.

Attachment:
Purchase and Sale Agreement

