



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

BOARD OF SUPERVISORS

KUYLER CROCKER
District One
PETE VANDER POEL
District Two
AMY SHUKLIAN
District Three
J. STEVEN WORTHLEY
District Four
MIKE ENNIS
District Five

AGENDA DATE: June 20, 2017

| | | | | |
|---|-----|-------------------------------------|-----|-------------------------------------|
| 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 L Franklin PHONE: 559-624-7242

SUBJECT: Agreement for Purchase of Real Property from Harval Groves, LLC.

REQUEST(S):

That the Board of Supervisors:

1. Approve an Agreement for Purchase of Real Property from Harval Groves, LLC. in the amount of \$2,200.
2. Authorize the Chairman to sign the Agreement.
3. Authorize County Counsel to sign the Easement Deed acceptances upon presentation.
4. Direct the Auditor to draw a warrant in the amount of \$2,200 in favor of Harval Groves, LLC.

SUMMARY:

The County of Tulare is undertaking a bridge widening project for the Diagonal 129 Sand Creek Bridge. This project consists of replacing the one lane bridge crossing on Diagonal 129 over Sand Creek with a two lane bridge crossing to match the capacity of Diagonal 129. In addition, a portion of Sand Creek will be re-contoured to restore the natural channel shape.

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 James G. Palmer Inc. to provide appraisal services for the three property permanent easement acquisitions at this project location.

The property is planted with citrus trees and is located along the north side of the

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Sand Creek Bridge on Diagonal 129. The property being purchased is a portion of Assessor's Parcel Number 005-070-074. This acquisition includes a permanent Slope Easement consisting of 1,708 square feet (sq. ft.), a permanent Access and Maintenance Easement consisting of 1,211 sq. ft. and a Temporary Construction Easement of 11,796 sq. ft. The owner is being compensated \$470 for the Slope Easement, \$333 for the Access and Maintenance Easement and \$1,298 for the Temporary Construction Easement. This payment is based on the Fair Market Value Appraisal by James G. Palmer Inc. and rounded up to \$2,200 by the appraiser.

An internal Escrow will be handled by Property Management Staff. It is recommended a warrant to Harval Groves, LLC. be drawn in the amount of \$2,200.

FISCAL IMPACT/FINANCING:

There is no Net County Cost to the General Fund. Funds for this acquisition are from Project BRLO-5946(116), Federal Highway Bridge 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 the Diagonal 129 Sand Creek Bridge Project will 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) Resolution No. _____
FROM HARVAL GROVES, LLC.) 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
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

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3. Authorized County Counsel to sign the Easement Deed acceptances upon presentation.
4. Directed the Auditor to draw a warrant in the amount of \$2,200 in favor of Harval Groves, LLC.