



AGENDA ITEM NO.

COUNCIL MEETING 1-23-07

APPROVED BY

DEPARTMENT DIRECTOR

CITY MANAGER

January 23, 2007

FROM: JON R. RUIZ, Interim Director
Public Works Department

BY: SCOTT L. MOZIER, PE, Assistant Public Works Director
Public Works Department, Engineering Division

SUBJECT: APPROVE THE RECONVEYANCE OF THE POTENTIAL WATER WELL SITE
LOCATED AT THE INTERSECTION OF WEST ALAMOS AVENUE AND NORTH
SHIRAZ AVENUE TO CENTEX HOMES, LOCATED IN UNINCORPORATED AREA
OF FRESNO COUNTY

KEY RESULT AREA

Customer Satisfaction

RECOMMENDATIONS

1. City Council to approve the sale of a 12,005 square foot proposed water well site, APN 311-44-01, to the subdivision owner Centex Homes.
2. Authorize the Public Works Director to execute the Grant Deed and complete the Reconveyance of the water well site to the adjacent owners Centex Homes.

EXECUTIVE SUMMARY

This proposed well site from Centex Homes does not have the quality characteristics desired by the Department of Public Utilities. Centex Homes has agreed to accept the reconveyance of this parcel and will likely build a home on the parcel. The Department of Public Utilities will locate a new well site to meet water supply needs.

KEY OBJECTIVE BALANCE

Financial Management will be served as the parcel will be returned to the property tax rolls and the City is not investing time and resources in a proposed water well site that would require extra treatment processes. Employee Satisfaction results from the disposition of a potential maintenance and liability problem.

REPORT TO THE CITY COUNCIL

Approve Reconveyance of Water Well to Centex Homes

January 23, 2007

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BACKGROUND

As part of the Conditions of Approval for Tentative Tract Map No. 5352/UGM the Water Division required a water well site be provided by the developer. Standard testing procedures disclosed that extra well head treatment processes would be required. The results of the test were received after the site was dedicated to the City on November 20, 2006.

Centex Homes has agreed to accept the reconveyance of this parcel. The Developer will likely build a home on the parcel. The Department of Public Utilities will locate a new well site to meet water supply needs.

The Grant Deed has been approved as to form by the City Attorney's office.

FISCAL IMPACT

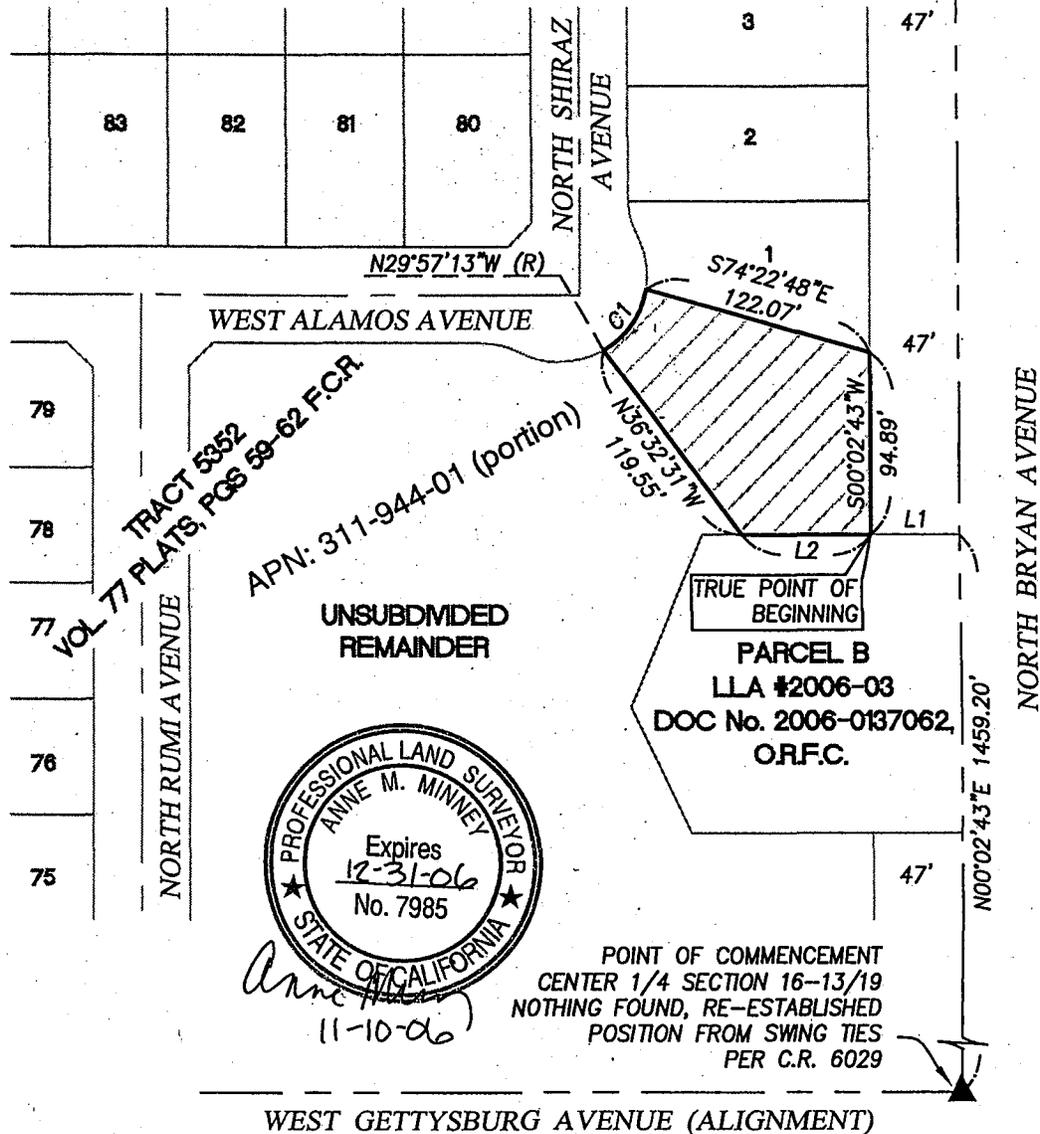
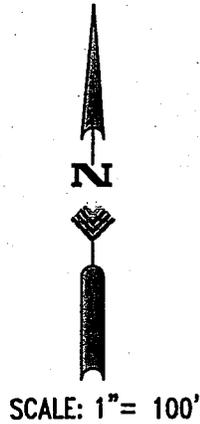
Funds for the Reconveyance of APN 311-44-01 at the intersection West Alamos and North Shiraz are funded by Project No. WC00016, Fund 40122, ORG 189904 and KRA 0401001000 RES TYPE P356.

JRR/SLM/PC/eam
Apprv Reconvey Wtr Well Site Alamos-Shiraz 1-23-07

Attachment: Exhibit "A"

WEST SHAW AVENUE

NORTH 1/4 CORNER SEC. 16-13/19,
FOUND NAIL AT EDGE OF MANHOLE,
VERIFIED TIES PER C.R. 6622



LEGEND

- O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY
- F.C.R. FRESNO COUNTY RECORDS
- AREA TO BE GRANTED TO THE CITY OF FRESNO CONSISTING OF APPROXIMATELY 12,005 SQ. FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°58'32"W	47.00
L2	N89°58'32"W	68.24

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	50°41'54"	45.00	39.82

REF & REV PW FILE NO. 10895 PLAT NO. 1742 2006- 100 280 T-5352	CITY OF FRESNO DEPARTMENT OF PUBLIC WORKS <h1 style="margin: 0;">EXHIBIT "A"</h1> WELL SITE NO. 356	PROJ. ID. _____ FUND. NO. _____ ORG. NO. _____ DR. BY <u>PHD</u> CH. BY <u>AMM</u> DATE <u>11/10/06</u> SCALE <u>1"=100'</u>	SHEET 1 OF 1 15-A-8163
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