



**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
EDDIE VALERO
District Four
DENNIS TOWNSEND
District Five

AGENDA DATE: October 22, 2019

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 Chairmen is marked with tab(s)/flag(s)	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
CONTACT PERSON: Maria Benavides PHONE: 205-1124				

SUBJECT: Notice of Intent to sell the Real Property located at 16756 Avenue 168, Woodville, Assessor's Parcel No. 233-014-018.

REQUEST(S):

That the Board of Supervisors:

1. Declare the real property located at 16756 Avenue 168 in Woodville to be surplus to the County's needs.
2. Adopt a resolution by a 4/5th vote declaring the intent to sell the real property described as 16756 Avenue 168, Woodville further identified as Assessor's Parcel No. 233-014-018, more particularly described in the attached Exhibit A, pursuant to Government Code §25526.
3. Authorize the receipt of sealed bids for the purchase of said real property for a cash price of no less than \$95,000 by the Clerk of the Board of Supervisors until 5:00 pm on December 16, 2019.
4. Approve December 17, 2019 at 9:00 a.m. as the date and time at which sealed proposals to purchase the subject real property will be opened and considered by the Board.
5. Authorize the General Services Director, or their designee, to publish the attached Exhibit B Notice of Intent to Sell once a week for three consecutive weeks pursuant to Government Code §25528 and §6063.
6. Authorize the County Administrative Officer, or their designee, to send the attached Exhibit C "General Plan Referral Letter" to the County of Tulare Resource Management Agency pursuant to Government Code §65402 regarding the proposed sale of the subject property.
7. Authorize the County Administrative Officer, or their designee, to send the attached Exhibit D "Notice of Sale" to local and state governmental entities pursuant to Government Code §54222(c) regarding the proposed sale of the

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subject property.

SUMMARY:

The County of Tulare owns real property located at 16756 Avenue 168 in Woodville, further identified as Assessor's Parcel No. 233-014-018. The property was most recently used as a centralized supply building for the Tulare County Fire Department until it was vacated in December 2018. Staff have determined that the property is no longer needed for public use purposes, is surplus to the County's needs, and are recommending the property be sold for \$95,000.

Pursuant to Government Code §25526 the Board must declare its intent to sell the property, more particularly described in Exhibit A to this Agenda. Under Government Code §65402, the County must separately advise the County of Tulare Resource Management Agency's Planning Department (Planning) of the County's intent to sell the property and request Planning's evaluation of whether the proposed action conforms to the County's General Plan. Planning will have 40 calendar days to comment on the proposed sale. Pursuant to Government Code §54222 the County is required to notice other local and State governmental entities of the proposed sale and its availability. This agenda item fulfills these requirements and staff will return to the Board on December 17, 2019 to examine any bids and proceed according to Board direction.

FISCAL IMPACT/FINANCING:

There is no Net County Cost to the General Fund.

The revenue generated from this sale will be deposited into the Future Construction Fund (Fund 522). Fund 522 was established in 2009 to receive revenues from the sale of County properties, and reserves those proceeds to be used for the County's Capital Projects. As of October 2019, Fund 522 had a balance of \$4.3 million, \$3.8 million of which is reserved for the Probation Department's future space needs, leaving approximately \$500,000 currently unassigned.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's Strategic Business Plan includes the Organizational Performance Initiative. The sale of this property would contribute to that initiative by efficiently utilizing surplus property to generate revenue

ADMINISTRATIVE SIGN-OFF:



Laura Silva
General Services Manager

cc: County Administrative Office

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DATE: October 22, 2019

Attachment(s)

Exhibit A – Property Legal Description and Map

Exhibit B – Notice of Intent to Sell Real Property

Exhibit C – General Plan Referral Letter

Exhibit D – Notice of Sale Letter

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

IN THE MATTER OF NOTICE OF INTENT)
TO SELL THE REAL PROPERTY LOCATED) Resolution No. _____
AT 16756 AVENUE 168, WOODVILLE,) Agreement No. _____
ASSESSOR'S PARCEL NO. 233-014-018)

UPON MOTION OF SUPERVISOR _____, SECONDDED 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: JASON T. BRITT
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

1. Declared the real property located at 16756 Avenue 168 in Woodville to be surplus to the County's needs.
2. Adopted a resolution by a 4/5th vote declaring the intent to sell the real property described as 16756 Avenue 168, Woodville further identified as Assessor's Parcel No. 233-014-018, more particularly described in the attached Exhibit A, pursuant to Government Code §25526.
3. Authorized the receipt of sealed bids for the purchase of said real property for a cash price of no less than \$95,000 by the Clerk of the Board of Supervisors until 5:00 pm on December 16, 2019.
4. Approved December 17, 2019 at 9:00 a.m. as the date and time at which sealed proposals to purchase the subject real property will be opened and considered by the Board.
5. Authorized the General Services Director, or their designee, to publish the attached Exhibit B Notice of Intent to Sell once a week for three consecutive weeks pursuant to Government Code §25528 and §6063.
6. Authorized the County Administrative Officer, or their designee, to send the

attached Exhibit C "General Plan Referral Letter" to the County of Tulare Resource Management Agency pursuant to Government Code §65402 regarding the proposed sale of the subject property.

7. Authorized the County Administrative Officer, or their designee, to send the attached Exhibit D "Notice of Sale" to local and state governmental entities pursuant to Government Code §54222(c) regarding the proposed sale of the subject property.

EXHIBIT A

Property Legal Description and Map

Real property in the City of Woodville, County of Tulare, State of California, described as follows:

PARCEL 1:

THAT PARCEL OF LAND BEGINNING AT A POINT SIXTEEN AND ONE-FOURTH (16 $\frac{1}{4}$) RODS WEST FROM THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 26 EAST, MOUNT DIABLO BASE AND MERIDIAN, THENCE NORTH 16 RODS, THENCE WEST 60 FEET, THENCE SOUTH 16 RODS, THENCE EAST 60 FEET TO THE POINT OF BEGINNING, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.

EXCEPTING THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 268.125 FEET WEST AND 174 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 26 EAST, MOUNT DIABLO BASE AND MERIDIAN, TO THE POINT OF BEGINNING; THENCE NORTH ALONG THE EAST BOUNDARY OF THE CALIFORNIA DIVISION OF FORESTRY'S WOODVILLE FIRE STATION 90 FEET; THENCE WEST 60 FEET; THENCE SOUTH ALONG THE WEST BOUNDARY OF THE CALIFORNIA DIVISION OF FORESTRY'S WOODVILLE FIRE STATION 90 FEET; THENCE EAST 60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PARCEL OF LAND BEGINNING AT A POINT 268.125 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 26 EAST, MOUNT DIABLO BASE AND MERIDIAN, THENCE NORTH ALONG THE WEST LINE OF THE CALIFORNIA DIVISION OF FORESTRY'S WOODVILLE FIRE STATION 174 FEET, THENCE WEST 20 FEET, THENCE SOUTH 174 FEET; THENCE EAST 20 FEET TO THE POINT OF BEGINNING.



EXHIBIT B

NOTICE OF INTENT TO SELL REAL PROPERTY

DECEMBER 16, 2019 AT 5:00 PM IS THE DEADLINE FOR THE RECEIPT OF PROPOSALS TO PURCHASE REAL PROPERTY LOCATED AT 16756 AVENUE 168, WOODVILLE, COUNTY OF TULARE, STATE OF CALIFORNIA, ASSESSOR'S PARCEL NO. 233-014-018, FOR A MINIMUM PRICE OF \$95,000.

A COPY OF THE SEALED PROPOSALS MUST BE FILED WITH THE CLERK OF THE BOARD OF SUPERVISORS AT THE COUNTY ADMINISTRATION BUILDING, 2800 WEST BURREL AVENUE, VISALIA, CA.

SEALED PROPOSALS WILL BE OPENED AT THE BOARD OF SUPERVISORS MEETING ON DECEMBER 17, 2019 AT 9:00 AM, FOLLOWED BY AN ORAL BIDDING. ORAL BIDS MUST BE A MINIMUM OF 5% HIGHER THAN THE MINIMUM PRICE. THE BOARD OF SUPERVISORS WILL EITHER ACCEPT THE PROPOSAL IT DEEMS TO BE IN THE BEST INTEREST OF THE COUNTY OR REJECT ALL PROPOSALS.

FOR QUESTIONS CONTACT JACALYNN WELLS, PROPERTY SPECIALIST III WITH THE COUNTY OF TULARE, AT 559-205-1135.

Exhibit C

General Plan Referral Letter

LETTERHEAD

[Date]

Reed Schenke, RMA Director
County of Tulare Resource Management Agency
Planning Department
5961 S. Mooney Blvd.
Visalia, CA 93277

Re: Proposed Sale of Real Property located at 16756 Ave. 168, Woodville, County of Tulare, State of California.

Dear Mr. Schenke:

Notice is hereby given pursuant to California Government Code section 65402(b) that the County of Tulare proposes to sell the real property located at 16756 Ave. 168, Woodville to the highest responsible bidder.

Pursuant to Government Code section 65402(b), the County of Tulare, Resource Management Agency's Planning Department has forty (40) days within which to determine whether the location, purpose, and extent of such proposed disposition is in conformity with the County's adopted General Plan. Under the statute, if the County fails to report within the forty-day time period, then it shall be conclusively deemed a finding that the proposed disposition is in conformity with said adopted General Plan.

Please contact the undersigned if you have questions or need further information on this matter. Thank you.

Sincerely,

[Name]

[Title]

Exhibit D

Notice of Sale Letter

LETTERHEAD

[Date]

[Recipient Name]
[Department/Agency]
[Street Address]
[City, State, Zip]

Re: Proposed Sale of Real Property located at 16756 Ave. 168, Woodville, County of Tulare, State of California.

Dear [Title/Recipient Name]:

Notice is hereby given pursuant to California Government Code section 54222(c) that the County of Tulare proposes to sell the real property located at 16756 Ave. 168, Woodville, County of Tulare, State of California to the highest responsible bidder.

Pursuant to Government Code section 54222(f), the [Department/Agency] has sixty (60) days within which to give the County written notification of its interest in purchasing said real property for construction of [school facilities/open space purposes/ public use purposes]. If [Department/Agency] has no interest in purchasing said property for those purposes, then it would be greatly appreciated if you would so indicate in the space provided below and return the signed disclaimer slip to the County at your earliest convenience.

Please contact the undersigned if you have questions or need further information on this matter. Thank you.

Sincerely,

[Name]
[Title]

=====
This will confirm that [Department/Agency] has no interest in purchasing 16756 Ave. 168, Woodville for construction of [school facilities./open space purposes/public use purposes]. Thank you.

Dated: _____, 2019