



# Board Agenda Item 45

DATE: December 14, 2021

TO: Board of Supervisors

SUBMITTED BY: Robert W. Bash, Director of Internal Services/Chief Information Officer

SUBJECT: Conveyance of County-Owned Real Property (Maple Avenue and Central Avenue)

RECOMMENDED ACTION(S):

- 1. Determine that County-owned real property, approximately .23 acres in size, located at Maple Avenue and Central Avenue, is no longer necessary for County or other public purposes, has an estimated value of less than \$25,000, and approve the conveyance of the real property at no cost to adjacent property owner, Robert V. Jensen, Inc. (\$0); and,**
- 2. Authorize the Director of Internal Services/Chief Information Officer to execute a quitclaim deed, and any other documents necessary, for conveyance of approximately .23 acres of County-owned real property located at Maple Avenue and Central Avenue to Robert V. Jensen, Inc.**

Approval of the recommended actions will authorize the conveyance of the fee interest of approximately .23 acres of County-owned real property, shown on Exhibit A, located at Maple Avenue and Central Avenue (Property), to the adjoining property owner at no cost. The Property has an estimated value of \$10,018; however, road and canal easements, which take up the bulk of the Property, provide no feasible use for the County. As a result of the conveyance, the Property would be added to the County tax rolls and will generate property tax revenue. The irregular shape and small size of the Property, as well as the road and canal easements taking up the bulk of the Property, limit the development of the Property independently, if at all, and the transfer of the Property will benefit the County, because the transfer will end the County's maintenance costs, relieve the County of any liability that could arise due to owning the Property, and will result in tax revenue to the County. This item pertains to a location in District 3.

ALTERNATIVE ACTION(S):

Your Board may choose not to approve the transfer of the Property to the adjacent property owner resulting in the County retaining ownership and responsibility.

FISCAL IMPACT:

There is no increase in Net County Cost associated with the recommended actions. While there are no proceeds from the conveyance of the Property, the Property would add an estimated \$100 per year to the County tax rolls, thus generating property tax revenue for the County.

DISCUSSION:

The County acquired the Property (APN 330-031-29ST) in fee from the Standard Oil Company of California in 1973, along with a road easement. In 1983, only the road easements were annexed to the City of Fresno

(City). The City believed that it had a fee title to the Property and in 1985, improperly vacated the Property to the adjacent property owner, Robert V. Jensen, Inc. (RV Jensen). However, the County was and currently is, the underlying fee owner of the Property.

Due to the City's vacation, and a lot line adjustment recorded through the City in 1994, RV Jensen believed it owned the Property. In 2021, RV Jensen engaged the services of McPheeters and Associates to define their property boundaries, which brought the improper vacation to light.

The Property is an irregular shape and approximately .23 acres in size, as depicted in Exhibit A. The irregular shape and small size of the Property limit the development of the Property independently, if at all. Additionally, the Property is encumbered by two road easements to the City, a canal easement to the Fresno Irrigation District, and includes a canal going through the Property, as shown in Exhibit B. The area of the Property outside of the road easements and canal is minimal.

The Department estimates the approximate value of the Property to be \$10,018. However, the road easements and canal, which take up the bulk of the Property, provide no feasible use of the Property for the County, giving the Property little to no value to the County. It would benefit the County to transfer this property to the adjacent property owner without charge. This transfer will alleviate any costs to maintain the Property that could be incurred due to possible dumping on the Property and relieve the County of any liability related to owning this Property. Further, it will generate additional tax revenue for the County.

Based on this information, the Department recommends that the County execute a quitclaim deed to convey the County's underlying fee interest in the Property to RV Jensen. The Department of Public Works and Planning was consulted and concurs with the recommended action. Government Code, section 25526.5 provides that when the Board of Supervisors determines that any real property with an estimated value not exceeding \$25,000 is not required for County use, or other public purposes, the Board may convey that real property upon the terms and conditions approved by the Board.

ATTACHMENTS INCLUDED AND/OR ON FILE:

Exhibits A & B  
On file with the Clerk - Quitclaim Deed

CAO ANALYST:

Sonia M. De La Rosa