



**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:** March 24, 2020 - **REVISED**

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 checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

CONTACT PERSON: Maria Benavides    PHONE: 205-1124

**SUBJECT:** Disposition and Sale of the Real Property Identified as a 2.26 Acre Portion of Assessor's Parcel No. 087-460-007.

**REQUEST(S):**  
That the Board of Supervisors:

1. Approve the Purchase Agreement with Escrow Instructions for the sale of the real property identified as a 2.26 acre portion of Assessor's Parcel No. (APN) 087-460-007 at the Tulare-Akers Professional Building parking lot located at 5300 W. Tulare Ave., Visalia for a price of \$1,450,000.00 to Paloma Development, Inc., a California Corporation.
2. Authorize the Chair to sign the Purchase Agreement with Escrow Instructions.
3. Authorize the Chair to sign the Grant Deed.
4. Authorize the Chair to sign the Reciprocal Easement Agreement.
5. Authorize the General Services Agency Director, or designee, to open escrow and sign all documents to facilitate the escrow for this sale.
6. Direct the County Environmental Assessment Officer to file a Notice of Exemption with the Clerk Recorder.

**SUMMARY:**  
On October 8, 2019, pursuant to Government Code §25526, the Board adopted Resolution No. 2019-0853 declaring its intent to sell a 2.26 acre portion of real property located at 5300 W. Tulare Ave., Visalia, further identified as Assessor's Parcel No. 087-460-007, and commonly known as the North Parking Lot of the Tulare-Akers Professional Center. An aerial of the real property to be sold is attached as Exhibit 1. A notice of intent was published pursuant to Government Code §6063 and sealed written bids were accepted by the clerk of the Board of

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**DATE:** March 24, 2020

Supervisors at the County Administrative Building, 2800 West Burrel, Visalia, California, at or before 5:00 pm on November 18, 2019.

On November 19, 2019 pursuant to Government Code §25530, the Board opened the only sealed bid received from Paloma Development Co., Inc. (Paloma) for a purchase price of \$1,235,000. Pursuant to §25531 the Board called for oral bids, of which the initial must exceed 5% of the highest written proposal. An Oral bid from Caddis Properties (Caddis) in the amount of \$1,296,750 was submitted. Multiple oral bids were submitted by Paloma and Caddis Properties with the final bid of \$1,450,000 being received from Paloma.

On December 17, 2019 the Board considered staff recommendations for Paloma as the top qualified successful bidder and directed staff to negotiate a contract for Board approval. Staff and Paloma have completed negotiations and the proposed Purchase Agreement with Escrow Instructions includes the following:

- Purchase price of \$1,450,000.00.
- Escrow to be opened with Chicago Title in Visalia.
- A deposit of \$25,100 by Paloma within 5 days after open of escrow, \$100 of which is non-refundable and due to County.
- A Grant Deed that includes a reverter clause to County if the property were ever to be used for any use that does not conform to all local, state, and federal uses.
- A Reciprocal Easement Agreement (REA) for water drainage and driveway access easements.
  - The proposed REA includes one substantive deviation from the standard County contract protocol:
    1. Indemnification – The County agrees to indemnify Paloma as approved by County Counsel.

If approved by the Board, staff projects escrow will close within 15-30 calendar days after the Agreement is fully executed.

The sale of the subject property is exempt from CEQA pursuant to the common sense exemption on the grounds that it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment (14 Cal. Code Regs., §15061, subd. (b)(3)). Therefore, it can be concluded that the proposed project is exempt from California Environmental Quality Act per Section 15061, subd. (b)(3). This information is reflected in the Notice of Exemption that will be reviewed by the County Environmental Assessment Officer and filed/recorded with the Clerk Recorder's office.

**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 revenue generated from the sale.

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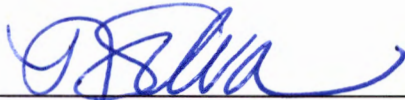
**DATE:** March 24, 2020

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 from those proceeds to be used for the County's Capital Projects. As of March 2020, Fund 522 had a balance of \$4,332,550.

**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

Attachment(s)

- A - Exhibit 1 – Vicinity Map
- B – Purchase Agreement with Escrow Instructions
- C – Grant Deed
- D – Reciprocal Easement Agreement
- E – Notice of Exemption

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

IN THE MATTER OF DISPOSITION )  
AND SALE OF THE REAL ) Resolution No. \_\_\_\_\_  
PROPERTY IDENTIFIED AS A 2.26 ) Agreement No. \_\_\_\_\_  
PORTION OF ASSESSOR'S PARCEL NO. )  
087-460-007 )

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: JASON T. BRITT  
COUNTY ADMINISTRATIVE OFFICER/  
CLERK, BOARD OF SUPERVISORS

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

\* \* \* \* \*

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2. Authorized the Chair to sign the Purchase Agreement with Escrow Instructions.
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5. Authorized the General Services Agency Director, or designee, to open escrow and sign all documents to facilitate the escrow for this sale.
6. Directed the County Environmental Assessment Officer to file a Notice of Exemption with the Clerk Recorder

**Exhibit 1**

Vicinity Map

800 S. Akers St., Visalia, CA

