



**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: September 15, 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-Lopez PHONE: 205-1124

SUBJECT: Disposition and Sale of the Real Property located at 16756 Avenue 168, Woodville, Assessor’s Parcel No. 233-014-018.

REQUEST(S):
That the Board of Supervisors:

1. Approve the Purchase Agreement with Escrow Instructions for the sale of the real property located at 16756 Avenue 168, Woodville, Assessor’s Parcel No. 233-014-018, commonly known as the Woodville Fire Station to the Woodville Union School District.
2. Authorize the Chair to sign the Purchase Agreement with Escrow Instructions.
3. Authorize the Chair to sign the Grant Deed.
4. Authorize the General Services Agency Director, or designee, to open escrow and sign all documents to facilitate the escrow for this sale.
5. Direct the County Environmental Assessment Officer to file a Notice of Exemption with the Clerk Recorder.

SUMMARY:
The County currently owns the real property located at 16756 Avenue 168, Woodville, further identified as Assessor Parcel Number APN 233-014-018, and commonly known as the Woodville Fire Station. A Vicinity Map of the property is attached as Exhibit 1 to this Agenda. The property was most recently used as a centralized supply building for the Tulare County Fire Department until they vacated the property in December 2018.

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DATE: September 15, 2020

On October 22, 2019, pursuant to Government Code §25526, the Board adopted Resolution No. 2019-0891 declaring its intent to sell the property. A notice of intent was published pursuant to Government Code §6063 and sealed written bids were accepted by the Clerk of the Board of Supervisors at the County Administrative Building, 2800 West Burrel, Visalia, California, at or before 5:00 pm on December 16, 2019.

The Board also approved Notice of Sale letters to be mailed to local and state governmental entities pursuant to Government Code §54222(c). On December 17, 2019 the Board declared that no written bids were received nor were any oral bids submitted. However, Woodville Union School District (District) had previously noticed the County of their interest in the property for a proposed community and learning center and pursuant to Government Code §54223, the County was required to enter into good faith negotiations with the District for a period of no less than 90 days in order to determine if a mutually satisfactory sales price can be agreed upon.

Staff commenced negotiations with the District and the following terms were agreed upon and are included in the proposed Purchase Agreement with Escrow Instructions (Agreement) is as follows:

- Purchase price of \$5,000
- Escrow to be opened with First American Title in Porterville
- A deposit of \$1,000 within 5 days after the effective date of the Agreement

If approved by the Board, staff project escrow will close within 45 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 from the property sale.

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

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Capital Projects. As of August 2020, Fund 522 had a balance of \$8,748,115.

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:



Daniel Richardson
General Services Agency Director

cc: County Administrative Office

Attachment(s)

A – Exhibit 1 – Vicinity Map

B – Purchase Agreement with Escrow Instructions

C – Grant Deed

D – Notice of Exemption

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

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

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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Exhibit 1

Vicinity Map

16756 Avenue 168, Woodville



Notice of Exemption

Fee Exempt per Government Code Section 6103

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Tulare County Clerk
Room 105, Courthouse
221 South Mooney Boulevard
Visalia, California 93291

Lead Agency: Tulare County – Resource Management Agency
5961 South Mooney Blvd.
Visalia, CA 93277
Attn: hguerra@co.tulare.ca.us

Applicant(s): Tulare County General Services Agency PH. (559) 205-1135
2637 W. Burrel Ave., Ste 200.
Visalia, CA 93291

Activity/Project Title: Sale of Property

Activity / Project Location – Specific: 16756 Avenue 168, Woodville, CA 93257, Assessor’s Parcel No. 233-014-018.

Activity / Project Location- Section, Township, Range: Portion of SE Corner of Section 34, Township 21 South, Range 24E, M.D.B&M.

Activity / Project Location – City: Visalia, CA

Activity / Project Location - County: Tulare County

Description of Nature, Purpose, and Beneficiaries of Activity / Project: The subject property contains a 1/3 acre parcel with a 1,936 square foot building previously used as a fire station. Sale of this under-utilized, County-owned property will allow it to be developed into an education and development center by Woodville Union School District.

Exempt Status:

- Ministerial (PRC Sections 21080(b)(1); 15268);
- Declared Emergency (PRC Sections 21080(b)(3);15269(a));
- Emergency Project (PRC Sections 21080(b)(4);15269(b)(c));
- Categorical Exemptions: General Rule Exemption: (14 Cal. Code Regs. Section 15061(b)(3))**
- Statutory Exemptions: N/A.

Reasons Why Activity/Project are Exempt from CEQA: The project is for the sale of a fire station no longer in use by the County of Tulare. 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

<i>Date Filed by Tulare County Clerk</i>

the proposed project is exempt from California Environmental Quality Act per Section 15061, subd. (b)(3).

Name of Public Agency Approving Activity / Project: Tulare County General Services Agency

Activity/Project Representative: Jacalynn Wells, Property Specialist III **Telephone:** (559) 205-1135

Signature: _____ Date: _____ Title: Chief Environmental Planner
Hector Guerra

Signature: _____ Date: _____ Title: Environmental Assessment Officer
Reed Schenke RMA Director

Signed by Lead Agency

Date received for filing at OPR: N/A

Recording Requested by:
First American Title Company

When recorded, mail to:
Woodville Union School District
16541 Road 164
Porterville, CA 93257

(This space for Recorders use only.)

No recording fee required, this document is exempt from fee pursuant to Sections 6103 and 27383 of the California Government Code. APN 233-014-018 (portion of) GS PM 20-10

GRANT DEED

The undersigned grantor declares

This transfer is exempt from the documentary transfer tax.

"The value of the property in this conveyance, exclusive of liens and encumbrances is \$100 or less, and there is no additional consideration received by the grantor, R & T 11911."

The documentary transfer tax is \$ _____ and is computed on:

the full value of the interest or property conveyed.

the full value less the liens or encumbrances remaining thereon at the time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **COUNTY OF TULARE** hereby **GRANT(S)** to the **Woodville Union School District** the following described real property situated in the County of Tulare, State of California:

See Attachment I

Dated this _____ day of _____, 2020

COUNTY OF TULARE

By: _____
Chairman, Board of Supervisors

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Tulare)

On _____, before me _____, a Notary Public,
personally appeared _____

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

Attachment I

Legal Description

PARCEL 1:

THAT PARCEL OF LAND BEGINNING AT A POINT SIXTEEN AND ONE-FOURTH (16 ¼) 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.

APN: 233-014-018