



**GENERAL SERVICES AGENCY  
PROPERTY MANAGEMENT  
COUNTY OF TULARE  
AGENDA ITEM**

**BOARD OF SUPERVISORS**

KUYLER CROCKER  
District One  
PETE VANDER POEL  
District Two  
AMY SHUKLIAN  
District Three  
J. STEVEN WORTHLEY  
District Four  
MIKE ENNIS  
District Five

**AGENDA DATE:** June 26, 2018

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"/>
County Counsel Sign-Off	Yes	<input checked="" type="checkbox"/>	N/A	<input 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: Maria Benavides      PHONE: 559-624-7223

**SUBJECT:** Notice of Intent to Lease Real Property in the City of Visalia

**REQUEST(S):**

That the Board of Supervisors:

1. Declare, by at least a two-thirds vote, the intent to lease 14.23 acres of farmland, located on the west side of Mooney Blvd, ¼ mile south of Avenue 272, in the City of Visalia, by approving the attached resolution authorizing the Clerk of the Board to advertise the lease terms delineated in Exhibit 2, "Surplus Property Lease Agreement".
2. Approve July 24, 2018 at 9:00 a.m. as the date and time which sealed proposals to lease the subject property will be received and considered by the Board of Supervisors.
3. Authorize the County Administrative Officer, or his designee, to publish the attached Exhibit 1 Notice of Intent to Lease Real Property once a week for three consecutive weeks pursuant to Government Code §25350 and §6063.

**SUMMARY:**

On November 19, 1996, the County acquired the Visalia Government Plaza, located at 5953 S. Mooney Blvd., in Visalia. Included in that acquisition were two separate parcels, Assessor Parcel No. (APN) 126-240-041, the site of the Visalia Government Plaza building, and APN 126-240-039, a 14.23 acre parcel of farmland. The farmland is located on the west side of Mooney Blvd., ¼ mile south of Avenue 272 in the City of Visalia. A vicinity map of the location is included as Exhibit 3 to this Agenda.

As the County has no public use at this time for the subject property, and the current

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Surplus Lease Agreement, Tulare County Agreement No. 21317, is terminating, it is in the County's best interest to secure a new lease.

The proposed lease is for an initial five (5) year term, with two (2), five (5) year renewal options, subject to County's approval, and a rental amount of \$225 per acre per year, increased \$25 per acre per year every five (5) years. The rental amount was determined based on the rental income from properties of similar utility that the County currently leases for agricultural purposes.

Pursuant to Government Code §25526, the Board must declare its intent to lease the property, advertise, and accept sealed bids. This agenda item fulfills this and other requirements. Staff will return to the Board on July 24, 2018 to examine any bids received and proceed accordingly. Exhibits 1 and 2 identify the advertisement process and terms.

**FISCAL IMPACT/FINANCING:**

There is no Net County Cost to the General Fund. This activity will create revenue for the County in the form of rents received. Any proceeds generated from the lease will be deposited in budget line 001-087-3012-4807.

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

The County's Strategic Business Plan includes the Organizational Performance Initiative. This agenda item contributes to that initiative by efficiently utilizing surplus property to general revenue.

**ADMINISTRATIVE SIGN-OFF:**

  
\_\_\_\_\_  
Robert Newby  
Property Manager

cc: County Administrative Office

Attachment(s)  
Exhibit 1 – Notice of Intent to Lease Real Property  
Exhibit 2 – Surplus Property Lease Agreement  
Exhibit 3 – Vicinity Map

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

IN THE MATTER OF NOTICE OF INTENT )  
TO LEASE REAL PROPERTY IN THE CITY ) Resolution No. \_\_\_\_\_  
OF VISALIA ) 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

\* \* \* \* \*

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