



**Resource Management
Agency
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

ALLEN ISHIDA
District One
CONNIE CONWAY
District Two
PHILLIP A. COX
District Three
J. STEVEN WORTHLEY
District Four
MIKE ENNIS
District Five

AGENDA DATE: February 12, 2008

Public Hearing Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Published Notice Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Advertised Published Notice	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Meet & Confer Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Personnel Resolution attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Resolution, Ordinance or Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>			
CONTACT PERSON: Celeste Perez PHONE: 733-6291			

SUBJECT: Agreement for purchase of Real Property/Right of Way for the Road 80 Widening Project

REQUEST(S):
That the Board of Supervisors:

1. Approve Agreement for Purchase of Property from Cottonwood Fresno Holdings, LLC for the Road 80 Widening Project;
2. Authorize Chairman to sign the Agreement;
3. Authorize the Resource Management Agency Director or his designee to open an escrow and sign all documents to facilitate the escrow for this acquisition to be completed within six months of the date of this action; and
4. Direct the Auditor to draw a warrant in the amount of \$3,200 in favor of Chicago Title Company.

SUMMARY:
The County of Tulare contracted with Dokken Engineering to design the Road 80 Widening Project and provide Right of Way acquisition services between Visalia and Dinuba. Phase 1 of the Project extends from Avenue 304 to Avenue 328. The Hopper Company and Universal Field Services are subconsultants under Dokken. The Hopper Company has appraised the required 18 parcels within Phase 1 and Universal Field Services is supplying Right of Way Agents to negotiate the Right of Way purchases. The Agreement before the Board today is for the partial acquisition of one of those parcels, Assessor's Parcel Number 077-360-016, which is located at

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the Southwest corner of Road 80 and Avenue 312 (Riggin Ave). It is owned by Cottonwood Holdings Fresno, LLC. Fee title to 112 square feet, a temporary construction easement (TCE) over 431 square feet, value of landscape improvements and cost to rehabilitate an irrigation system (severance damages) have been appraised. The parcel is located in the City of Visalia which has delegated authority to acquire Right of Way for that portion of the project within their jurisdiction, pursuant to the Cooperative Agreement approved by this Board on November 27, 2007. This acquisition is consistent with the appraised value by The Hopper Company and is itemized in the table below.

Land Cost	Landscape Improvements	Severance Damages	TCE	Total	Rounded To
\$234	\$308	\$1,500	\$623	\$2,665	\$2,700

Escrow and Title costs have been estimated at \$500. It is recommended the warrant to Chicago Title Company be drawn in the amount of \$3,200. Any overage at the close of escrow will be refunded and redeposited.

FISCAL IMPACT/FINANCING:

Funds for this Right of Way purchase are budgeted in Road Fund Budget Account No. 014-225-2300-3070. The County will be reimbursed by the State of California for the cost of the Right of Way under the State Transportation Improvement Program. There will be no net County costs.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

This Right of Way acquisition and the Road 80 project will promote Safety and Security to Tulare County residents by improving and maintaining adequate transportation infrastructure.

ALTERNATIVES:

This is the acquisition for a previously approved transportation construction project. Since the price is in line with the appraisal and no objections were raised, there are no other suggested alternatives.

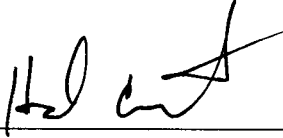
INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:

County Counsel has reviewed and approved the Agreement.
 The California Department of Transportation is providing oversight for the expenditure of funds for this project.
 The Tulare County Auditor is being directed to draw a warrant in the amount of \$3,200.
 The City of Visalia consented to the acquisition within their jurisdiction.

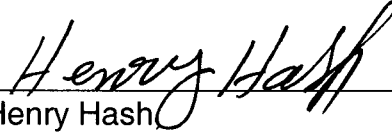
SUBJECT: Agreement for purchase of Real Property / Right of Way for the Road 80
Widening Project.

DATE: February 12, 2008

ADMINISTRATIVE SIGN-OFF:



Hal Cypert
Assistant Director– Support Services



Henry Hash
Director

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

Attachment – Vicinity Map
Plat Map

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

IN THE MATTER OF AGREEMENT FOR)
PURCHASE OF REAL PROPERTY/RIGHT)
OF WAY FOR PHASE 1 OF ROAD 80) RESOLUTION NO. _____
CONSTRUCTION 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: JEAN ROUSSEAU
COUNTY ADMINISTRATIVE OFFICER
CLERK, BOARD OF SUPERVISORS

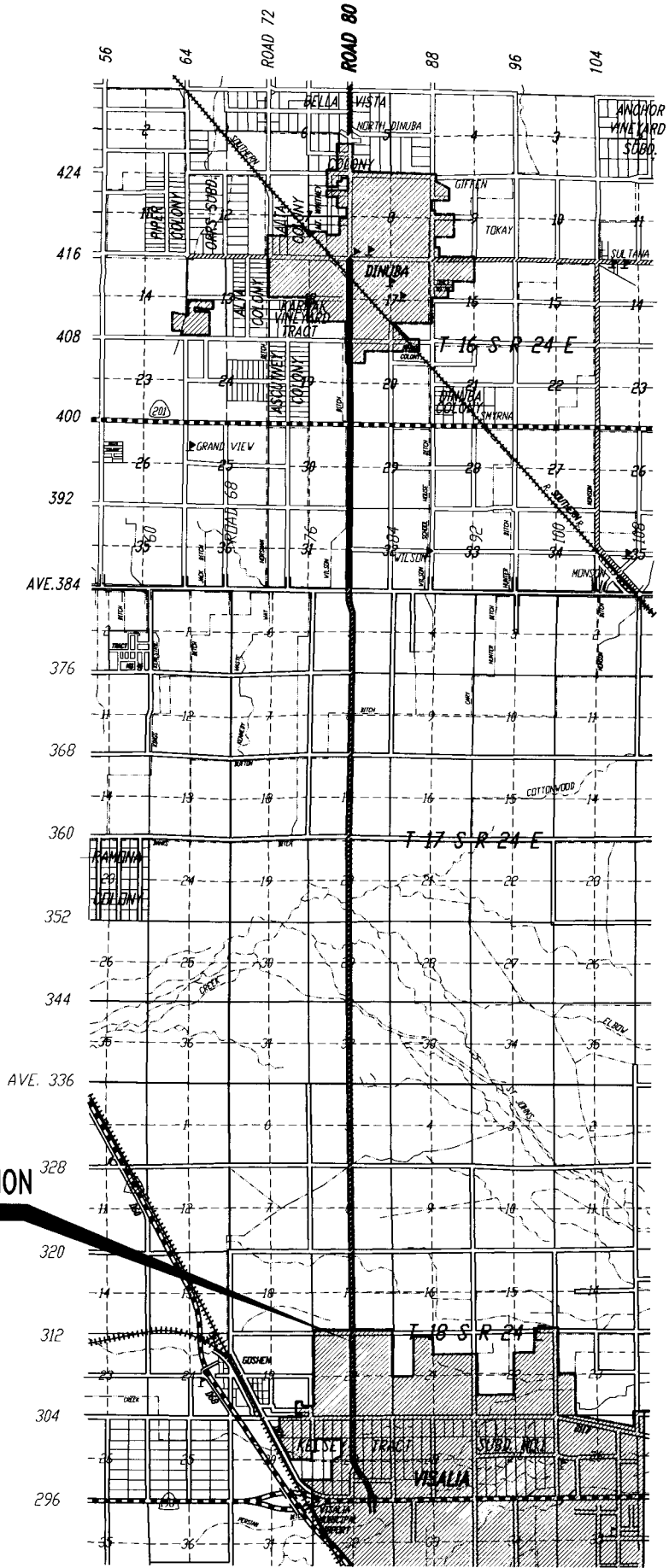
BY: _____
Deputy Clerk

* * * * *

1. Approved Agreement for Purchase of Property from Cottonwood Fresno Holdings, LLC for the Road 80 Widening Project;
2. Authorized Chairman to sign the Agreement;
3. Authorized the Resource Management Agency Director or his designee to open an escrow and sign all documents to facilitate the escrow for this acquisition be completed within six months of the date of this action; and
4. Directed the Auditor to draw a warrant in the amount of \$3,200 in favor of Chicago Title Company.

VICINITY MAP

ROAD 80



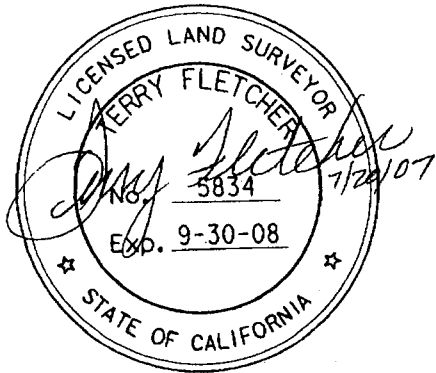
PROPERTY LOCATION

M: 1 DESIGN \ WIDENING PROJECTS \ RD80 WIDENING \ RIGHT OF WAY \ RD80_VMAP.dwg



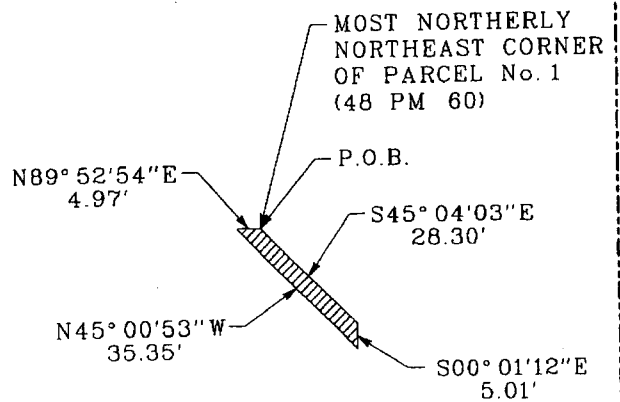
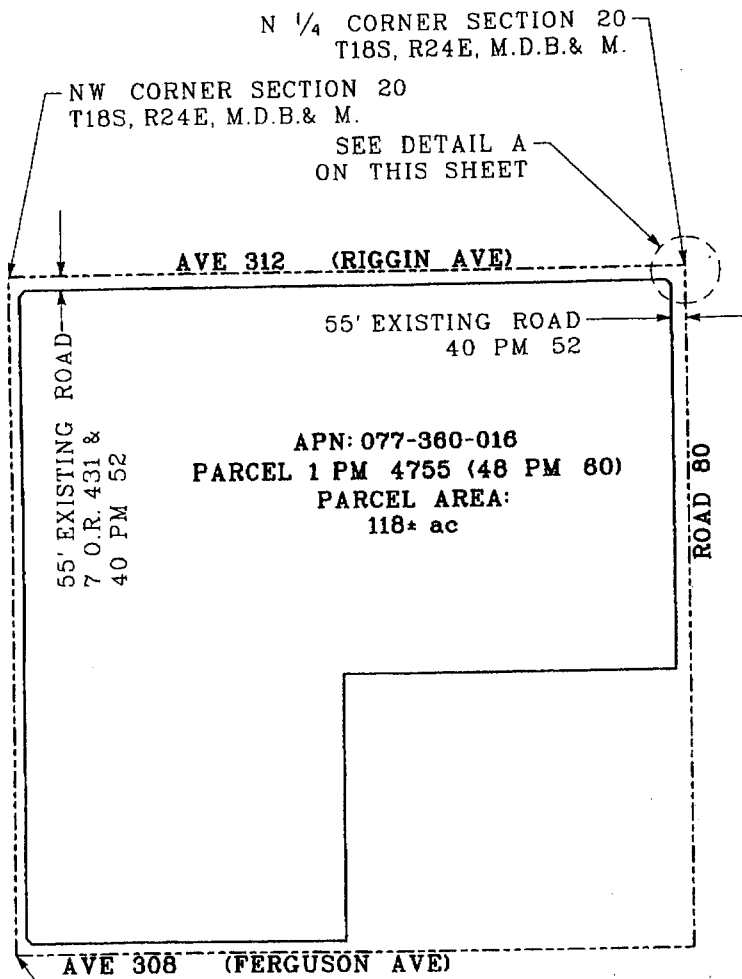
SCALE: 1" = 2 MILES

EXHIBIT "B"



LEGEND:
 RIGHT OF WAY ACQUISITION
 112 sf (0.0028ac)

N 1/4 CORNER SECTION 20



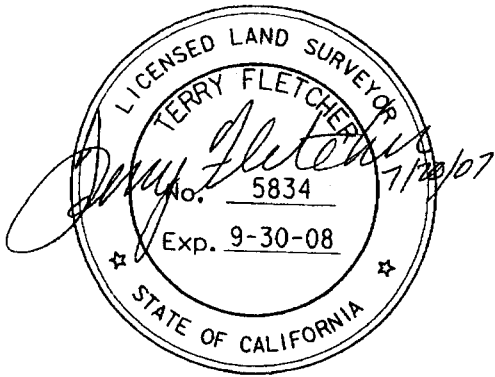
DETAIL A
 SCALE 1" = 40'

SCALE 1" = 750'

BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, NAD83, ZONE IV. ALL DISTANCES ARE GRID DISTANCES. TO CONVERT TO GROUND DISTANCES MULTIPLY BY 1.0000633.

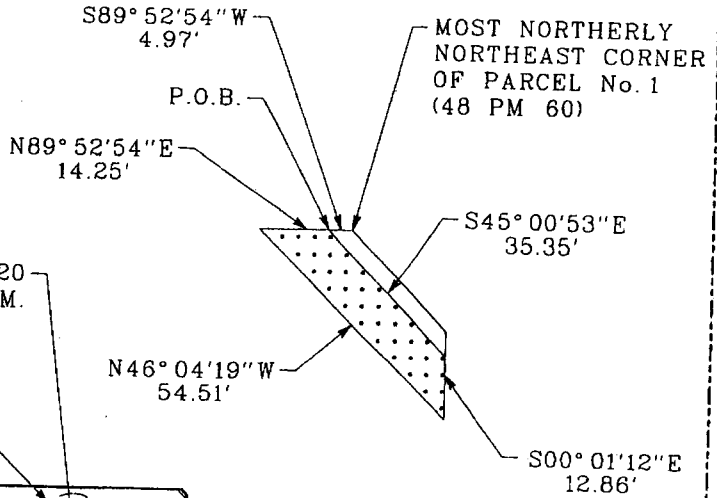
<p>PLAT MAP</p>	<p>CITY OF VISALIA COUNTY OF TULARE STATE OF CALIFORNIA</p>	<p>RIGHT OF WAY</p>
<p>COTTONWOOD FRESNO HOLDINGS, LCC 2855 E. COTTONWOOD PKWY*560 SALT LAKE CITY, UT 84121 APN: 077-360-016</p>	<p>DOKKEN ENGINEERING 2365 IRON POINT ROAD, SUITE 200 19161858-0642 FOLSOM, CA 95630</p>	<p>PROJECT ROAD 80 / PLAZA DRIVE ROAD WIDENING</p>

EXHIBIT "D"



N 1/4 CORNER SECTION 20

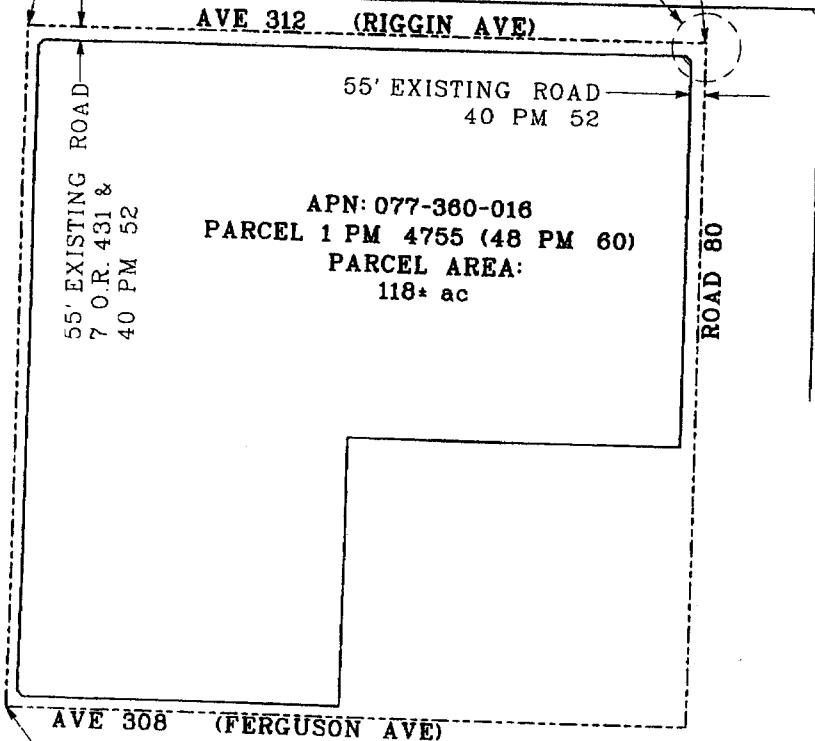
LEGEND:
 [Dotted Line] **TEMPORARY CONSTRUCTION EASEMENT**
 431 sf (0.0099ac)



N 1/4 CORNER SECTION 20
 T18S, R24E, M.D.B. & M.

NW CORNER SECTION 20
 T18S, R24E, M.D.B. & M.

SEE DETAIL A
 ON THIS SHEET



DETAIL A
 SCALE 1" = 40'

SCALE 1" = 750'

BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, NAD83, ZONE IV. ALL DISTANCES ARE GRID DISTANCES. TO CONVERT TO GROUND DISTANCES MULTIPLY BY 1.0000633.

PLAT MAP
 COTTONWOOD FRESNO
 BUILDINGS, LCC
 55 E. COTTONWOOD PKWY*580
 SALT LAKE CITY, UT 84121
 N: 077-360-016

CITY OF VISALIA
 COUNTY OF TULARE
 STATE OF CALIFORNIA

 2365 IRON POINT ROAD, SUITE 200 (916) 858-0642
 FOLSOM, CA 95630

TEMPORARY CONSTRUCTION EASEMENT
 PROJECT
**ROAD 80 / PLAZA DRIVE
 ROAD WIDENING**