



**COUNTY ADMINISTRATIVE OFFICE
GENERAL SERVICES
PROPERTY MANAGEMENT
COUNTY OF TULARE
AGENDA ITEM**

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

AGENDA DATE: August 30, 2016

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 280 Widening Project from Rise Church

REQUEST(S):

That the Board of Supervisors:

1. Approve an agreement with Rise Church for Purchase of Fee Title and a Permanent Utility Easement for the Avenue 280 Road Widening Project in the amount of \$31,000.
2. Authorize the Chairman to sign the Agreement.
3. Authorize County Counsel to sign the Grant Deed and Permanent Utility 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.
5. Direct the Auditor to draw a warrant in the amount of \$33,500 in favor of First American Title Company or the County's designated title company.

SUMMARY:

The County of Tulare is undertaking road widening and intersection improvements on Avenue 280 from Highway 99 to Akers Avenue. This project consists of an approximate two (2) mile long segment of Avenue 280 widening to a four (4) lane roadway with depressed medians 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 Bender Rosenthal, Inc. to provide Right of Way acquisition services and The Hopper Company, a sub-consultant under Bender Rosenthal, to

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provide appraisal services for all property acquisitions.

The property consists of a large single parcel of land located at the northeast corner of Avenue 280 and Peppertree Court, in the City of Visalia. This acquisition includes the new Right of Way along Ave 280 consisting of 2,318 square feet (sq. ft.), and a permanent Utility and Trail Easement along the frontage of Ave 280 consisting of 1,678 sq. ft. The property being purchased is a portion of Assessor's Parcel Number 119-690-049. The owner is being compensated \$5,216.00 for the new Right of Way, \$23,009.00 for curable damages to remainder property, and \$2,627 for a Utility and Trail Easement. This payment is based on the Fair Market Value Appraisal by The Hopper Company.

Escrow and title costs have been estimated at \$2,500.00. It is recommended the warrant to First American Title Company, or the County's designated title company, be drawn in the amount of \$33,500.00. 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 014-225-2300-7423.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's Strategic Business Plan includes the Safety and Security Initiative to provide for the safety and security of the public. This Right of Way acquisition and Avenue 280 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 280 WIDENING PROJECT) Agreement No. _____
FROM RISE CHURCH)**

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
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

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4. Authorized the Property Manager, or designee, to open an escrow and sign all documents to facilitate the escrow for this acquisition.
5. Directed the Auditor to draw a warrant in the amount of \$33,500 in favor of First American Title Company or the County's designated title company.