



County of Fresno

Hall of Records, Rm. 301
2281 Tulare Street
Fresno, California
93721-2198

Legislation Details (With Text)

File #: 16-1286

On agenda: 10/18/2016 **Final action:** 10/18/2016

Enactment date: **Enactment #:**

Title: Determine the subject Real Property is no longer necessary for County or other public purposes, approve sale of Real Property and Authorize Chairman to Execute Grant Deed for conveyance of County owned property at Malaga Ave and Bagley Ave to adjacent landowner for sale price of \$12,632

Attachments: 1. Agenda Item, 2. Grant Deed, 3. Exhibit "A"

Date	Ver.	Action By	Action	Result
10/18/2016	1	Board of Supervisors	Approved (Consent Agenda)	Pass

DATE: October 18, 2016

TO: Board of Supervisors

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

SUBJECT: Sale of County Owned Property at Malaga Ave and Bagley Ave

RECOMMENDED ACTION(S):

Determine the subject Real Property is no longer necessary for County or other public purposes, approve sale of Real Property and Authorize Chairman to Execute Grant Deed for conveyance of County owned property at Malaga Ave and Bagley Ave to adjacent landowner for sale price of \$12,632.

Approval of the recommended action will sell County owned property (shown on attached Exhibit "A") to adjoining property owner, place the funds in the County General Fund, and add this property to the tax rolls. The sale was recommended for approval by the Facilities Planning Committee on April 15, 2016.

FISCAL IMPACT:

The sale proceeds of \$12,632 will be deposited into County General Fund 0001, Subclass 10000, with the revenues recognized in Countywide Revenues Org 0415, Account 5911.

DISCUSSION:

The County of Fresno acquired the parcel from the State of California in 1963 which was excess Highway 99 right-of-way. This property was later vacated by the County on June 3, 2008. The parcel is an irregular triangle approximately 12,632 square feet in size as depicted in Exhibit "A".

Adjacent property owners, Bryan and Jenny O'Brien, desire to purchase the parcel to add to the yard of their parcel. The parcel is adjacent to Highway 99 in a heavy industrial zoned area. The irregular shape and small size of the parcel limit the development of the parcel independently, if at all. Therefore, it has been determined that the parcel has a nominal value. Based on this information and considering ongoing costs to the county for maintenance and liability should the County retain the property, the sales price has been set at \$12,632.

In accordance with California Government Code, section 25526.5, any real property with an estimated value

not exceeding twenty-five thousand dollars (\$25,000) may be sold by the Board of Supervisors to an adjacent property owner if not required for County use or other public purposes. This action does not require any prior posting, publishing or public hearing.

ATTACHMENTS INCLUDED AND/OR ON FILE:

Exhibit "A"
On file with the Clerk - Grant Deed

CAO ANALYST:

John Hays