



**COUNTY ADMINISTRATIVE OFFICE  
GENERAL SERVICES  
PROPERTY MANAGEMENT  
COUNTY OF TULARE  
AGENDA ITEM**

**BOARD OF SUPERVISORS**

ALLEN ISHIDA  
District One  
PETE VANDER POEL  
District Two  
PHILLIP A. COX  
District Three  
J. STEVEN WORTHLEY  
District Four  
MIKE ENNIS  
District Five

**AGENDA DATE:** December 15, 2015

Public Hearing Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
CONTACT PERSON: Bertha Cervantes    PHONE: 559-624-7241				

**SUBJECT:** Notice of Intent to Purchase Real Property

**REQUEST(S):**

That the Board of Supervisors:

1. Approve January 12, 2016 at 9:00 AM, or as soon thereafter as possible, as the date and time to receive public comment regarding the Board's intent to consummate the purchase of a portion of the real property at 10736 Simpson Dr., Monson, California whose Assessor's Parcel Number is 033-040-033.
2. Instruct the County Administrative Officer, or his designee, to publish the attached Exhibit "A" Notice of Intent to Purchase Real Property once a week for three consecutive weeks pursuant to Government Code §25350 and §6063.

**SUMMARY:**

The proposed property acquisition is located at 10736 Simpson Dr., Monson, California and identified as a portion of Assessor's Parcel Number 033-040-033. A purchase price of \$35,000 has been negotiated for this property with the owners Adrian Cabrera and Sandra Cisneros. The property is legally described as: Lot 6 in Block 37 of the Town of Monson as per map recorded May 1, 1911 in Volume 11 of Maps at Page 8 in the Office of the Recorder of the County of Tulare, also being located in the North half of the Southwest quarter of Section 35, Township 16 South, Range 24 East Mount Diablo Base and Meridian, in the County of Tulare, State of California, and an easement for ingress, egress and utilities over, under or across the southwesterly 20 feet of Lot 5 and Lot 8 of Block 36 of the Town of Monson as per map recorded May 1, 1911 in Volume 11 of Maps at Page 8 in the Office of the Recorder of the County of Tulare, together with the

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southwesterly 20 feet of the abandoned street lying between Lot 1, Lot 2, and Lot 3 of Block 37 and Lot 8, Lot 9, Lot 10 and Lot 11 of Block 36 of said Town of Monson map per document recorded in Volume 847 at Page 393 of Official Records of the Office of the Recorder of the County of Tulare. Being a total of 480 feet in length. Also being located in the North half of the Southwest quarter of Section 35, Township 16 South, Range 24 East MDBM, in the County of Tulare, State of California. The property consists of bare land approximately .81 acres.

The Resource Management Agency determined that the property will meet the needs of a well site for a public water system to service the community of Monson.

A Notice of Exemption and a General Plan Referral have been prepared and approved by the Resource Management Agency Planning Division.

The Tulare County Environmental Assessment Officer has determined the acquisition of the property is exempt from CEQA pursuant to the "Declared Emergency / Emergency Project" exemption.

A preliminary environmental assessment was performed by Jim Waters, Health Services Branch, Environmental Quality Division of the Health and Human Services Agency.

**FISCAL IMPACT/FINANCING:**

The acquisition cost will be reimbursed by a USDA Grant. The property acquisition cost is \$35,000 and escrow fees have been estimated to be \$1,500. Total cost for this acquisition is \$36,500.

**LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:**

The County's five-year strategic plan includes a Quality of Life initiative to promote public health and improve environmental quality. Infrastructure improvements assist the Monson water systems in meeting safe drinking water standards for its domestic water supply and decrease the contamination risk to human health as well as the environment.

**ADMINISTRATIVE SIGN-OFF:**

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Robert Newby  
General Services - Property Manager

Cc: Auditor-Controller  
County Counsel  
County Administrative Office (2)

Attachment(s) Exhibit A Publication

**BEFORE THE BOARD OF SUPERVISORS  
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF NOTICE OF INTENT )  
TO PURCHASE REAL PROPERTY ) Resolution No. \_\_\_\_\_  
 ) Agreement No. \_\_\_\_\_  
 )

UPON MOTION OF SUPERVISOR \_\_\_\_\_, SECONDED BY  
SUPERVISOR \_\_\_\_\_, THE FOLLOWING WAS ADOPTED BY THE  
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD \_\_\_\_\_  
\_\_\_\_\_, BY THE FOLLOWING VOTE:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

ATTEST: MICHAEL C. SPATA  
COUNTY ADMINISTRATIVE OFFICER/  
CLERK, BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
Deputy Clerk

\* \* \* \* \*

1. Approved January 12, 2016 at 9:00 AM, or as soon thereafter as possible, as the date and time to receive public comment regarding the Board's intent to consummate the purchase of a portion of the real property at 10736 Simpson Dr., Monson, California whose Assessor's Parcel Number is 033-040-033.
2. Instructed the County Administrative Officer, or his designee, to publish the attached Exhibit "A" Notice of Intent to Purchase Real Property once a week for three consecutive weeks pursuant to Government Code §25350 and §6063.

# EXHIBIT A

## NOTICE OF INTENT TO PURCHASE REAL PROPERTY

On January 12, 2016 at 9:00 a.m. or as soon thereafter as possible, the Tulare County Board of Supervisors will meet in the Chambers of the Board of Supervisors, 2800 Burrel Ave., Visalia, California, to hear any objections to the proposed purchase of real property being a portion of that property located at 10736 Simpson Dr., Monson, CA from Adrian Cabrera and Sandra Cisneros for the sum of \$35,000 and to a proposed determination that the sale is exempt from the California Environmental Quality Act pursuant to the "Declared Emergency / Emergency Project" exemption. The property is a portion of Tulare County Assessor's Parcel No. 033-040-033.

Any lawsuit challenging the proposed exemption determination or the proposed sale will be limited to those issues raised at the public meeting described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public meeting.

Dated: December 15, 2015

Robert Newby, Property Manager  
General Services  
County of Tulare

By: \_\_\_\_\_

Note to Publisher: Publish three (3) times pursuant to government Code Section 25350 and 6063 with the first publication no later than December 18, 2015.