



General Services Agency

COUNTY OF TULARE AGENDA ITEM

BOARD OF SUPERVISORS

LARRY MICARI
District One

PETE VANDER POEL
District Two

AMY SHUKLIAN
District Three

EDDIE VALERO
District Four

DENNIS TOWNSEND
District Five

AGENDA DATE: May 9, 2023

Public Hearing Required	N/A
Scheduled Public Hearing w/Clerk	N/A
Published Notice Required	N/A
Advertised Published Notice	N/A
Meet & Confer Required	N/A
Budget Transfer (Aud 308) attached	N/A
Personnel Resolution attached	N/A
Agreement(s) attached	N/A

CONTACT PERSON: Maria Benavides-Lopez PHONE: 5592051124

SUBJECT: Notice of Intent to Purchase Real Property

REQUEST(S):

That the Board of Supervisors:

1. Approve June 6, 2023, at 9:00 a.m. as the date and time to receive public comment regarding the Board's intent to consummate the purchase of real property located at 347 E. Walnut Ave. in the City of Visalia, Assessor's Parcel No. 123-063-034.
2. Instruct the General Services Agency Director, or their designee, to publish and post the attached Exhibit 1 Notice of Intent pursuant to Government Codes §25350 and §6063.
3. Authorize the General Services Agency Director, or their designee, to send the attached Exhibit 2 "General Plan Referral Letter" to the City of Visalia pursuant to Government Code §65402 regarding the proposed purchase of the subject property.

SUMMARY:

The proposed property acquisition is located at 347 E. Walnut Ave., further identified as Assessor's Parcel No. (APN) 123-063-034. The property is a 3.02-acre site, with two buildings, 20,000 sq ft and 25,000 sq ft in size that were formerly the Casa Grande Assisted Living Facility. The property is owned by Joe Nunes Silveira and Maria Fatima Silveira, Trustees of the 2003 Joe Nunes Silveira and Maria Fatima Silveira Revocable Trust. The legal description for the property is as follows:

Parcel 3 of Parcel Map No. 5439, according to the Map thereof recorded in Book 54 Page 56 of Parcel Maps, Tulare County Records.

A vicinity map of the property's location is attached to this Agenda Item as Exhibit 3.

SUBJECT: Notice of Intent to Purchase Real Property

DATE: May 9, 2023

A purchase price of \$5,600,000 has been negotiated for the property. Should the Board approve the proposed acquisition, the property will be developed into a new behavioral health supportive housing center serving adults in Tulare County with mental health conditions. The property is ideal as a transitional living center due to the construction and room type, a new full commercial kitchen to provide on-site meals, and with enough land to support the construction of an outdoor recreation area.

FISCAL IMPACT/FINANCING:

The \$5,600,000 purchase price and \$6,700 in estimated closing costs for this property purchase will be paid out of the Mental Health Services Act (MHSA) trust fund and partially from a realignment growth from MHSA. There is no Net County Cost to the General Fund.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's Strategic Business Plan includes the Quality of Life initiative to promote and encourage the provision of quality support services for individuals in Tulare County. The purchase of this property for the purposes of creating a transitional care facility contributes to that initiative by providing mental health services to the otherwise underserved and unserved individuals in Tulare County.

ADMINISTRATIVE SIGN-OFF:

/s/Brooke Sisk

Brooke Sisk
General Services Agency Director

Cc: County Administrative Office

Attachments: Exhibit 1 – Notice of Intent
Exhibit 2 – General Plan Referral Letter
Exhibit 3 – Vicinity Map