



**Resource Management  
Agency  
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:** June 23, 2009

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 and Approval of Relocation Benefits from Tomas G. Avalos and Micaela G. Avalos for the Road 108 Widening Project

**REQUEST(S):**

That the Board of Supervisors:

1. Approve Agreement for Purchase of Real Property from Tomas G. Avalos and Micaela G. Avalos for the Road 108 Widening Project in the amount of \$275,000;
2. Approve "Spend to Get" relocation benefits in the amount of:
  - a. Up to \$1,525 for moving expenses
  - b. Up to \$6,000 for closing costs including loan fees for replacement property
  - c. Up to \$7,000 for Price Differential Payment
3. Authorize the Chairman to sign the Agreement;
4. Authorize County Counsel to sign the Grant Deed acceptance upon presentation;
5. Authorize the Resource Management Agency (RMA) Director or designee to open an escrow, sign all documents to facilitate the escrow for this acquisition; and
6. Direct the Auditor to draw a warrant in the amount of \$277,000 in favor of Stewart Title Company.

**SUBJECT:** Agreement for Purchase of Real Property and Approval of Relocation Benefits from Tomas G. Avalos and Micaela G. Avalos for the Road 108 Widening Project  
**DATE:** June 23, 2009

**SUMMARY:**

The County of Tulare contracted with Omni Means Engineering to design the Road 108 Widening Project and provide Right-of-Way (RW) acquisition services between Visalia and Tulare. The Hopper Company and Bender Rosenthal, Inc. are sub-consultants under Omni Means. The Hopper Company has appraised the required Temporary Construction Easement (TCE) and permanent RW within the project area and Bender Rosenthal, Inc. are supplying RW Agents to negotiate the RW purchases. This agreement is for the total acquisition of the property and will require removal of the residential improvements. The property address is 10827 Avenue 272, Visalia, APN No. 126-240-003.

This parcel is located along the east side of Road 108 and the south side of Avenue 272. The property is zoned AE-20, for rural home site and farmland.

Escrow and Title costs have been estimated at \$2,000. It is recommended the warrant to Stewart Title Company be drawn in the amount of \$277,000. Any overage at the close of escrow will be refunded and re-deposited.

Total potential cost of this acquisition is \$291,525.

**FISCAL IMPACT/FINANCING:**

There is no net County cost to the General Fund. Funds for this RW and TCE purchase is budgeted in Road Fund Budget Account No. 014-225-2300-3070. Under the State Transportation Improvement Program, the State of California will reimburse for the cost of the property and relocation benefits

**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 the Road 108 Widening Project helps fulfill this initiative by improving and maintaining adequate transportation infrastructure.

**ALTERNATIVES:**

The Board could choose not to approve this agreement, but this acquisition is for a previously approved transportation construction project.

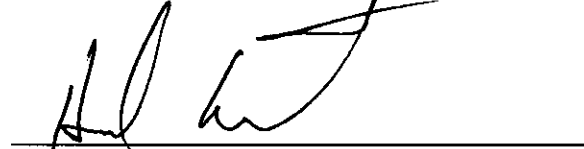
**INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:**

1. County Counsel has reviewed and approved the Agreement.
2. The California Department of Transportation is providing oversight for the expenditure of funds for this project.
3. The Tulare County Auditor is being directed to draw the necessary warrants.

**SUBJECT:** Agreement for Purchase of Real Property and Approval of Relocation Benefits from Tomas G. Avalos and Micaela G. Avalos for the Road 108 Widening Project

**DATE:** June 23, 2009

**ADMINISTRATIVE SIGN-OFF:**

A handwritten signature in black ink, appearing to read 'Hal Cypert', is written over a horizontal line.

Hal Cypert  
Assistant Director – Support Services

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

rn

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

IN THE MATTER OF AGREEMENT FOR )  
PURCHASE OF REAL PROPERTY AND )  
APPROVAL OF RELOCATION BENEFITS ) RESOLUTION NO. \_\_\_\_\_  
FROM TOMAS G. AVALOS AND MICAELA ) AGREEMENT NO. \_\_\_\_\_  
G. AVALOS FOR THE ROAD 108  
WIDENING PROJECT )

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 M. ROUSSEAU  
COUNTY ADMINISTRATIVE OFFICER  
CLERK, BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
Deputy Clerk

\* \* \* \* \*

1. Approved Agreement for Purchase of Real Property from Tomas G. Avalos and Micaela G. Avalos for the Road 108 Widening Project in the amount of \$275,000;
2. Approved "Spend to Get" relocation benefits in the amount of:
  - a. Up to \$1,525 for moving expenses
  - b. Up to \$6,000 for closing costs including loan fees for replacement property
  - c. Up to \$7,000 for Price Differential Payment
3. Authorized the Chairman to sign the Agreement;
4. Authorized County Counsel to sign the Grant Deed acceptance upon presentation;
5. Authorized the Resource Management Agency (RMA) Director or designee to open an escrow, sign all documents to facilitate the escrow for this acquisition; and
6. Directed the Auditor to draw a warrant in the amount of \$277,000 in favor of Stewart Title Company.