



# County of Fresno

Hall of Records, Rm. 301  
2281 Tulare Street  
Fresno, California  
93721-2198

## Legislation Details

**File #:** 18-1330      **Name:** County Purchase of Land at W. Dan Ronquillo Dr. and S. West Ave.

**In control:** Internal Services

**On agenda:** 12/4/2018      **Final action:** 12/4/2018

**Enactment date:**      **Enactment #:** Agreement No. 18-680

**Title:** Approve the purchase by the County of the real property located at 310 South West Avenue, Fresno, CA 93706 (APN 458-060-72, which was recorded prior as APN 458-060-25T and 458-060-26T) and which is approximately 2.67 acres of vacant industrial real property ("Property"), from Seller, Gurinder S. Sira, for the purchase price of \$425,000, plus \$6,000 estimated closing costs; approve and authorize the Chairman to execute a Sale and Purchase Agreement and Escrow Instructions ("Purchase Agreement") for the County's purchase of the Property, authorize staff to undertake additional due diligence investigations, if needed, including any further environmental studies and appraisals of the Property, as deemed necessary or appropriate by staff, in connection with the County's purchase of the Property; authorize and direct the Director of Internal Service/Chief Information Officer (Director of ISD/CIO), or his designee, to take any and all actions he deems necessary or appropriate, and in the best interest of the County, all of which shall be consistent with the Purchase Agreement, and the foregoing Board approvals and actions, to: a. Open, carry out, and close escrow for the County's purchase of the Property from Seller, deliver the County's \$100,000 deposit, deliver the County's acceptance of Seller's Grant Deed at closing, and obtain title insurance in favor of the County for the Property in the amount of the purchase price of the Property; b. Review, approve, execute and/or deliver any agreements (not including the Purchase agreement), documents, certificates, notices, and instruments, and any amendments to any of the foregoing (all of which shall be subject to prior review and approval thereof as to legal form by County Counsel, and, if applicable, as to accounting form by the County Auditor-Controller/Treasurer-Tax Collector), and take any other actions to initiate, carry out, and finalize the County's purchase of the Property from the Seller; and c. Perform any other obligations, or exercise any other rights, of County under the Purchase Agreement, or such other agreements, or documents, certificates, notices, or instruments, to finalize the County's purchase of the Property; and direct staff to initiate and pursue environmental review and the County land use entitlement process for the Property as the preferred site for a new regional permanent Environmental Compliance Center and conference and educational center, or other potential use by the County, promptly following the close of the sale of the Property, all pursuant to the California Environmental Quality Act (CEQA)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Agenda item, 2. Agreement A-18-680 with Gurinder S. Sira, 3. Additional Information

Date	Ver.	Action By	Action	Result
12/4/2018	1	Board of Supervisors	Conducted Hearings	Pass