

City surplus property available to the highest bidder

Quite often we receive inquiries from parties interested in purchasing surplus property owned by the City of Fairfield to locate a business or residence. The former fire station on Auto Mall Parkway at Serrano Drive prompted numerous calls.

While that property was sold for development as an auto dealership (and the building has now been demolished), the City continues to review its real estate holdings and identify surplus parcels. For readers that have an interest in purchasing surplus City-owned real estate, here's the scoop on two opportunities.

City staff recently issued a Notice to Bidders and Invitation to Bid for the purchase of surplus City of Fairfield real property at the northeast corner of Dickson Hill Road and Dover Avenue, and land at the southeast corner of Fairfield Avenue and Tabor Avenue. Bids for the properties are due November 14, 2007.

The Dickson Hill/Dover site is 21,736 square feet (0.49 acres) of flat prime vacant land designated for office development. All utilities are located in adjacent public streets. The property sits at the gateway to the Paradise Valley subdivision and Golf Course.

Although the parcel is surrounded by residential development, its corner location lends itself to office use. The property is encumbered with a deed restriction that requires any use of the site to be approved by the Planning Commission through the conditional use permit process.

All uses other than those allowed in an office commercial zone are prohibited on the site. The property could accommodate a building of approximately 4,000 – 5,000 square feet (allowing for parking). This would be great for a small office/business owner-user.

Since the site was once eyed for public use, the City will reserve a public access and landscape/planting easement of approximately 1,200 square feet on the southwest corner of the property for a bench and a drinking fountain.

The Fairfield Avenue/Tabor location is the former home of the Glusen Reservoir and is approximately 39,639 square feet (0.91 acres). This property is zoned RLM:6 which is a designation for low medium density single-family neighborhoods with minimum lot sizes of 6,000 square feet.

The reservoir was demolished several years ago and the site could probably accommodate about five homes. This property is also a great in-fill development opportunity.

These surplus City owned properties are offered separately through a bid process. Sealed bids will be accepted by the City's Department of Community Development on November 14th at 4:00 p.m. The successful bidder will have to conclude negotiations with City staff for a Purchase and Sale Agreement with the city within thirty days after the bid selection.

The Bid Forms for the properties include an area for the bidder to state their intended use of the property. The City will allow the successful bidder an additional ninety days to obtain any necessary entitlements to develop the property.

Fairfield has relatively few infill parcels with the size and location of these properties. No minimum bid price has been established for either of the properties, however recent appraisal information is available at City Hall for review. The City reserves the right to reject any and all bids for any reason.

For additional information or assistance relative to the properties offered for sale or the bid process, contact the Community Development Department at 707 428-7461.

Economic Notes is an update from Fairfield City Hall written by Brian Miller and Karl Dumas of the Fairfield Community Development Department. They can be contacted at 428-7461 or e-mail at kdumas@ci.fairfield.ca.us or bkmliller@ci.fairfield.ca.us.