



**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: July 13, 2010

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: Robert Newby PHONE: 624-7000

SUBJECT: Agreement for Purchase of Real Property/Right of Way/Temporary Construction Easement from Del Valle Capital Corporation for the Road 80 Widening Project

REQUEST(S):
That the Board of Supervisors:

1. Approve Agreement for Purchase of Real Property/Right of Way/Temporary Construction Easement from Del Valle Capital Corporation for the Road 80 Widening Project in the amount of \$18,000;
2. Authorize the Chairman to sign the Agreement;
3. Authorize County Counsel to sign the Grant Deed and Temporary Construction Easement acceptances upon presentation;
4. Authorize the County Administrative Officer or designee to open an escrow and sign all documents to facilitate the escrow for this acquisition; and
5. Direct the Auditor to draw a warrant in the amount of \$19,500 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 (RW) acquisition services between Visalia and Dinuba. The Hopper Company and Universal Field Services are sub-consultants under Dokken Engineering. The Hopper Company has appraised the required Temporary Construction Easement (TCE) and permanent RW within the

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DATE: July 13, 2010

project area and Universal Field Services are supplying RW Agents to negotiate the RW purchases. The Agreement is for a permanent RW acquisition and a TCE acquisition over a portion of Assessor's Parcel Number 030-120-040. The property is located along the east side of Road 80, south of Avenue 408.

The Escrow and Title costs have been estimated at \$1,500. It is recommended the warrant to Chicago Title Company be drawn in the amount of \$19,500. Any overage at the close of escrow will be refunded and redeposited.

The following table outlines the compensation for this acquisition of property.

RW	\$16,500
TCE	\$ 2,500
Total	\$18,000

FISCAL IMPACT/FINANCING:

There is no net County cost to the General Fund. Funds for this RW purchase are 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 RW.

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 80 Widening Project help 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:

County Counsel has reviewed and approved the Agreement as to form. 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 the necessary warrants.

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

IN THE MATTER OF APPROVAL OF)
AGREEMENT FOR PURCHASE OF REAL)
PROPERTY/RIGHT OF WAY AND) RESOLUTION NO. _____
TEMPORARY CONSTRUCTION EASEMENT) AGREEMENT NO. _____
FROM DEL VALLE CAPITAL CORPORATION)
FOR THE ROAD 80 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/Right of Way/Temporary Construction Easement from Del Valle Capital Corporation for the Road 80 Widening Project in the amount of \$18,000;
2. Authorized the Chairman to sign the Agreement;
3. Authorized County Counsel to sign the Grant Deed and Temporary Construction Easement acceptances upon presentation;
4. Authorized the County Administrative Officer or designee to open an escrow and sign all documents to facilitate the escrow for this acquisition; and
5. Directed the Auditor to draw a warrant in the amount of \$19,500 in favor of Chicago Title Company.

EXHIBIT "A"

**Road 80
Right of Way Acquisition**

Property: A.P.N. 030-120-040

Description:

Two (2) parcels of land lying in the north one half of the southwest one-quarter of the northwest one-quarter of Section 20, Township 16 South, Range 24 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, and being portions of that tract of land which was conveyed to Del Valle Capital Corporation, a California Corporation by that certain GRANT DEED recorded January 12, 2005 as Document No. 2005-0003191, Official Records, County of Tulare, State of California and being more particularly described by metes and bounds as follows:

Parcel 1

Beginning at a point on the south line of the north one-half of the south one-half of the north one-half of the southwest one-quarter of the northwest one-quarter of said Section 20 which bears S88°26'40"E 40.02' from the southwest corner thereof and being the intersection of said south line with the east line of that certain 40.00' strip of land granted to the County of Tulare for road purposes;

Thence N00°01'19"W 244.83' along said east line to a point on the most southerly north line of grantors property;

Thence departing from said east line S88°25'58"E 23.31' along said north line;

Thence departing from said north line S00°06'46"E 244.83' to a point on the south line of the north one-half of the south one-half of the north one-half of the southwest one-quarter of the northwest one-quarter of said Section 20;

Thence N88°26'40"W 23.70' along said south line to the point of beginning.

Containing 5,752 square feet or 0.1321 acres, more or less.

The Basis of Bearings for this description is the California State Plane Coordinate System, NAD83, Zone IV. All distances are Grid distances. To convert to ground distances multiply by 1.0000633

End of Description

Parcel 2

Beginning at a point on the north line of the southwest one-quarter of the northwest one-quarter of said Section 20 which bears S88°25'58"E 40.02' from the northwest corner thereof and being the intersection of said north line with the east line of that that certain 40.00' strip of land granted to the County of Tulare for road purposes;

Thence S88°25'58"E 22.91' along the north line of the southwest one-quarter of the northwest one-quarter of said Section 20;

Thence departing from said north line S00°06'46"E 120.01' to a point on the most northerly south line of grantors property;

Thence N88°25'58"W 23.10' along said south line to a point on east line of that that certain 40.00' strip of land granted to the County of Tulare for road purposes;

Thence N00°01'19"W 120.00' along said east line to the point of beginning.

Containing 2,760 square feet or 0.0634 acres, more or less.

The Basis of Bearings for this description is the California State Plane Coordinate System, NAD83, Zone IV. All distances are Grid distances. To convert to ground distances multiply by 1.0000633

End of Description

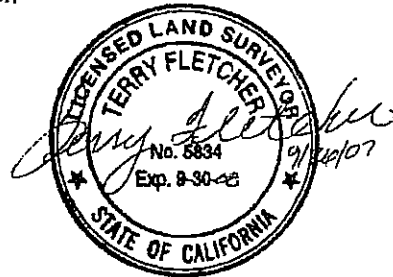
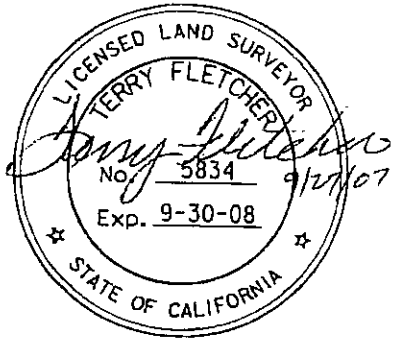
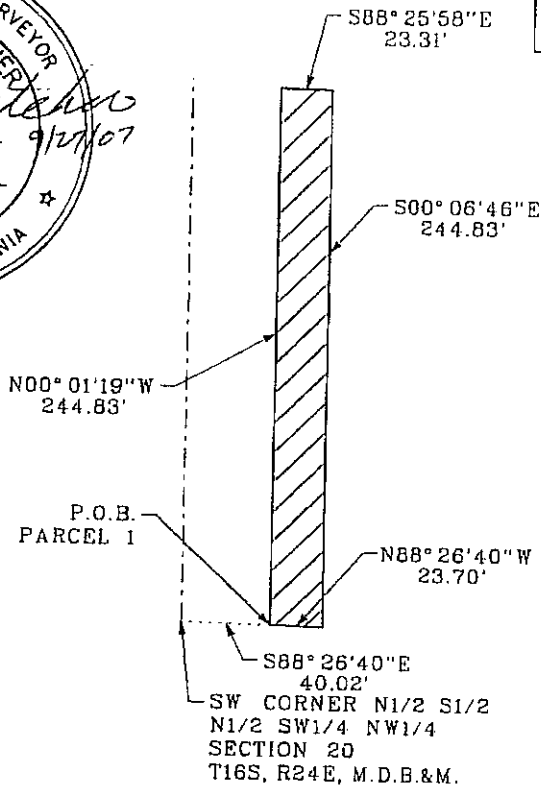


EXHIBIT "B"



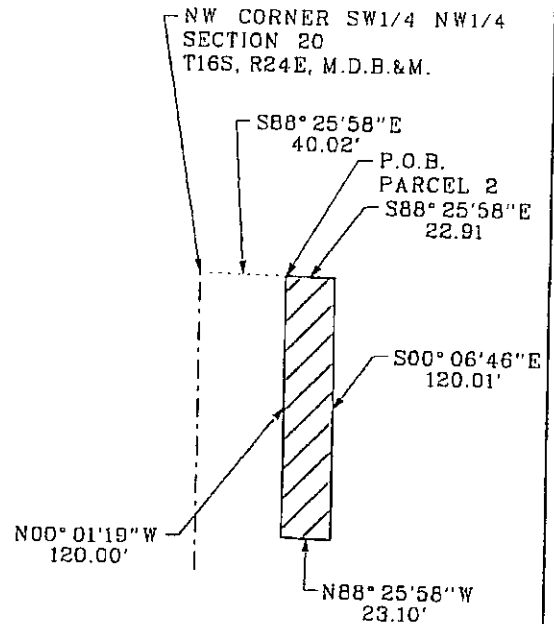
LEGEND

RIGHT OF WAY ACQUISITION
 5,752 sf (0.1321ac) PARCEL 1
 2,780 sf (0.0634ac) PARCEL 2



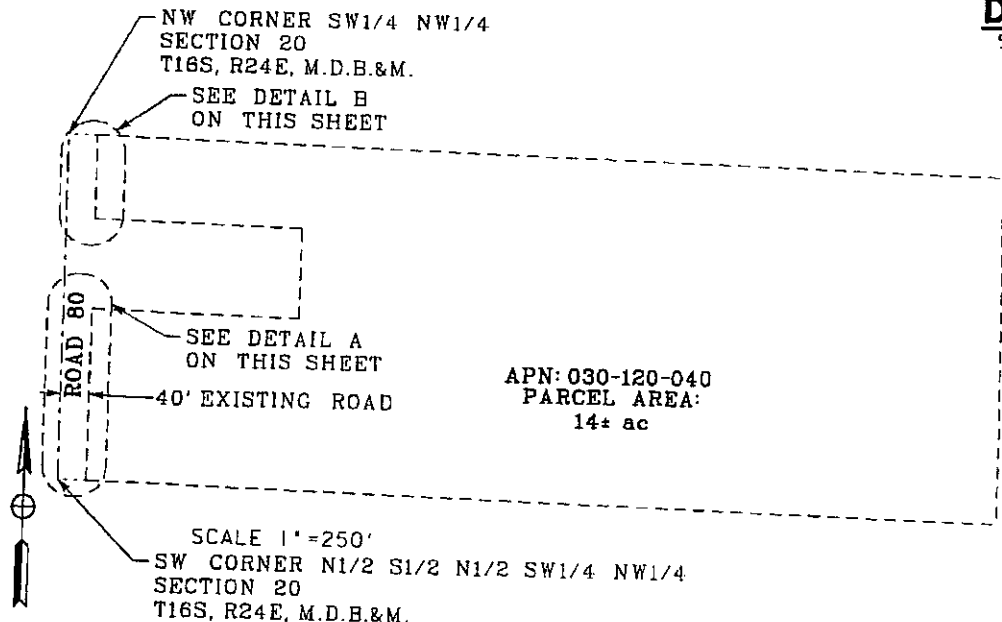
DETAIL A

SCALE 1" = 80'



DETAIL B

SCALE 1" = 80'



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

DEL VALLE CAPITAL CORP
 1012 10TH ST
 MODESTO, CA 95354
 APN: 030-120-040

COUNTY OF TULARE
 STATE OF CALIFORNIA



RIGHT OF WAY

PROJECT
**ROAD 80 / PLAZA DRIVE
 ROAD WIDENING**

EXHIBIT "C"

Road 80
TCE

Property: A.P.N. 030-120-040

Description:

Two (2) parcels of land lying in the north one half of the southwest one-quarter of the northwest one-quarter of Section 20, Township 16 South, Range 24 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, and being portions of that tract of land which was conveyed to Del Valle Capital Corporation, a California Corporation by that certain GRANT DEED recorded January 12, 2005 as Document No. 2005-0003191, Official Records, County of Tulare, State of California and being more particularly described by metes and bounds as follows:

Parcel 1

Beginning at a point on the south line of the north one-half of the south one-half of the north one-half of the southwest one-quarter of the northwest one-quarter of said Section 20 which bears S88°26'40"E 63.71' from the southwest corner thereof;

Thence N00°06'46"W 244.83' to a point on the most southerly north line of grantors property;

Thence S88°25'58"E 10.00' along said north line;

Thence departing from said north line S00°06'46"E 244.83' to a point on the south line of the north one-half of the south one-half of the north one-half of the southwest one-quarter of the northwest one-quarter of said Section 20;

Thence N88°26'40"W 10.00' along said south line to the point of beginning.

Containing 2,448 square feet or 0.0562 acres, more or less.

The Basis of Bearings for this description is the California State Plane Coordinate System, NAD83, Zone IV. All distances are Grid distances. To convert to ground distances multiply by 1.0000633

End of Description

Parcel 2

Beginning at a point on the north line of the southwest one-quarter of the northwest one-quarter of said Section 20 which bears S88°25'58"E 62.93 from the northwest corner thereof;

Thence S88°25'58"E 10.00' along the north line of the southwest one-quarter of the northwest one-quarter of said Section 20;

Thence departing from said north line $S00^{\circ}06'46''E$ 120.01' to a point on
the most northerly south line of grantors property;
Thence $N88^{\circ}25'58''W$ 10.00' along said south line;
Thence $N00^{\circ}06'46''W$ 120.01' to the point of beginning.

Containing 1,200 square feet or 0.0275 acres, more or less.

The Basis of Bearings for this description is the California State Plane Coordinate
System, NAD83, Zone IV. All distances are Grid distances. To convert to ground
distances multiply by 1.0000633

End of Description

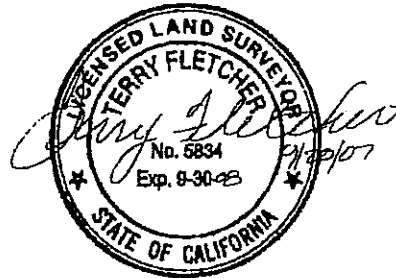
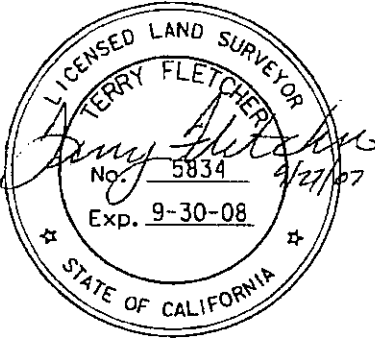
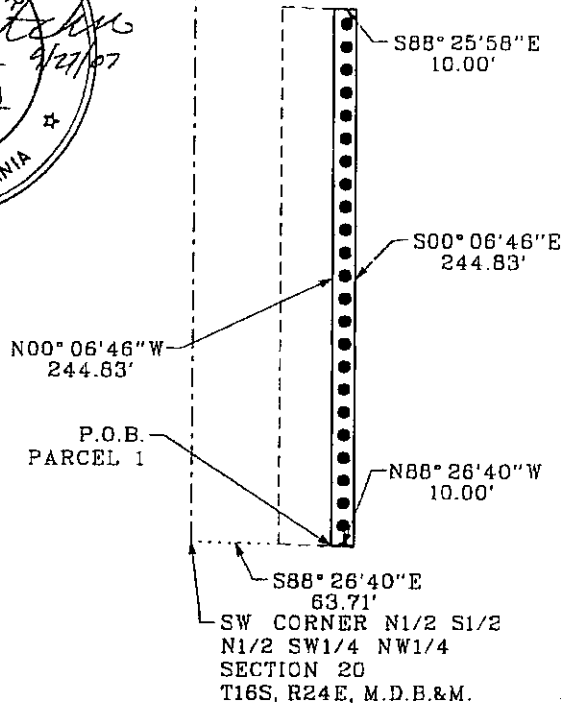


EXHIBIT "D"

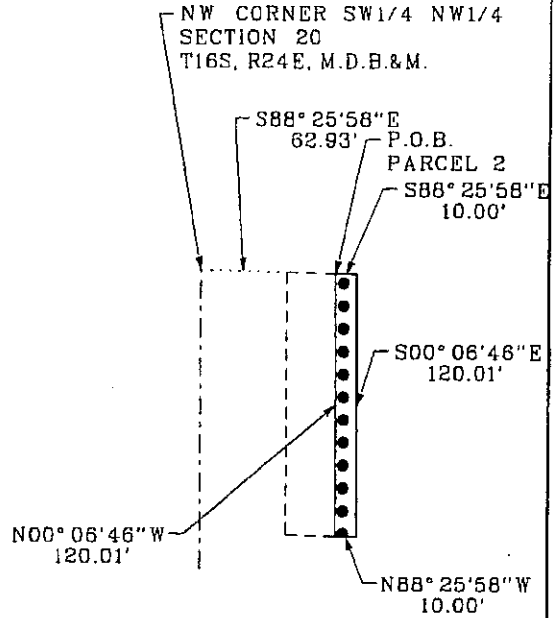


LEGEND:

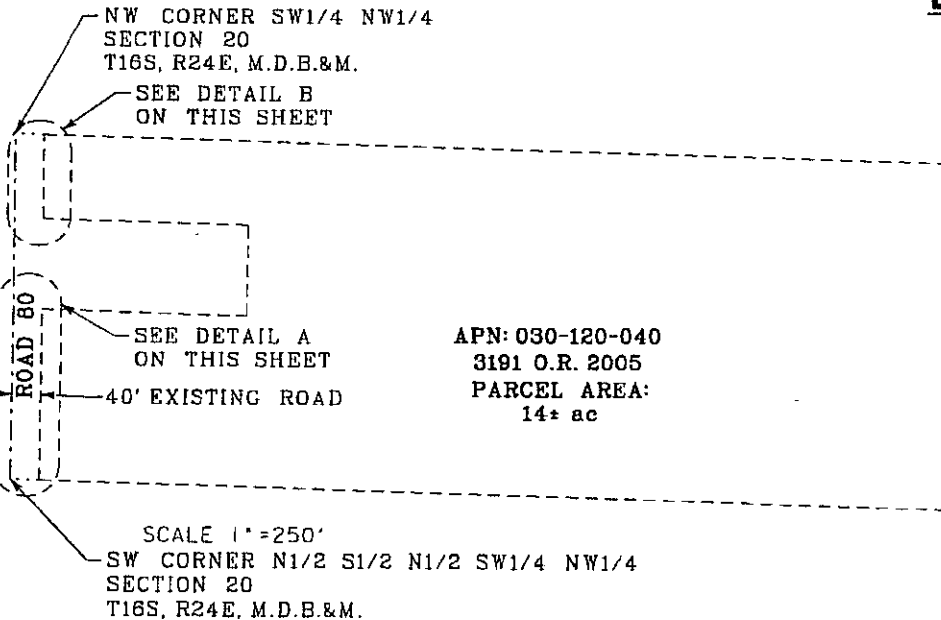
TEMPORARY CONSTRUCTION EASEMENT
 2,448 sf (0.0562ac) PARCEL 1
 1,200 sf (0.0275ac) PARCEL 2



DETAIL A
 SCALE 1" = 80'



DETAIL B
 SCALE 1" = 80'



APN: 030-120-040
 3191 O.R. 2005
 PARCEL AREA:
 14± ac

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>DEL VALLE CAPITAL CORP 1012 10TH ST MODESTO, CA 95354 APN: 030-120-040</p>	<p>COUNTY OF TULARE STATE OF CALIFORNIA</p>	<p>TEMPORARY CONSTRUCTION EASEMENT</p>
	<p>DEDOKKEN ENGINEERING</p> <p>2355 IRON POINT ROAD, SUITE 200 (916) 858-0642 FOLSOM, CA 95630</p>	<p>PROJECT</p> <p>ROAD 80 / PLAZA DRIVE ROAD WIDENING</p>