



COUNTY ADMINISTRATIVE OFFICE
 GENERAL SERVICES
 PROPERTY MANAGEMENT

BOARD OF SUPERVISORS

ALLEN ISHIDA
 District One

PETE VANDER POEL
 District Two

PHILLIP A. COX
 District Three

J. STEVEN WORTHLEY
 District Four

MIKE ENNIS
 District Five

**COUNTY OF TULARE
 AGENDA ITEM**

AGENDA DATE: November 17, 2015

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: Heather Franklin PHONE: 559-624-7242

SUBJECT: Agreement for Purchase of Real Property for the Avenue 416 Project.

REQUEST(S):

That the Board of Supervisors:

1. Approve an Agreement for Purchase of Fee Title and a Temporary Construction Easement from Michael Penner, for the Avenue 416 Road Widening Project in the amount of \$41,779;
2. Authorize the Chairman to sign the Agreement;
3. Authorize County Counsel to sign the Grant Deed and Temporary Construction Easement acceptances upon presentation;
4. Authorize the Property Manager, or designee, to open an escrow and sign all documents to facilitate the escrow for this acquisition; and
5. Direct the Auditor to draw a warrant in the amount of \$43,299 in favor of First American Title Company or the County's designated Title Company.

SUMMARY:

County of Tulare is undertaking the road widening and intersection improvements on Avenue 416 from the Fresno/Tulare County line to Road 56. This project consists of an approximate 3 mile long segment of Avenue 416 widening to a four lane roadway with depressed median and/or median turn lanes.

In accordance with the County of Tulare Right of Way process, procedures and policy, public improvement projects awarded by the County can only proceed once necessary rights-of-way and easements have been acquired. The County of Tulare has contracted with The Hopper Company to appraise the required Permanent Right of Way (RW) and Temporary Construction Easements within the project area and General Services Property Management Staff is negotiating the property

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purchase.

The property is located at the northeast corner of Avenue 416 and Road 48, west of the City of Dinuba. This acquisition purchases the underlying fee title within a portion of Road 48 consisting of .27 acres, new Right of Way acquisition consisting of .08 acres and a Temporary Construction Easement of approximately 1.06 acres along Avenue 416 and Road 48. The property being purchased is a portion of Assessor's Parcel Numbers 012-160-033 and 034. The owner is being compensated \$2,802 for the underlying fee, the new right of way and property improvements, \$37,087 for severance damages and \$1,890 for a 2 year Temporary Construction Easement for the use of the property during the construction period. This payment is based on the Fair Market Value Appraisal by The Hopper Company of \$41,779.

Escrow and Title costs have been estimated at \$1,500. It is recommended the warrant to First American Title Company, or the County's designated title company, be drawn in the amount of \$43,299. Any overage at the close of escrow will be refunded and deposited.

FISCAL IMPACT/FINANCING:

There is no net County cost to the General Fund. Funds for this Agreement for Purchase of Real Property are from the Measure R Program budget in the Road Fund Budget Account 014-225-2300-9332.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's five-year strategic plan includes the Safety and Security Initiative to provide for the safety and security of the public. This RW acquisition and Avenue 416 / Kings Widening Project help fulfill this initiative by improving and maintaining adequate transportation infrastructure.

ADMINISTRATIVE SIGN-OFF:

Robert Newby
Property Manager

cc: Auditor-Controller
County Counsel
County Administrative Office (2)

Attachment(s) Agreement for Purchase of Real Property

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

**IN THE MATTER OF AGREEMENT FOR)
PURCHASE OF REAL PROPERTY FOR) Resolution No. _____
THE AVENUE 416 PROJECT) Agreement No. _____**

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: MICHAEL C. SPATA, INTERIM
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

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3. Authorized County Counsel to sign the Grant Deed and Temporary Construction Easement acceptances upon presentation;
4. Authorized the Property Manager or designee to open an escrow and sign all documents to facilitate the escrow for this acquisition; and
5. Directed the Auditor to draw a warrant in the amount of \$43,299 in favor of First American Title Company or the County's designated title company.