



CITY COUNCIL AGENDA STATEMENT



August 25, 2020

File ID: 20-0347

TITLE

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A QUITCLAIM DEED CONVEYING CITY'S INTEREST, IF ANY, IN VACANT LAND TO THE OWNER OF THE ADJACENT PARCEL LOCATED AT 3925 MAIN STREET

RECOMMENDED ACTION

Council adopt the resolution.

SUMMARY

The City has been approached by the owner of 3925 Main Street regarding the status of a long vacant parcel of land lying between his property and Main Street. This parcel has become an eyesore because it is not maintained or cleaned of trash. Staff has found no record of the City ever owning this parcel and it may, in fact, be owned by the owner of 3925 Main. However, owner is unable to obtain title insurance for the vacant land without the City executing a Quitclaim deed for the property.

ENVIRONMENTAL REVIEW

The Director of Development Services has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for a Categorical Exemption pursuant to the State CEQA Guidelines Section 15305 Class 5 (Minor Alterations in Land Use Limitations), Section 15332 Class 32 (In-Fill Development Projects), and Section 15061(b)(3) because the activity consists of a minor transfer of vacated land to adjacent owner and would not result in a significant effect on the environment, create a cumulative impact, damage a scenic highway, or cause a substantial adverse change in the significance of a historical resource. Thus, no further environmental review is required.

DISCUSSION

Immediately to the north of the property located at 3925 Main Street is a vacant parcel of land ("Vacant Land") that is unused and unmaintained. The Vacant Land has become a site of unauthorized dumping and trash accumulation. The owner of the adjacent parcel (3925 Main Street) would like to incorporate the Vacant Land into his 3925 Main Street property so that he can maintain and utilize it in the future. The Vacant Land was once a part of Otay Valley road when the Vacant Land was within the jurisdiction of the County of San Diego. After the surrounding area was annexed by the City of Chula Vista, a portion of Otay Valley Road, including the Vacant Land, was vacated. Additionally, Staff has been unable to locate any record of the City ever owning or maintaining the Vacant Land and it may, in fact, currently be owned by the owner of 3925

Main Street. In addition to no apparent claim of ownership, the City has no current or contemplated future use of or for the Vacant Land.

The owner of 3925 Main Street has represented to the City that he has not been able to obtain title insurance for the Vacant Land due to an apparent cloud on title which he has represented can be resolved by the City executing and recording a Quitclaim deed for the Vacant Land. As such, the owner of 3925 Main Street has requested that the City approve and execute the attached Quitclaim deed which will convey to him the City's interest, if any, in the Vacant Land.

DECISION-MAKER CONFLICT

Staff has reviewed the property holdings of the City Council members and has found no property holdings within 1,000 feet of the boundaries of the property which is the subject of this action. Consequently, this item does not present a disqualifying real property-related financial conflict of interest under California Code of Regulations Title 2, section 18702.2(a)(7) or (8), for purposes of the Political Reform Act (Cal. Gov't Code §87100, et seq.).

Staff is not independently aware, and has not been informed by any City Council member, of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

CURRENT-YEAR FISCAL IMPACT

No fiscal impact in the current fiscal year.

ONGOING FISCAL IMPACT

No ongoing fiscal impact.

ATTACHMENTS

1. Quitclaim Deed
2. Quitclaim Plat and Legal Description

Staff Contact: Rick Ryals, Real Property Manager