

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Public Works Alcal

BOARD AGENDA # *C-2

Urgent Routine

AGENDA DATE January 8, 2008

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval of Purchase Agreement to Acquire Road Right-of-Way for the Geer Road at Whitmore Avenue Intersection Project, Parcel Owners Kory Christopher and Jennifer O. Trimble, APN: 018-010-021

STAFF RECOMMENDATIONS:

1. Approve the purchase agreement for the subject acquisition.
2. Authorize the Chairman of the Board to execute the agreement.
3. Direct the Auditor-Controller to make the necessary budget adjustments per the financial transaction sheet.
4. Direct the Auditor-Controller to issue a warrant in the total amount of \$11,500, payable to Fidelity National Title Company, for the purchase amount of \$10,000 and \$1,500 for estimated escrow fees and title insurance.

FISCAL IMPACT:

The total estimated cost for this project is \$2,038,811. The \$11,500 for the purchase of this right-of-way is funded 100% by the Regional Transportation Impact Fee Program (RTIF) and consists of \$10,000 for the purchase of the road easement, \$1,500 for estimated escrow and title insurance fees.

BOARD ACTION AS FOLLOWS:

No. 2008-012

On motion of Supervisor Grover, Seconded by Supervisor O'Brien
and approved by the following vote,

Ayes: Supervisors: O'Brien, Grover, Monteith, DeMartini, and Chairman Mayfield

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST: Christine Ferraro
CHRISTINE FERRARO TALLMAN, Clerk

File No.

DISCUSSION:

In January 2004, the Board of Supervisors approved the Public Works Department Traffic Congestion Relief Program. The Traffic Congestion Relief Program provides for the installation of traffic signals, left turn lanes and related improvements on selected roadways throughout the County, including the improvements to the Geer Road at Whitmore Avenue intersection.

In June 2004, the Board of Supervisors awarded a contract to RBF Consulting for environmental and engineering services for the Traffic Congestion Relief Project "D". This project consists of intersection improvements at two intersections on Geer Road. The two intersections are Geer Road at Hatch Road and Geer Road at Whitmore Avenue. RBF Consulting completed the environmental documents and design for the Geer Road at Hatch Road intersection and construction of this intersection improvement was completed on June 18, 2007.

On June 5, 2007, the Board of Supervisors approved the Mitigated Negative Declaration for intersection improvements at Geer Road and Whitmore Avenue.

The Geer Road at Whitmore Avenue project consists of a new traffic signal and additional through lanes and turn lanes that will improve traffic safety and enhance the flow of traffic through this intersection. Installation of safety lighting and shoulder widening will also be completed.

To accomplish this project, the County will need to acquire additional right-of-way from the parcel on the northwest corner of Geer Road and Whitmore Avenue. The property owners have agreed to accept the following:

Property Owners	Amount of Compensation	Assessors Parcel Number	Right-of-Way Area
Kory Christopher & Jennifer O. Trimble	\$10,000	018-010-021	4,085 s.f.

The amount of compensation has been determined to be within the range of just compensation by an independent appraiser hired by the County.

POLICY ISSUES:

The Board should consider if the recommended actions are consistent with its priorities of providing a safe community, a healthy community and a well-planned infrastructure system.

STAFFING IMPACT:

There is no staffing impact associated with this item.

**AUDITOR-CONTROLLER
BUDGET JOURNAL**



Balance Type	Budget
Category	Budget - Upload
Source	
Currency	USD
Budget Name	LEGAL BUDGET
Batch Name	
Journal Name	
Journal description	Transfer Budget to Geer Rd @ Whitmore Ave Intersection Project
Period	JUL-07 to JUN-08
Organization	Stanislaus Budget Org
	BO#

Line	Coding Structure						Debit		Credit		Description
	Fund 4	Org 7	Account 5	G/L Proj 7	Loc 6	Misc 6	incr appropriations decr est revenue	decr appropriations incr est revenue			
1	1102	40310	72600	9708	0	0.0	11,500.00				
2	1102	40310	63280	0	0	0.0			11,500.00		
3	1102	40310	46615	0	0	0.0	11,500.00				
4	1102	40310	46615	9708	0	0.0			11,500.00		
5						0					
6						.0					
7						.0					
8						.0					
9						.0					
10						.0					
11						.0					
12						.0					
13						.0					
14						.0					
15						.0					
16						.0					
17						.0					
18						.0					
19						.0					
20						.0					
21						.0					
22						.0					
23						.0					
24						.0					
25						.0					
Totals							23,000.00	23,000.00			

Transfer Budget to Geer Rd @ Whitmore Ave Intersection Project

Requesting Department		CEO	Auditors Office Only	
Sharon Andrews				
Signature		Signature	Prepared By	Admin Approval (\$75K+)
12/14/07		01/02/08		12/14/07
Date		Date	Date	Date

Contact Person & Phone Number

**AUDITOR-CONTROLLER
STANDARD JOURNAL VOUCHER**



BATCH SCREEN

Batch: PW
 Period: ~~Dec-07~~ JAN-08
 Description: _____

JOURNAL SCREEN

Journal: PW SKA JV
 Category: Transfer
 Balance Type: A A = Actual or E = Encumbrance
 Description: Transfer funds from RTIF to Project Account (Geer Rd @ Whitmore Ave Intersection)
 Control Total: 11,500.00

Line	Coding Structure						Debit	Credit	Description	
	Fund 4	Org 7	Account 5	G/L Proj 7	Loc 6	Misc 6				
1	6400	64100	85850	0	0	0.0	11,500.00			
2	1102	40310	46615	9708	0	0.0		11,500.00		
3						0				
4						0				
5						0				
6						0				
7						0				
8						0				
9						0				
10						0				
11						0				
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18						0				
19						0				
20						0				
21						0				
22						0				
23						0				
24						0				
25						0				
26						0				
27						0				
Totals								11,500.00	11,500.00	

Explanation: Transfer funds from RTIF to Project Account (Geer Rd @ Whitmore Ave Intersection)

Departments Outside Auditors' Office		Auditors Office Only	
SHARON ANDREWS			
Prepared by	Supervisor's Approval	Prepared By	Admin Approval (\$75K+)
12/14/07	12-14-07		12/14/07
Date	Date	Date	Date

Project: Geer Road/Whimore Avenue
Intesection
Grantor(s): Kory Christopher and
Jennifer O. Trimble
APN.: 018-010-021

AGREEMENT FOR ACQUISITION OF PROPERTY

This Agreement for Acquisition of Property is between the County of Stanislaus (County) and Kory Christopher and Jennifer O. Trimble, husband and wife (Grantor(s)). This Agreement is expressly subject to approval by the County Board of Supervisors.

1. **PROPERTY.**

Grantor(s) agrees to sell to County, and County agrees to purchase from Grantor(s), on the terms and conditions set forth in this Agreement, the real property interest described in the Road Easement Exhibit attached hereto which are incorporated herein by this reference (the "Property").

2. **DELIVERY OF DOCUMENTS/ESCROW.**

All documents necessary for the transfer of the Property shall be executed and delivered by Grantor(s) to the County's designated Acquisition Agent.

This transaction shall be handled through an escrow with Fidelity National Title Company, 3425 Coffee Road #C, Modesto, California 95355 at (209) 529-0231.

3. **PURCHASE PRICE AND TITLE.**

The consideration to be paid by the County for easement rights to the Property is \$10,000.00 dollars (the "Purchase Price") and is segregated as follows:

\$7,033.00	Permanent Easement (4,085 sq.ft.)
\$ N/A	Temporary Construction Easement
\$2,967.00	Improvements (landscaping/trees/shrubs/garden portion)
\$ -0-	Severance Damages
<u>\$10,000.00</u>	Total

County shall deliver the Purchase Price no later than 45 days after Board of Supervisors approval and after delivery and execution of all necessary tranfer documents. Grantor(s) shall convey good, marketable and insurable title to the Property free and clear of all liens, encumbrances, taxes, assessments and leases recorded and/or unrecorded.

Good, marketable and insurable fee simple title to the Property shall be evidenced by an ALTA extended coverage owner's policy of title insurance ("Title Policy"), with survey

Agreement for Purchase

Kory Christopher & Jennifer O. Trimble / APN: 018-010-021

Page 2 of 3

exception if County elects not to obtain an ALTA survey for the Property interest. The Title Policy shall be in the amount of the Purchase Price, showing title to the Property interest vested in County. It shall be a condition precedent to County's obligations under this Agreement that escrow holder is able to issue the Title Policy to County.

County shall pay all costs of any escrow, title insurance, and recording fees incurred in this transaction.

The Grantors agree that if claims are submitted by lien-holders, the County is hereby authorized to honor such claims and deduct the amount of said claims from the amount to be paid to the property owner. The County will notify the Grantors of any such claims prior to payment.

The Grantors acknowledge that this transaction is a negotiated settlement in lieu of condemnation and agree that the Purchase Price to be paid herein is in full settlement of any claims for compensation or damages that may have arisen, including, but not limited to, attorney fees, pre-condemnation damages, severance damages, business goodwill, or any other claim regarding the acquisition of the Property interest or construction of improvements thereon.

4. PRORATION OF TAXES.

- (a) Taxes shall be prorated in accordance with California Revenue and Taxation Code section 5081 et seq., as of the recordation of the Grant Deed conveying title to County, except that where County has taken possession of the Property, taxes shall be prorated as of the date of possession.
- (b) Grantors authorize County to deduct from the purchase price any amount necessary to satisfy any delinquent taxes, together with penalties and interest thereon, and any delinquent or non-delinquent assessments or bonds, which are to be cleared from the title to the Property.

5. POSSESSION.

Grantors agree that immediately upon approval of this Agreement by County, the County may enter upon and take possession of the Property.

6. HAZARDOUS WASTE MATERIAL.

The Grantors hereby represent and warrant that during the period of Grantor's ownership of the Property, there have been no disposals or releases of hazardous substances on, from, or under the Property. Grantors further represent and warrant that Grantors have no knowledge of any disposal or release of hazardous substances, on,

Agreement for Purchase

Kory Christopher & Jennifer O. Trimble / APN: 018-010-021

Page 3 of 3


from, or under the Property which may have occurred prior to Grantors taking title to the Property interest.

The Purchase Price of the Property interest reflects the fair market value to the Property without the presence of contamination. If the Property is found to be contaminated by the presence of hazardous substances which requires mitigation under Federal or County law, the Count reserves the right to recover its clean-up costs from those who caused or contributed to the contamination.


IN WITNESS WHEREOF, the parties have executed this Agreement on November 19 2007 as follows:

COUNTY OF STANISLAUS

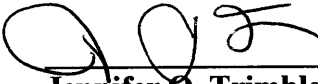
GRANTORS:



Thomas Mayfield
Chairman of the Board of Supervisors



Kory Christopher




Jennifer O. Trimble

ATTEST:
Christine Ferraro Tallman
Clerk of the Board of Supervisors of the
County of Stanislaus, State of California

By: 

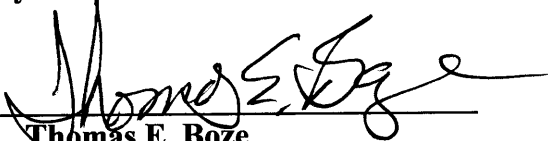
Suzi Gibert
Deputy Clerk

APPROVED AS TO CONTENT:
Department of Public Works



Matthew Machado, Director

APPROVED AS TO FORM:
Michael H. Krausnick
County Counsel

By: 

Thomas E. Boze
Deputy County Counsel

NO FEE

RECORDING REQUESTED BY: BOARD OF SUPERVISORS

RETURN TO: STANISLAUS COUNTY
DEPARTMENT OF PUBLIC WORKS
1010 10th Street, Suite 3500
Modesto, CA 95354

Road Name: Geer Road/Whitmore Ave
APN: 018-010-021

ROAD EASEMENT


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kory Christopher and Jennifer O. Trimble, husband and wife, as community property, with right of survivorship

do(es) hereby grant to the COUNTY OF STANISLAUS an easement for public road and highway purposes in the real property in the County of Stanislaus, State of California described as:

SEE EXHIBIT "A"


Kory Christopher


Jennifer O. Trimble

Dated: 11/19/07

11/19/07

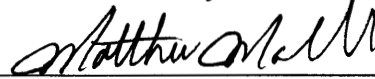
APPROVED as to description: _____ Dated: _____

CERTIFICATE OF ACCEPTANCE AND CONSENT TO RECORDATION

This is to certify that the interest in real property conveyed by the deed or grant dated: _____

from Kory Christopher and Jennifer O. Trimble to County of Stanislaus, a political corporation and/or governmental agency, is hereby accepted by the undersigned officer or agent on behalf of the Board of Supervisors of the County of Stanislaus, pursuant to authority conferred by resolution of the Board of Supervisors of the County of Stanislaus adopted on _____ in accordance with the provision of Government Code Section 27281, and the grantee consents to recordation thereof by its duly authorized officer.

MATTHEW MACHADO, Director, Department of Public Works
of Stanislaus County, State of California



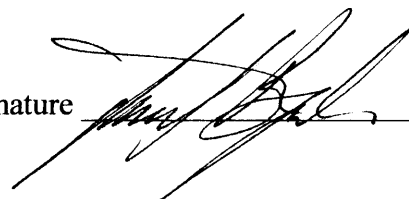
Dated: 12-17-07

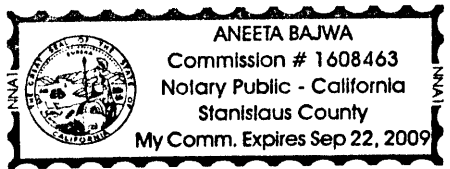
GENERAL ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF Stanislaus) ss.

On November 19th 2007, before me, ANEETA BAJWA, a Notary Public, personally appeared KORY CHRISTOPHER & JENNIFER O. TRUMBULL, personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 



(Seal)

EXHIBIT "A"

Revised May 1, 2007
February 22, 2007
JN 35-100395

LEGAL DESCRIPTION

**RIGHT OF WAY DEDICATION
APN 018-010-021**

That certain portion of land situate in the Southwest Corner of Section 11, Township 4 South, Range 10 East of the Mt. Diablo Base and Meridian, County of Stanislaus, State of California, described as follows:

COMMENCING at the Southwest Corner of said Section 11; thence along the southerly section line of said Section 11 South 89°33'23" East 452.36 feet; thence leaving said southerly section line North 00°26'37" East 21.71 feet to the **TRUE POINT OF BEGINNING**, said point also being the southwest corner of the lands of Christopher and Trimble as described in Doc. 2006-0007322, recorded in County Recorder's Office of said County; thence along the westerly boundary line of said lands of Christopher and Trimble (Doc. 2006-0007322) North 00°14'38" West 18.29 feet; thence leaving said westerly boundary line South 89°33'23" East 147.86 feet; thence South 84°42'21" East 111.48 feet to the easterly boundary line of said lands of Christopher and Trimble (Doc. 2006-0007322); thence along said easterly boundary line South 00°16'23" East 7.88 feet to southerly boundary line of said lands of Christopher and Trimble (Doc. 2006-0007322); thence along said southerly boundary line North 89°46'06" West 258.83 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 4,085 square feet

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of record.

EXHIBIT "B" attached and by this reference made a part hereof.




Daniel W. Bustamante, P.L.S. 7030
License Expires September 30, 2008

RBF CONSULTING
500 Ygnacio Valley Road, Suite 270
Walnut Creek, California 94596

SEC 15 SECTION LINE SEC 10
 SEC 14 P.O.C. SECTION LINE SEC 11
 SOUTHWEST CORNER OF SEC 11

T.4S.,R.10E.,
 MDB&M

APN 018-010-023
 DOC. 2002-0095110
 LANDS OF MARTELLA

12.5' WIDE EASEMENT
 TURLOCK IRRIGATION
 DOC 2000-0103179

T.P.O.B.

L1 L2

12.5' WIDE
 IRRIGATION EASEMENT

APN 018-055-002
 1603 D 334
 LANDS OF BAVARO

APN 018-010-021
 DOC. 2006-0007322
 LANDS OF CHRISTOPHER
 & TRIMBLE

R/W DEDICATION
 4,085 SQ. FT.

WHITMORE AVE

N89°33'23"W 452.36'

N89°46'06"W 258.83'

147.86'
 N89°33'23"W

111.48'
 N84°42'21"W

L3

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N00°26'37"E	21.71'
L2	N00°14'38"W	18.29'
L3	N00°16'23"W	7.88'

APN 018-010-022
 DOC. 2006-0007322
 LANDS OF HUNTER,
 CHRISTOPHER & TRIMBLE SHEET 1 OF 1 SHEETS

EXHIBIT "B"

SKETCH TO ACCOMPANY A
 LEGAL DESCRIPTION FOR
 RIGHT OF WAY DEDICATION

APN: 018-010-021
 STANISLAUS COUNTY



PLANNING ■ DESIGN ■ CONSTRUCTION

500 YGNACIO VALLEY ROAD, SUITE 270
 WALNUT CREEK, CALIFORNIA 94596-3847
 925.906.1460 • FAX 925.906.1465 • www.RBF.com

MAY 1, 2007

J.N. 35-100395

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