

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

DEPT: Public Works *ad*

BOARD AGENDA # *C-1

Urgent Routine

AGENDA DATE December 8, 2009

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Consider and Adopt a Resolution of Necessity to Acquire Real Property or Interest in Real Property by Eminent Domain for the State Route 219 Widening Project, Parcel Owner Jake Van Duyn, Trustee, et al., APN: 046-006-001 and 078-016-027, 10-Sta-219-KP 4.80, Parcel 15320

STAFF RECOMMENDATIONS:

Consider and adopt a Resolution of Necessity to acquire Real Property or Interest in Real Property by Eminent Domain for the State Route 219 widening project, parcel owner Jake Van Duyn, Trustee, et al., for APN: 046-006-001 and 078-016-027, and make the findings contained therein.

FISCAL IMPACT:

Under the County's Memorandum of Understanding with the California Department of Transportation (Caltrans), Stanislaus County will bear the costs associated with noticing and conducting the Resolution of Necessity hearings. It is anticipated that these costs will be minimal and can be absorbed within the Public Works Road and Bridge budget.

BOARD ACTION AS FOLLOWS:

No. 2009-811

On motion of Supervisor Chiesa, Seconded by Supervisor Grover
and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Consider and Adopt a Resolution of Necessity to Acquire Real Property or Interest in Real Property by Eminent Domain for the State Route 219 Widening Project, Parcel Owner Jake Van Duyn, Trustee, et al., APN: 046-006-001 and 078-016-027, 10-Sta-219-KP 4.80, Parcel 15320

DISCUSSION:

The Caltrans widening of State Route 219 (Kiernan Avenue) from State Route 99 on the west to State Route 108 (Mc Henry Avenue) on the east is divided into two phases. The first phase, which is currently under construction, is from State Route 99 to just east of Dale Road. The second phase is from just east of Dale Road on the west to State Route 108. Caltrans completed right-of-way acquisition for Phase I and is now in the process of purchasing right-of-way for Phase II.

The County of Stanislaus, City of Modesto, Stanislaus Council of Governments (StanCOG), and Caltrans have been working together to accelerate this widening project and since the right-of-way acquisition procedures presented the largest delay, the County agreed to conduct the Resolution of Necessity hearings on behalf of the State. Typically, the Resolution of Necessity hearings are conducted at the California Transportation Commission (CTC), however, by conducting the hearings locally a long scheduling delay is avoided. In 2007, with the approval of a Memorandum of Understanding with Caltrans, the Board of Supervisors conducted the Resolution of Necessity hearings for Phase I. On June 3, 2008, the Board of Supervisors approved a similar Memorandum of Understanding with Caltrans, which outlined the various roles and responsibilities necessary to conduct the hearings for the Phase II improvements. These hearings are only for properties needed for the widening project that could not be obtained by negotiation. Conducting these hearings should result in approval or disapproval of a Resolution of Necessity containing the following four findings:

- A. The public interest and necessity require the project.
- B. The project is planned or located in the manner that will be most compatible with the greatest public good with the least private injury.
- C. This property is required for the proposed project.
- D. An offer to purchase the property in compliance with Government Code Section 7267.2 has been made to the owner of record.

This hearing is for a partial acquisition of property described by Caltrans as Parcel 15320, has an Assessor's Parcel Number of 046-006-001 and 078-016-027 and is located at 1920 Kiernan Avenue. This property is a Williamson Act contract (72-0499). The property owner is Jake Van Duyn, Trustee, et al. The property owner is not contesting the items in the Resolution of Necessity, the only issue with the property owner is related to compensation.

Staff believes that Caltrans has complied with all requirements of the Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970 as amended. The Caltrans staff appraisal of the property has been reviewed by the District/Region Appraisal Branch and Caltrans has confirmed that the value conclusions are valid and the appraisal represents current market value. The owner has been offered the full amount of the approved appraisal.

Approval to Consider and Adopt a Resolution of Necessity to Acquire Real Property or Interest in Real Property by Eminent Domain for the State Route 219 Widening Project, Parcel Owner Jake Van Duyn, Trustee, et al., APN: 046-006-001 and 078-016-027, 10-Sta-219-KP 4.80, Parcel 15320

The amount of compensation is specifically excluded from consideration in the adoption of a Resolution of Necessity. Once a Resolution is passed, court proceedings can begin to consider the remaining issue of compensation. If the property owner wishes to contest any of the four issues (listed A - D above) considered in a Resolution of Necessity, a request to appear should be sent in advance of the hearing. Caltrans representatives will attend the hearing as needed to provide evidence and testimony sufficient to support adoption of the proposed Resolution of Necessity and the findings contained within.

This parcel is in a Williamson Act contract and was evaluated in the Environmental Assessment pursuant to the Farmland Protection Policy Act, the California Land Conservation Act of 1965, and local farmland protection policies. Caltrans determined that there would be no substantial impact resulting from the construction of the proposed project.

Caltrans also determined in a formal notification to the Department of Conservation that this project is considered exempt from making the findings as required in Government Codes Section 51292, per Section 51293 (f).

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:

Staff from the Chief Executive Office, County Counsel and Public Works have been involved in preparing notices, agenda items and presentations associated with the Resolution of Necessity hearings.

TB/RC:jg
L:\TPC\Hwy219Expressway\Phase 2 Resolution of Necessity\15320 Van Duyn\RON_BOS_Van Duyn 15320

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
STATE OF CALIFORNIA

Date: December 8, 2009

No. 2009-811

On motion of Supervisor Chiesa Seconded by Supervisor Grover
and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

Item # *C-1

THE FOLLOWING RESOLUTION WAS ADOPTED:

**TO ACQUIRE CERTAIN REAL PROPERTY OR INTEREST IN REAL PROPERTY
BY EMINENT DOMAIN HIGHWAY 10-Sta-219-KP 4.80, PARCEL 15320
APN: 046-006-001 & 078-016-027, OWNER: Jake Van Duyn, Trustee, et al**

BE IT RESOLVED, that the Board of Supervisors of the County of Stanislaus, State of California, hereby finds and determines as follows:

WHEREAS, Article I, section 19 of the Constitution of the State of California and section 25350.5 of the Government Code authorizes the Board of Supervisors of any County to acquire by eminent domain any property necessary to carry out any of the powers or functions of the County; and

WHEREAS, Streets and Highways Code section 760 authorizes the Board of Supervisors, by four-fifths vote, to cooperate with the California Department of Transportation ("Caltrans") in the acquisition of land for state highway purposes if doing so will promote the interests of the County of Stanislaus; and

WHEREAS, on June 3, 2008, the Board of Supervisors adopted by four-fifths vote, a Resolution Authorizing a Memorandum of Understanding with Caltrans for the County to Conduct Resolution of Necessity Hearings to Assist Caltrans in Acquiring Property for State Route 219 Transportation Improvements.

WHEREAS, notice has been properly given as required by and according to the provisions of section 1245.235 of the California Code of Civil Procedure, and a hearing has been held at which all persons whose property may be acquired by eminent domain and whose name and address appear on the last equalized County Assessment Roll have been given a reasonable opportunity to appear and be heard by the Board of Supervisors on the matters set forth in Code of Civil Procedures sections 1240.030 and 1240.510: and

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk
Stanislaus County Board of Supervisors,
State of California



WHEREAS, notice has been properly given to the Director of Conservation pursuant to Government Code section 51291 of the intent to consider the property for location of the project:

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Supervisors of Stanislaus County that the following findings be made:

1. The public interest and necessity require the acquisition of the real property interests described in Exhibit "A", "B" and "C" attached hereto and incorporated by this reference for the proposed public project, namely a State highway; and
2. The proposed project is planned and located in the manner that will be most compatible with the greatest public good and the least private injury; and
3. The property sought to be acquired and described by this resolution is necessary for the public project; and
4. The offer required by Section 7267.2 of the Government Code has been made to the owners of record.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Supervisors of Stanislaus County that the California Department of Transportation is hereby authorized and empowered;

To acquire, in the name of the People of the State of California, in fee simple absolute, unless a lesser estate is hereinafter expressly described, the real property, or interests in real property described in Exhibit "A", "B" and "C" attached hereto, by condemnation proceeding or proceedings in accordance with the provisions of the Streets and Highways Code, Code of Civil Procedure and of the Constitution of California relating to eminent domain;

The real property or interests in real property, which the Department of Transportation is by this resolution authorized to acquire, is situated in the County of Stanislaus, State of California, Highway 10-Sta-219 and described in Exhibit "A", "B" and "C" attached hereto.

1 **Parcel 15320**

2 For State highway purposes, a portion of that certain parcel of land
3 described in the Quitclaim Deed recorded September 12, 2006 as Document No.
4 2006-0135350-00, Official Records Stanislaus County, being a portion of Lots 21,
5 24 and 25 of ALBEMERL TRACT, recorded in Volume 4 of Maps at Page 19,
6 Stanislaus County Records, lying northerly of courses (8) and (9) of the following
7 described courses:

8 BEGINNING at the position for the North quarter corner of Section 6,
9 Township 3 South, Range 9 East, Mount Diablo Meridian, said position is South
10 00°56'10" East, a distance of 0.582 (1.91 feet) from a 2" iron pipe marking a
11 Witness Corner, as shown on Record of Survey filed in Book 16 of Surveys at
12 Page 16, Stanislaus County Records; THENCE (1) South 00°56'10" East, along
13 the North-South Quarter Section line of said Section 6, a distance of 85.487
14 meters, the South quarter corner of said Section 6 being marked by a 2" iron pipe
15 with a brass cap, as shown on Record of Survey filed in Book 16 of Surveys at
16 Page 16, Stanislaus County Records; THENCE (2) South 89°03'50" West, a
17 distance of 12.468 meters; THENCE (3) South 71°33'13" West, a distance of 7.623
18 meters; THENCE (4) North 64°43'56" West, a distance of 37.353 meters; THENCE
19 (5) North 83°45'21" West, a distance of 12.280 meters; THENCE (6) South
20 88°24'14" West, a distance of 214.941 meters; THENCE (7) North 00°26'31" West,
21 a distance of 10.962 meters; THENCE (8) South 89°33'29" West, a distance of
22 300.402 meters; THENCE (9) North 84°21'14" West, a distance of 428.965 meters
23 to the easterly line of Parcel A, as shown on Parcel Map filed January 25, 1977 in
24 Book 24 of Parcel Maps, Page 42, Stanislaus County Records; THENCE (10)
25 North 00°41'02" West, a long said easterly line of Parcel A and its northerly
26 prolongation, a distance of 42.847 meters to the North line of the Northeast
27 quarter of Section 1, Township 3 South, Range 8 East, Mount Diablo Meridian;

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Parcel 15320 (continued)

THENCE (11) North 89°36'42" East, along last said North line, a distance of 143.538 meters to the Northeast corner of said Section 1, said corner being marked by 2" iron pipe, as shown on said Parcel Map; THENCE (12) South 88°48'53" East, a long the North line of the Northwest quarter of said Section 6, a distance of 863.668 meters to the POINT OF BEGINNING.

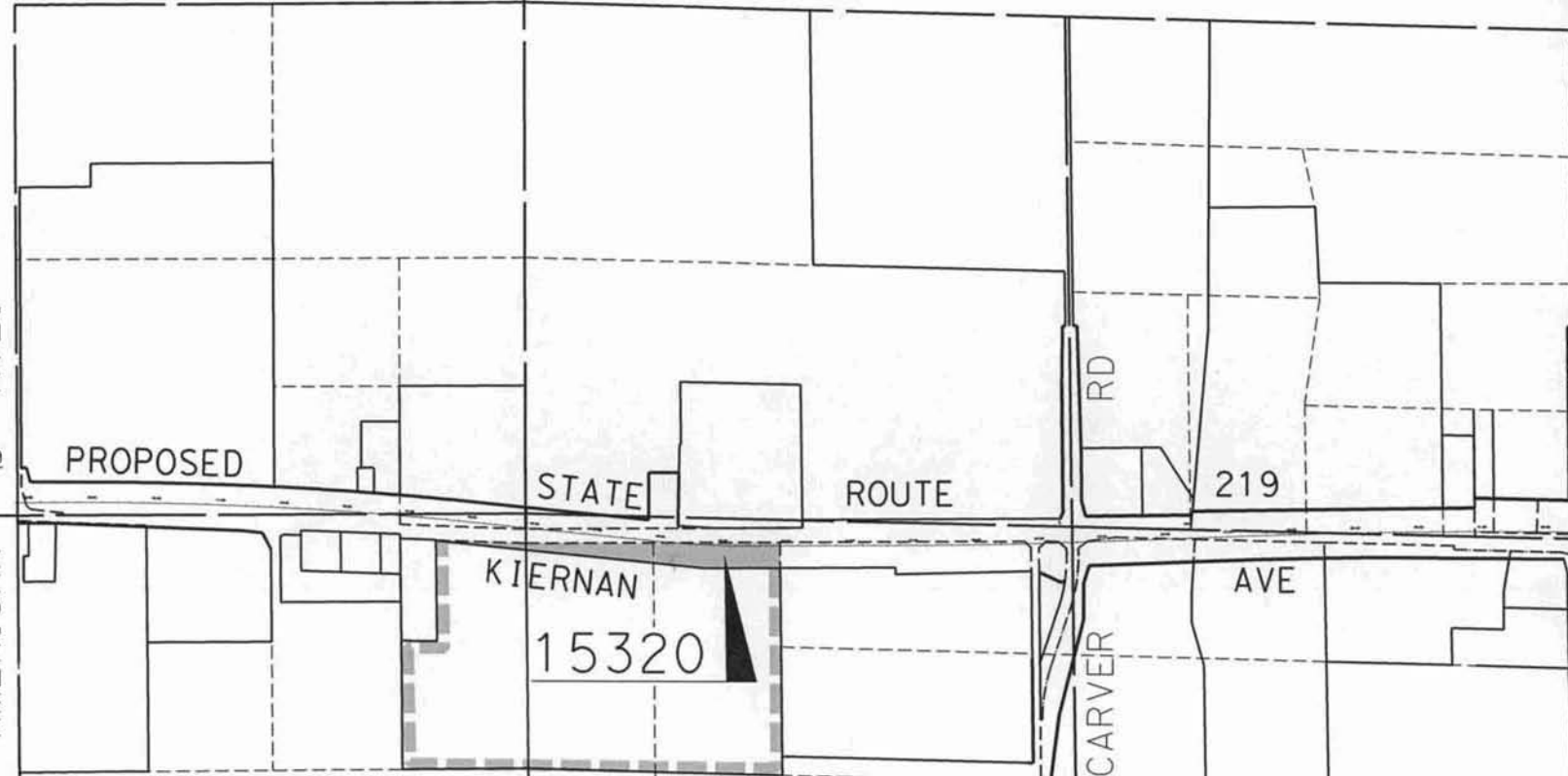
The bearings and distances used in this description are on the California Coordinate System of 1983, Zone 3. Multiply distances by 1.00006972 to convert to ground distances.

EXHIBIT A



T.2 S., R.8 E., M.D.B.& M.
Section 36

T.2 S., R.9 E., M.D.B.& M.
Section 32



T.3 S., R.8 E., M.D.B.& M.
Section 1

T.3 S., R.9 E., M.D.B.& M.
Section 5

NO SCALE

LEGEND

- PARCEL 15320 FEE
- PARCEL 15320 PROPERTY BOUNDARY

RESOLUTION OF NECESSITY
AREA MAP

10-Sta-219 K.P. 4.80

SEE EXHIBIT C

EXHIBIT B

T.2 S., R.9 E., M.D.B.& M.
Section 31



DATA TABLE			
#	BEARING/DELTA	DIST./LEN.	RADIUS
①	N00°26'31"W	10.962	
②	N50°50'37"W	16.689	
③	S71°33'13"W	7.623	
④	S89°03'50"W	12.468	
⑤	N83°45'21"W	12.280	

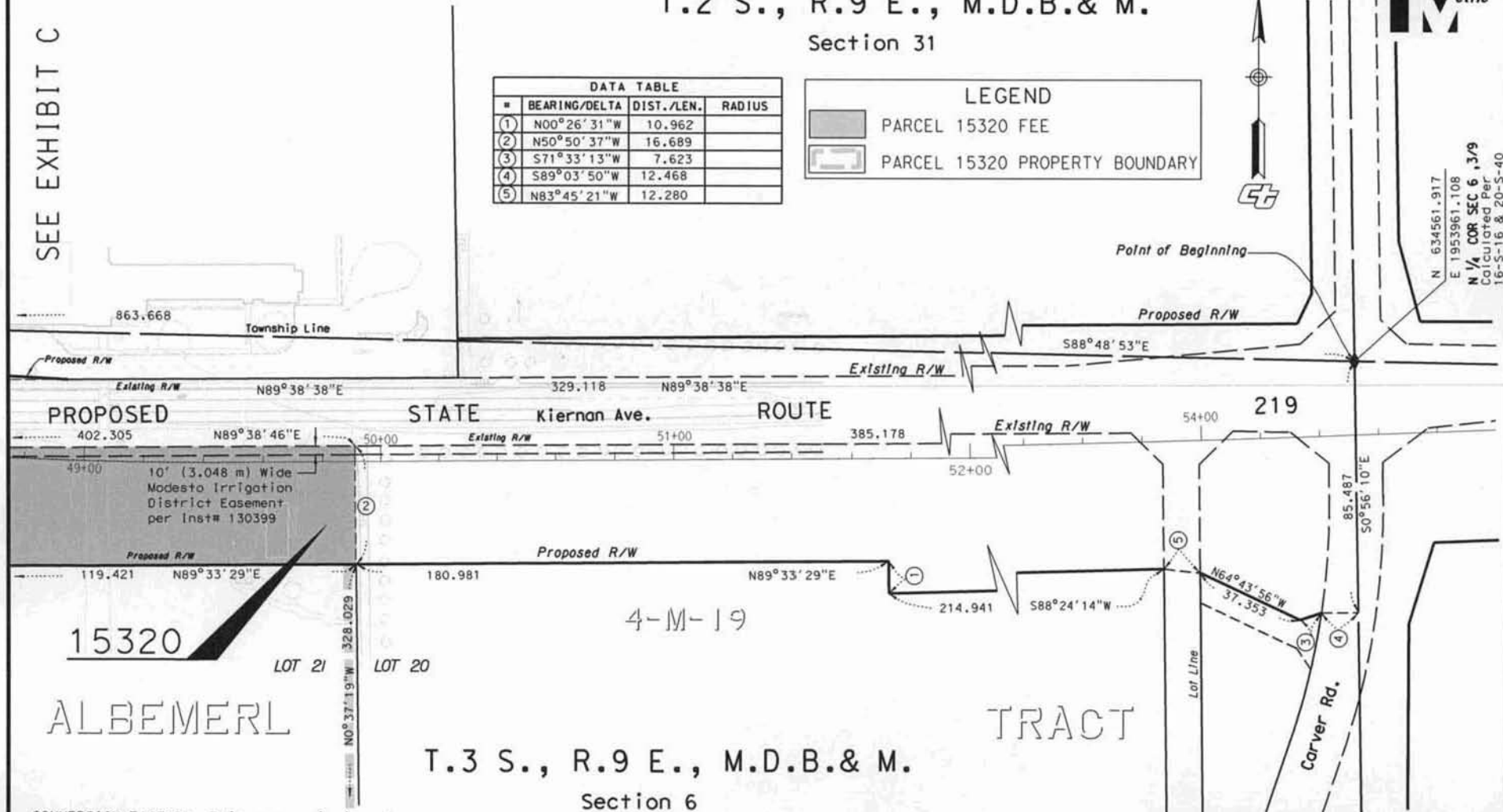
LEGEND

PARCEL 15320 FEE

PARCEL 15320 PROPERTY BOUNDARY

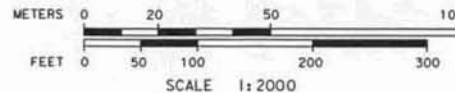


N 634561.917
E 1953961.108
N 1/4 COR SEC 6, 3/9
Calculated Per
16-S-16 & 20-S-40



CONVERSION FACTOR: This survey is in meters.
Multiply by 3937/1200 to convert to feet.

This survey is based on the California Coordinate System of 1983, Zone 3. Units are in meters and bearings and distances are on grid. Multiply by 1.00006972 to convert to ground distances.



RESOLUTION OF NECESSITY MAP
10-Sta-219 K.P. 4.80

EXHIBIT C



SEE EXHIBIT B

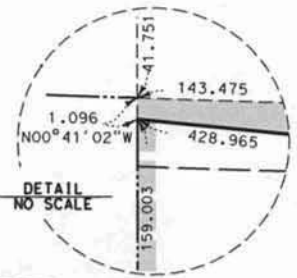


T.2 S., R.8 E.,
M.D.B. & M.
Section 36

T.2 S., R.9 E.,
M.D.B. & M.
Section 31

LEGEND

- PARCEL 15320 FEE
- PARCEL 15320 PROPERTY BOUNDARY



NE COR SEC 1, 3/8
Fd 2" Iron Pipe
Down 0.8'
per 24 P.M. 42
N 634579.783
E 1953097.625

KP 4.80

PROPOSED

STATE

ROUTE

Kiernan Ave. 219

ALBEMERL

10' (3.048 m) Wide
Modesto Irrigation
District Easement
per Inst# 130399

T.3 S., R.8 E.,
M.D.B. & M.
Section 1

T.3 S., R.9 E.,
M.D.B. & M.
Section 6

15320

TRACT
4-M-19

24-PJM-42
PARCEL A

LOT 25

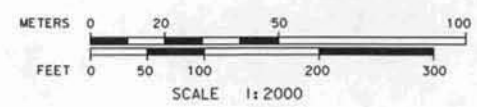
LOT 25

LOT 24

LOT 21

CONVERSION FACTOR: This survey is in meters.
Multiply by 3937/1200 to convert to feet.

This survey is based on the California Coordinate
System of 1983, Zone 3. Units are in meters and
bearings and distances are on grid. Multiply by
1.00006972 to convert to ground distances.



**RESOLUTION OF
NECESSITY MAP**
10-Sta-219 K.P. 4.80