



**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: August 8, 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 Franklin PHONE: 559-624-7242

SUBJECT: Agreement for Purchase of Real Property from Raul and Martha Baez

REQUEST(S):

That the Board of Supervisors:

1. Approve an Agreement for Purchase of Real Property from Raul and Martha Baez, for the Avenue 152 Road Widening and Safety Project in the amount of \$3,557.
2. Authorize the Chairman to sign the Agreement.
3. Authorize County Counsel to sign the Grant Deed acceptance 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 \$5,057 in favor of First American Title Company or the County's designated Title Company.

SUMMARY:

The County of Tulare is undertaking a road widening and safety project at the intersection of Avenue 152 and Road 208. This project consists of a traffic signal to aid in the safety of traffic at this busy intersection and traffic accessing Rockford School, located on Road 208 approximately ¼ mile south of the intersection.

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

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three property acquisitions at this project location.

The property is planted with walnut trees and is located at the southeast corner of Avenue 152 and Road 208. The property being purchased is a portion of Assessor's Parcel Number 240-150-029. This acquisition includes new Right of Way consisting of 825 square feet (sq. ft.) and underlying fee title within Avenue 152 and Road 208 consisting of 3,442 sq. ft. The owner is being compensated \$701 for the new Right of Way, \$100 for the underlying fee title and \$2,756 for curable damages. This payment is based on the Fair Market Value Appraisal by James G. Palmer Inc.

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 \$5,057. 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 Highway Safety Improvement Program (HSIP) 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 Right of Way acquisition and the Avenue 152 Widening and Safety 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 RAUL AND MARTHA BAEZ) 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 Grant Deed acceptances upon presentation.
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5. Directed the Auditor to draw a warrant in the amount of \$5,057 in favor of First American Title Company or the County's designated Title Company.