

8. Adopt a resolution by a 4/5th vote declaring the intent to sell the real property known as the former Porterville Courthouse and Sheriff's Porterville Substation located at 87 E. Morton Ave. and the former Sheriff's Porterville Sub-Annex located at 379 N. Second St., Porterville, Assessor's Parcel No. 253-203-003, pursuant to Government Code §25526. Authorize the receipt of sealed bids for the sale of said real property for a price of no less than \$2,000,000 by the Clerk of the Board of Supervisors until 5:00 p.m. on Monday, August 12, 2024. Approve Tuesday, August 13, 2024, at 9:00 a.m. as the date and time at which sealed proposals to sell the subject property will be opened and considered by the Board and oral bids will be called for pursuant to Government Codes §25530 and §25531. Authorize the General Services Agency Director, or designee, to publish and post a Notice of Intent to Sell Real Property, once a week, for three consecutive weeks pursuant to Government Codes §6063 and §25528. Authorize the General Services Agency Director, or designee, to mail a General Plan Referral Letter to the City of Porterville pursuant to Government Code §65402.



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: July 16, 2024

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: 559-205-1124

SUBJECT: Notice of Availability to sell Assessor's Parcel No. 253-203-003

REQUEST(S):

That the Board of Supervisors:

1. Adopt a resolution by a 4/5th vote declaring the intent to sell the real property known as the former Porterville Courthouse and Sheriff's Porterville Substation located at 87 E. Morton Ave. and the former Sheriff's Porterville Sub-Annex located at 379 N. Second St., Porterville, Assessor's Parcel No. 253-203-003, pursuant to Government Code §25526.
2. Authorize the receipt of sealed bids for the sale of said real property for a price of no less than \$2,000,000 by the Clerk of the Board of Supervisors until 5:00 p.m. on Monday, August 12, 2024.
3. Approve Tuesday, August 13, 2024, at 9:00 a.m. as the date and time at which sealed proposals to sell the subject property will be opened and considered by the Board and oral bids will be called for pursuant to Government Codes §25530 and §25531.
4. Authorize the General Services Agency Director, or designee, to publish and post a Notice of Intent to Sell Real Property, once a week, for three consecutive weeks pursuant to Government Codes §6063 and §25528.
5. Authorize the General Services Agency Director, or designee, to mail a General Plan Referral Letter to the City of Porterville pursuant to Government Code §65402.

SUMMARY:

On October 31, 2023, the Board of Supervisors declared as surplus property the former Porterville Courthouse and Sheriff's Porterville Substation located at 87 E. Morton Ave. and the former Sheriff's Porterville Sub-Annex located at 379 N. Second St., Porterville, Assessor's Parcel No. 253-203-003. A vicinity map of the property is attached as Exhibit 1 to this Agenda Item. Notices of Availability were mailed to public agencies and low-to-

SUBJECT: Notice of Availability to sell Assessor's Parcel No. 253-203-003

DATE: July 16, 2024

moderate income housing developers pursuant to Government Code §54222 as an offer to negotiate a good faith sale of said surplus land for the purpose of developing low to moderate income housing, for park recreational or open space purposes, or for school purposes. During the required 60-day waiting period one offer of interest was received by the County from a noticed party.

Negotiations began on January 2, 2024, and continued through the required 90-day negotiation period, pursuant to Government Code §54223. An official offer was made to the County on February 27, 2024. Staff conferred and determined the offer was not in the best interest of the County and, as such, negotiations concluded on April 14, 2024. Pursuant to Article IV, Section 400(b) of the Surplus Land Act, the required Post-Negotiation and Proposed Disposition Summary packet was submitted to Housing and Community Development on May 23, 2024, who provided approval to sell the property outside of the Surplus Land Act on June 18, 2024.

It is requested the Board, by a 4/5th vote, declare its intent to sell the property, more particularly described in Exhibit 2 to this Agenda Item, pursuant to Government Code §25526; authorize the General Services Agency Director, or designee, to publish and post a Notice of Intent for the property, attached as Exhibit 3 to this Agenda Item, pursuant to Government Codes §6063 and §25528; and send a General Plan Referral Letter to the City of Porterville Planning Division pursuant to Government Code §65402, attached as Exhibit 4 to this Agenda Item. Staff will return to the Board on August 13, 2024, to open sealed bids and call for oral bids pursuant to Government Codes §25530 and §25531.

FISCAL IMPACT/FINANCING:

The proceeds from the proposed disposition and sale of the real property, Assessor's Parcel No. 253-203-003, will be deposited into the Future Construction Fund (Fund 522). Fund 522 was established in 2009 to set aside proceeds from the sale of County properties for future construction needs. 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 Organizational Performance Initiative. The sale of this property would contribute to that initiative by reducing surplus and underutilized real property holdings and eliminating ongoing costs.

SUBJECT: Notice of Availability to sell Assessor's Parcel No. 253-203-003

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ADMINISTRATIVE SIGN-OFF:

/s/Brooke Sisk

Brooke Sisk
General Services Agency Director

Cc: County Administrative Office

Attachments: Exhibit 1 – Vicinity Map
Exhibit 2 – Real Property Legal Description
Exhibit 3 – Notice of Intent to Sell Real Property
Exhibit 4 – General Plan Referral Letter

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

IN THE MATTER OF Notice of Availability)
to sell Assessor's Parcel No. 253-203-003) Resolution No. 2024-0669
)
)
)

UPON MOTION OF SUPERVISOR SHUKLIAN, SECONDED BY SUPERVISOR VANDER POEL, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD JULY 16, 2024, BY THE FOLLOWING VOTE:

AYES: SUPERVISORS MICARI, VANDER POEL, SHUKLIAN AND VALERO
NOES: NONE
ABSTAIN: NONE
ABSENT: SUPERVISOR TOWNSEND



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

BY: 
Deputy Clerk

* * * * *

1. Adopted a resolution by a 4/5th vote declaring the intent to sell the real property known as the former Porterville Courthouse and Sheriff's Porterville Substation located at 87 E. Morton Ave. and the former Sheriff's Porterville Sub-Annex located at 379 N. Second St., Porterville, Assessor's Parcel No. 253-203-003, pursuant to Government Code §25526.
2. Authorized the receipt of sealed bids for the sale of said real property for a price of no less than \$2,000,000 by the Clerk of the Board of Supervisors until 5:00 p.m. on Monday, August 12, 2024.
3. Approved Tuesday, August 13, 2024, at 9:00 a.m. as the date and time at which sealed proposals to sell the subject property will be opened and considered by the Board and oral bids will be called for pursuant to Government Codes §25530 and §25531.

4. Authorized the General Services Agency Director, or designee, to publish and post a Notice of Intent to Sell Real Property, once a week, for three consecutive weeks pursuant to Government Codes §6063 and §25528.
5. Authorized the General Services Agency Director, or designee, to mail a General Plan Referral Letter to the City of Porterville pursuant to Government Code §65402.

GSA
7.16.2024
KB

Exhibit 1

Vicinity Map

87 E. Morton Ave. and 379 N. 3rd St, Porterville

Assessor's Parcel No. 253-203-003

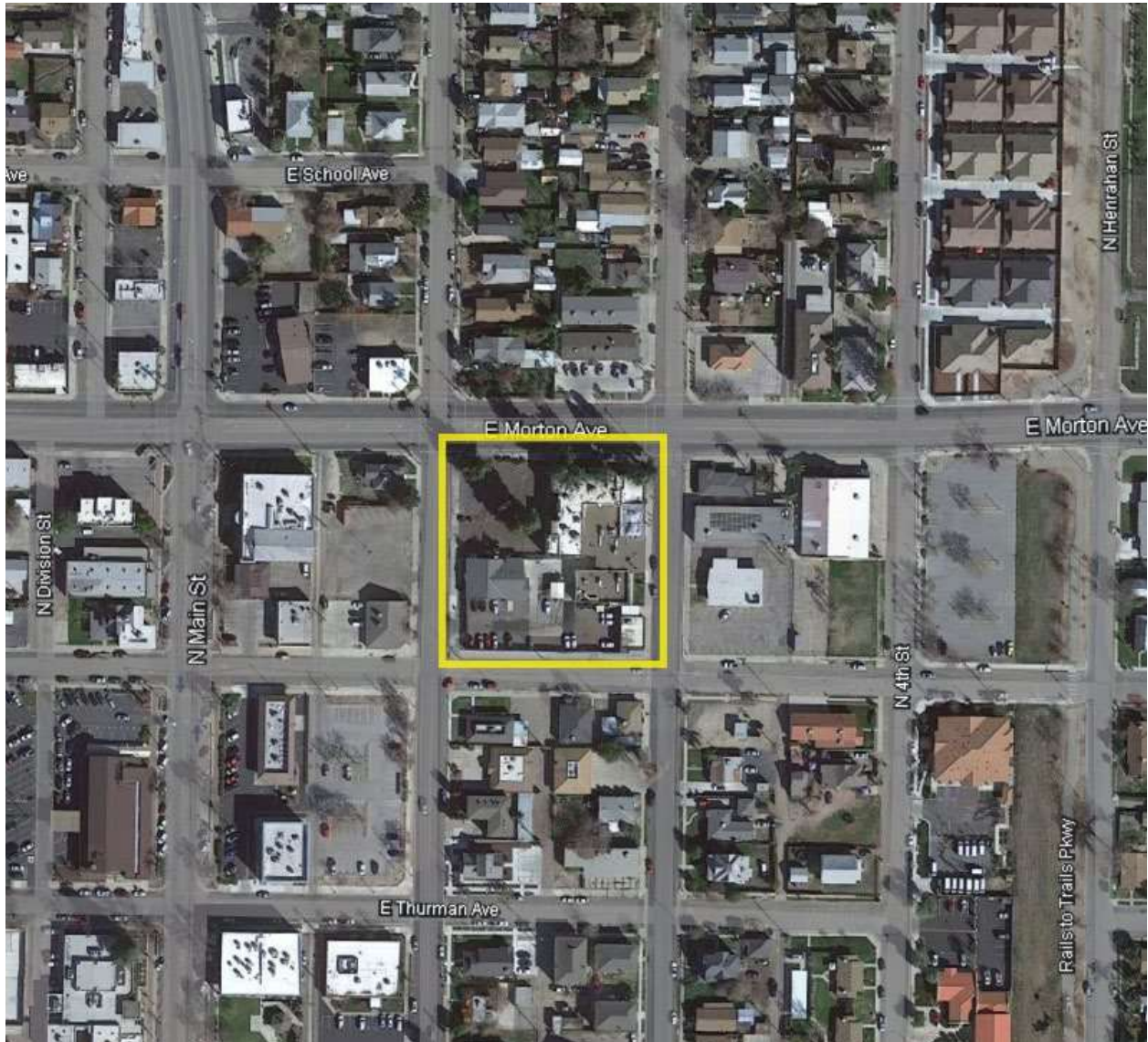


EXHIBIT 2

Legal Description

87 E. Morton Ave. and 379 N. 3rd St, Porterville

Assessor's Parcel No. 253-203-003

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), and Eight (8) in Block 12 of Pioneer and Murphy addition to the City of Porterville, in the City of Porterville, County of Tulare, State of California, as per Map recorded in Book 4, Page 29 of Maps in the office of the County Recorder of said County.

Exhibit 3

Notice of Intent to Sell Real Property

87 E. Morton Ave., Porterville and 379 N. 2nd St., Porterville

Assessor's Parcel No. 253-203-003

NOTICE OF INTENT TO SELL REAL PROPERTY

AUGUST 12, 2024, AT 5:00 P.M. IS THE DEADLINE FOR THE RECEIPT OF PROPOSALS TO PURCHASE 87 E. MORTON AVE., PORTERVILLE AND 379 N. 2ND ST., PORTERVILLE, ASSESSORS PARCEL NUMBER 253-203-003, FOR A MINIMUM PRICE OF \$2,000,000. DEVELOPMENT AND USE OF THE PROPERTY WILL BE RESTRICTED TO CERTAIN LOW-AND-MODERATE-INCOME HOUSING REQUIREMENTS PURSUANT TO HEALTH AND SAFETY CODES 50052.5, 50053, 50079.5 AND 65915(2)(c).

A COPY OF THE SEALED PROPOSALS MUST BE FILED WITH THE CLERK OF THE BOARD OF SUPERVISORS AT 2800 WEST BURREL AVENUE, VISALIA, CA 93291.

SEALED PROPOSALS WILL BE OPENED AT THE BOARD OF SUPERVISORS MEETING ON AUGUST 13, 2024, AT 9:00 A.M., OR AS SOON THEREAFTER AS POSSIBLE, FOLLOWED BY AN ORAL BIDDING. 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 MANAGER WITH THE COUNTY OF TULARE, AT 559-205-1135.

Note to Publisher: Publish three (3) times pursuant to Government Code Section 25350 and 6063 with the first publication no later than [DATE].

Exhibit 4

General Plan Referral Letter

87 E. Morton Ave., Porterville and 379 N. 2nd St., Porterville

Assessor's Parcel No. 253-203-003

[DATE]

Claudia Calderon
City of Porterville
Planning Division.
291 North Main Street
Porterville, CA 93257

Re: Proposed Sale of 87 E. Morton Ave., Porterville and 379 N. 2nd St., Porterville,
Assessor's Parcel No. 253-203-003

Dear Ms. Calderon:

Notice is hereby given pursuant to California Government Code section 65402(b) that the County of Tulare has declared as surplus land and proposes to sell to the highest responsible bidder the real property located at 87 E. Morton Ave., Porterville and 379 N. 2nd St., Porterville, also identified as Assessor's Parcel No. 253-203-003. The real property consists of a former Courthouse, Sheriff's Substation, Substation Annex, and parking areas and is zoned and subject to uses consistent with D-PO Downtown Professional Office.

Pursuant to Government Code section 65402(b), the City of Porterville has forty (40) days within which to determine whether the location, purpose, and extent of such proposed disposition is in conformity with the City's adopted General Plan. Under the statute, if the City fails to report within the forty-day 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 at (559) 205-1135 if you have questions or need further information on this matter. Thank you.

Sincerely,

[NAME]

[TITLE]