

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

DEPT: Public Works *mbd*

BOARD AGENDA # *C-6

Urgent Routine

AGENDA DATE May 22, 2012

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 State Route 99/State Route 219 (Kiernan Avenue) Interchange Project, Parcel Owner Craig G. Coker, APN: 135-041-031

STAFF RECOMMENDATIONS:

1. Approve the purchase agreement for the subject acquisition.
2. Authorize the Chairman of the Board to execute the agreement.
3. Authorize the Director of Public Works to sign the Certificate of Acceptance and cause to record the Grant Deed on behalf of Stanislaus County as authorized by Board Resolution dated March 8, 2011 and Government Code 27281.

(Continued on Page 2)

FISCAL IMPACT:

The total estimated construction cost for the SR 99/SR 219 (Kiernan Avenue) Interchange project is approximately \$34,000,000. The \$103,800 for the purchase of this right-of-way is funded by the Regional Transportation Impact Fee Program (RTIF), and consists of \$101,800 for the purchase of the right-of-way, and \$2,000 for estimated escrow and title insurance fees, available in the current fiscal year Road Projects' budget.

BOARD ACTION AS FOLLOWS:

No. 2012-252

On motion of Supervisor Monteith, Seconded by Supervisor Withrow
and approved by the following vote,

Ayes: Supervisors: Chiesa, Withrow, Monteith, De Martini, and Chairman O'Brien

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:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval of Purchase Agreement to Acquire Road Right-of-Way for the State Route 99/State Route 219 (Kiernan Avenue) Interchange Project, Parcel Owner Craig G. Coker, APN: 135-041-031

4. Direct the Auditor-Controller to issue a warrant in the total amount of \$103,800 payable to First American Title Company, for the purchase amount of \$101,800 and \$2,000 for estimated escrow fees and title insurance.

DISCUSSION:

Stanislaus County, in cooperation with Caltrans District 10, proposes to reconstruct the SR 99/SR 219 (Kiernan Avenue) Interchange in the community of Salida. This project will help facilitate future growth, help alleviate traffic congestion, and will improve the operation of this interchange. Increasing the efficiency of the interchange will also encourage the free flow of goods and services for the region and the State. Two build alternatives and the no-build alternative were proposed and studied for this interchange. Alternative #1 was the preferred alternative and has been estimated to cost approximately \$38 million (in today's dollars) for construction, right-of-way acquisitions, and utility relocations. The project is proposed for funding by the Stanislaus County Public Facilities Fees, environmental mitigation fees, and the State Route 99 Bond Savings funds. The Bond Savings funds will provide up to \$34 million toward the construction phase of the project.

The proposed interchange improvements include reconstruction of the existing interchange to provide improved operations for turning movements to and from State Route (SR) 99, as well as associated local road improvements at adjacent intersections.

The interchange is located in the north part of Stanislaus County and on the northern edge of the City of Modesto, providing access to commercial and residential properties in the community of Salida.

Stanislaus County Public Works has completed the planning and environmental phases of the project, which were funded with contributions from developers in conjunction with the Salida Community Plan and the voluntary regional transportation contribution received from Kaiser Permanente.

To accomplish the SR 99/SR 219 (Kiernan Avenue) Interchange project, the County will need to acquire a portion of the Craig G. Coker parcel on the northeastern corner of the Salida Boulevard and Broadway Avenue intersection. The property owner has agreed to accept the following compensation:

Property Owner:	Craig G. Coker
Amount of Compensation:	\$101,800
Assessor's Parcel Number:	135-041-031
Right-of-Way Area:	0.08 acres+/- (3,485 +/- SF)
Temporary Construction Easement	0.06 acres+/- (2,536 +/- SF)

Approval of Purchase Agreement to Acquire Road Right-of-Way for the State Route 99/State Route 219 (Kiernan Avenue) Interchange Project, Parcel Owner Craig G. Coker, APN: 135-041-031

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

At the completion of the construction phase of the project, a portion of the acquired right-of-way will be dedicated over to the State for the operation and maintenance of the improved facility.

POLICY ISSUES:

The SR 99/SR 219 (Kiernan Avenue) Interchange project supports the Board's priorities of providing A Safe Community, A Healthy Community and A Well-Planned Infrastructure System by reducing traffic congestion on the County road system.

STAFFING IMPACT:

There is no staffing impact associated with this item.

CONTACT PERSON:

Matt Machado, Public Works Director. Telephone: (209) 525-4130.
Chris Brady, Public Works

CB:la L:\ROADS\9207 - Hwy 99 @ Kiernan Interchange\PS&E\Right of Way\Coker (2)\Board Report - Right of Way Coker - APN 135-041-031 - Final.doc

District	County	Route	P.M.	E. A.	Caltrans Parcel No.	Federal Reference No.	Name	APN
10	STAN	Kiernan Ave. SR219	0.0/0.3	10-OL3309 BRI 10118	16519-1 16519-2		Craig G. Coker	135-041-031

Salida _____, California

April 20 _____, 2012

Craig G. Coker

Grantor

COUNTY OF STANISLAUS RIGHT OF WAY CONTRACT

Document number 10-16519-1, in the form of a Grant Deed with attached Legal Description Granting to the County of Stanislaus (County) covering the property as delineated on the Appraisal Map, and particularly described in the above referenced Instrument and Plat Map labeled "Exhibit A" attached hereto and made a part hereof, along with Document number 16519-2 in the form of a Temporary Construction Easement (TCE) with attached Legal Description and Plat Map labeled "Exhibit B", have been executed and delivered to, Tom Ganyon, Senior Right of Way Agent, acting as Agent for the County of Stanislaus California, by Craig G. Coker (Grantor).

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

1. (A) The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve County of all further obligations or claims on this account, or on account of the location, grade or construction of the proposed public improvement.
 - (B) County requires said property described in Exhibits "A and B" for roadway purposes, a public use for which the County has the authority to exercise the power of eminent domain. Grantor is compelled to sell, and County is compelled to acquire the property.
 - (C) Grantor acknowledges 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 or construction of improvements thereon. Both Grantor and County recognize the expense, time, effort, and risk to both parties in determining the compensation for the property by eminent domain litigation. The compensation set forth herein for the property is in compromise and settlement, in lieu of such litigation.
2. County of Stanislaus shall:
 - A. Pay the undersigned Grantor the sum of \$92,570 for the property or interests therein conveyed by the above document number 10-16519-1, when title to said property vests in County free and clear of all liens, encumbrances, assessments, easements and leases (recorded and/or unrecorded) and taxes, except:
 - a. Taxes for the tax year in which this escrow closes shall be cleared and paid in the manner required by Section 5086 of the Revenue and Taxation Code, if unpaid at the close of escrow.
 - b. Covenants, conditions, restrictions and reservations of record, or contained in the above-referenced document.
 - c. Easements or rights of way over said land for public or quasi-public utility or public street purposes, if any.
 - B. Pay the undersigned Grantor the sum of \$9,230 for the property or interests therein conveyed by the above document number 10-16519-2 in the form of a Temporary Construction Easement.
 - C. Pay all escrow and recording fees for this transaction, and if title insurance in the amount of \$49,000 is desired by County, the premium charged therefore. Said escrow and recording charges shall not, however,

----- No Obligation Other Than Those Set Forth Herein Will Be Recognized -----

include documentary transfer tax. This transaction will be handled through an escrow with First American Title Company located at 1506 H Street, Modesto CA 95354, Escrow No. 5005-3918839.

- D. Have the authority to deduct and pay from the amount shown on Clause 2(A) above, any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid non-delinquent assessments which have become a lien at the close of escrow.
 - E. Grantor agrees 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 Grantor of any such claims prior to payment.
3. It is agreed and understood that County's valuation of the subject property located at 4612 Kiernan Avenue, situated within the limits of the Town of Salida, Stanislaus County, California further identified as APN 135-045-029 is based on a Market Approach to Value. The valuation including land and improvements is segregated as follows:

\$ 47,048.00	Fee Simple Land = 3,485 ± square feet (0.08± acres)
\$ 1,651.00	Improvements = 1,400 s.f. asphalt paving and parking space striping within acquisition area
\$ 43,800.00	Improvement = Cost to cure damage – Relocate front door entrance of business to new location
<u>\$ 9,230.00</u>	Temporary Construction Easement 2,536± square feet (or 0.06± acres)
\$101,729.00	Total
\$101,800.00	Rounded

- 4. Any monies payable under this contract up to and including the total amount of unpaid principal and interest on note(s) secured by mortgage(s) or deed(s) of trust, if any, and all other amounts due and payable in accordance with terms and conditions of said trust deed(s) or mortgage(s), shall upon demand(s) be made payable to the mortgagee(s) or beneficiary(ies) entitled thereunder; said mortgagee(s) or beneficiary(ies) to furnish grantor with good and sufficient receipt showing said monies credited against indebtedness secured by said mortgage(s) or deed(s) of trust.
- 5. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this contract, the right of possession and use of the subject property by County, including the right to remove and dispose of improvements, shall commence on the date of the close of the escrow controlling this transaction or by **April 30, 2012**, whichever occurs first. It is further agreed and confirmed by the parties that the amount shown in Clause 2(A) herein includes, but is not limited to, full payment for such possession and use, including all improvements on and to the property including those improvements described in the fair market value appraisal of the property.
- 6. Grantors warrant that there are no oral or written leases on all or any portion of the property exceeding a period of one month, and the grantors agree to hold County harmless and reimburse County for any and all of its losses and expenses occasioned by reason of any lease of said property held by any Tenant of Grantors for a period exceeding one month. Grantors acknowledge that a quitclaim deed will be required from any lessee that has a lease term exceeding one month. Said quitclaim deeds are to be provided to Title Company's Escrow Agent by Grantors, prior to the close of escrow.
- 7. County agrees to indemnify and hold harmless the undersigned Grantors from any liability arising out of County's operations under this agreement. County further agrees to assume responsibility for any damages proximately caused by reason of County's operations under this agreement and County will, at its option, either repair or pay for such damage.
- 8. County agrees that Grantor's will have access to their remainder property during construction with said access maintained in such a way so that it does not impact or interfere with normal business operations. County will also be responsible to maintain the security of the remainder property during construction by means of temporary fencing to be installed and maintained by County's contractor at County expense. County will notify Grantor at least 30-days prior to start of construction.

-----**No Obligation Other Than Those Set Forth Herein Will Be Recognized**-----

9. Grantor hereby represents and warrants 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 Grantor's have no knowledge of any disposal or release of hazardous substances, on, from, or under the Property which may have occurred prior to Grantor's taking title to the Property.
10. Purchase price of the property reflects the fair market value of 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, County reserves the right to recover its clean-up costs from those who caused or contributed to the contamination.
11. Purchase price of the property includes payment to Grantor in the amount of \$43,800 for the purpose of relocating the front entrance of tenant operated liquor store improvement situated on Grantors remainder property, to an alternate location specified by Grantor. Said payment is based on a contractors estimate (see attached contractors proposal labeled exhibit C) obtained by Grantor to complete work desired by Grantor to cure any perceived or actual damages occurring to Grantors building improvement as a result of construction of the project in the manner proposed. It is agreed between the parties that payment of said amount of \$43,800 will relieve the County of Stanislaus of any further obligations for perceived damages to Grantor's building improvement.
12. It is also understood and agreed between the parties to this contract that any work required to restore and/or replace in kind; existing property fencing, driveway approach (s) and or landscaping items removed or otherwise damaged by County's Roadway Contractor during the course of the project will be the responsibility of County, and will be performed under separate contract at County/Project expense.
13. It is further understood and agreed between the parties to this contract that the following work will be required on Grantors remainder property and will be performed by Stanislaus County 's Highway Contractor in favor of Grantor as a part of this agreement during construction of the project at no cost to Grantor:
 - a) Work required to relocate two (2) water meters onto Grantors remainder property.
 - b) Six (6) steel bollards to be approximately 6-inches in diameter are to be spaced evenly at the face of the existing sidewalk which serves the tenant occupied liquor store prior to any project related work being performed on or around the store's street frontage.
14. Grantor understands and agrees that the compensation in the amount of \$101,800 offered in this Agreement is subject to and contingent upon approval of the Stanislaus County Board of Supervisors by adopting a Resolution authorizing the execution of the Agreement at their May 15, 2012 meeting. Should Grantor agree to sell to County, and County is unable to approve funding of the purchase of this property by December 31, 2013, this Agreement becomes null and void, and County shall have no further obligation to Grantor. If Grantor agrees to sell, and County approves funding by said date, all terms and condition of this Agreement apply. County shall deliver the Purchase Price no later than 45 days after Board of Supervisors approval and after delivery and execution of all necessary transfer documents.
15. Escrow Agent shall deliver payment under this contract to Grantors when title to the property vests in County's name, free and clear of all liens, encumbrances, assessments, easements, leases (recorded and/or unrecorded), and taxes unless otherwise indicated in Escrow Instructions as executed by the parties and submitted to Escrow Agent.
16. It is understood and agreed by and between the parties hereto that this Agreement inures to the benefit of, and is binding on, the parties, their respective heirs, personal representatives, successors, and or assignees.

IN WITNESS WHEREOF, the parties have executed this Agreement on _____ as follows:

COUNTY OF STANISLAUS

GRANTOR

By: William O'Brien
William O'Brien
Chairman of the Board of Supervisors

By: Craig G. Coker
Craig G. Coker

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

By: Dr. William
Deputy Clerk

APPROVED AS TO CONTENT:
Department of Public Works

By: Matt Machado
Matt Machado
Public Works Director


APPROVED AS TO FORM:
John P. Doering, County Counsel

By: Thomas E. Boze
Thomas E. Boze
Deputy County Counsel

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed to the County of Stanislaus, by the within instrument, the provisions of which are incorporated by this reference as though fully set forth in this Certification, is hereby accepted by the undersigned officer(s) on behalf of the County, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: 5/23/12

By: 
Matt Machado
Director of Public Works
Stanislaus County

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0058522-00
Acct 503-First American Title Co
Tuesday, JUL 03, 2012 08:00:00
Ttl Pd \$0.00 Rcpt # 0003233918
OLD/R3/1-6

RECORDING REQUESTED BY:

First American Title Company

WHEN RECORDED RETURN TO:

County of Stanislaus
1021 I Street, Suite 100
Modesto, Ca 95354-0847

Attn: County Clerk Recorder

No Fee Document - per Government code 6103
No Document Transfer Tax - Per R&T Code 11922

Space above this line for Recorder's Use

GRANT DEED

Caltrans District	County	Route	Post Mile	Assessors' Parcel Number
10	Stanislaus	Kiernan Avenue SR 219	0.0/0.3	135-041-031

APN: 135-041-031

Craig G. Coker (Grantor) does hereby GRANT to the County of Stanislaus, a California municipal corporation of the State of California (Grantee) all that real property in the City of Salida County of Stanislaus, State of California, described as:

SEE EXHIBIT "A", LEGAL DESCRIPTION, AND EXHIBIT "^B~~A~~", PLATS TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART HEREOF.

Grantor further understands that the present intention of the Grantee is to construct and maintain public roadway improvements and appurtenances on the lands hereby conveyed in fee and the Grantor, for himself, his successors and assigns, hereby waives any claims for any and all damages to Grantor's remaining property (if applicable) contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of said roadway.

Date: 7-2, 2012.

By: Craig G. Coker
CRAIG G. COKER
Grantor

By: Craig G. Coker
Successor Trustee
CRAIG G. COKER, SUCCESSION TRUSTEE

LEW

Exhibit A Legal Description

Being a portion of the lands described in the deed to Jack, H. Coker Trust recorded January 30, 1996 at Document No.96-0008218 situate in the County of Stanislaus and State of California and being a portion of the Parcel A as said Parcel is shown on that certain Parcel Map filed for Record on July 11, 1975 in Book 21 of Parcel Maps, at Page 53 Official Records of said County, located in the northwest quarter of Section 3, Township 3 North, Range 8 East, M.D.B & M. more particularly described as follows:

Commencing at the most westerly corner of said Parcel A;

Thence along the northerly line of said Parcel A North 01°54'34" East, 21.73 feet to the Point of Beginning;

Thence from said Point of Beginning leaving said northerly line North 45°52'22" East, 70.49 feet;

Thence North 47°01'07" East, 125.01 feet;

Thence along the arc of a tangent curve concave southeasterly, having a radius of 72.00 feet, through a central angle of 14°52'50", for a distance of 18.70 feet;

Thence non-tangent to said curve South 64°49'22" East, 6.48 feet;

Thence along the arc of a non-tangent curve concave southerly, whose radial bears North 24°34'45" West, having a radius of 67.00 feet, through a central angle of 36°02'44", for a distance of 42.15 feet to a point on the easterly line of said Parcel;

Thence along the easterly line of said Parcel A North 49°36'28" West, 14.23 feet;

Thence North 76°16'54" West 38.59 feet;

Thence South 46°59'22" West, 212.32 feet;

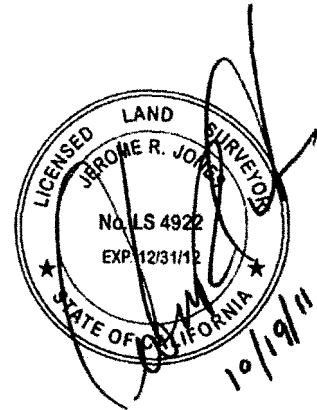
Thence South 01°54'34" West, 20.68 feet to the Point of Beginning.

Said Parcel contains 3,485± square feet of land, more or less.

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to grantor's remaining property, in and to said freeway over and across the northeast 100.25 feet of that course above having a length of 125.01 feet, the course having a length of 6.48 feet and above curves with lengths of 18.70 feet and 42.15 feet.

Excepting therefrom the southwesterly 22.00 feet of the northeasterly 92.67 feet of the course having a length of 125.01 feet.

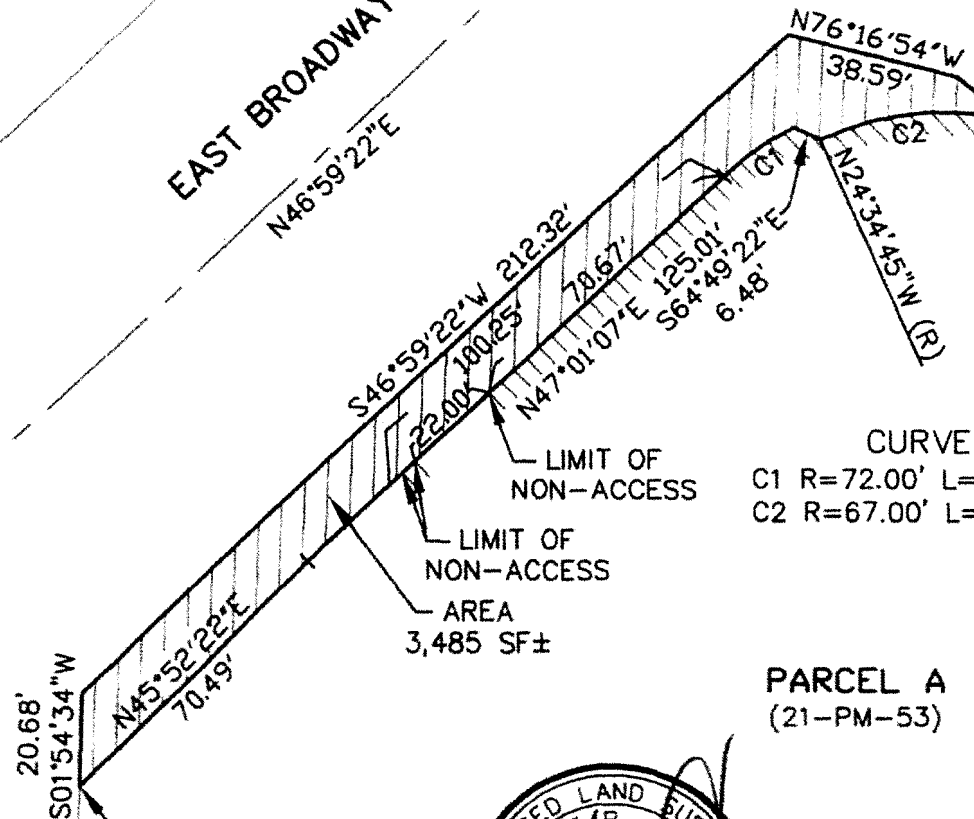
All bearings and distances used in this description are on the California Coordinate System of 1983, Zone 3. Multiply distances by 1.00006860 to convert to ground distances





EAST BROADWAY AVENUE
N46°59'22"E

HWY 99 SB ON RAMP
N49°36'28"W
14.23'
LIMIT OF NON-ACCESS



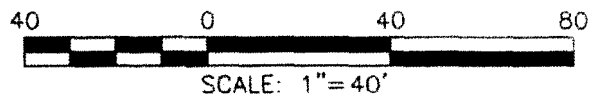
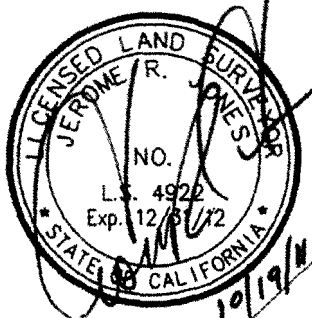
CURVE TABLE

C1	R=72.00'	L=18.70'	Δ=14°52'50"
C2	R=67.00'	L=42.15'	Δ=36°02'44"

LIMIT OF NON-ACCESS
LIMIT OF NON-ACCESS
AREA
3,485 SF±

PARCEL A
(21-PM-53)

PARCEL B
(21-PM-53)



NOLTE
BEYOND ENGINEERING

2400 MATOMAS PARK DRIVE, 4TH FLOOR, SACRAMENTO, CA 95833
916.441.0001 916.441.0002 FAX WWW.NOLTE.COM

DATE: _____ TIME: _____
 NETWORK: _____
 PATH: _____
 DWG NAME: _____
 PLOT VIEW: _____
 DESIGNER: _____ MGR: _____

"EXHIBIT B"-PARCEL 16519-1
RIGHT OF WAY ACQUISITION
COUNTY OF STANISLAUS, STATE OF CALIFORNIA

PREPARED FOR: COUNTY OF STANISLAUS

DATE SUBMITTED: 08/2011

SHEET NUMBER
1
OF 1 SHEETS
JOB NUMBER
SAB041001

XREFS:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

File No: ()

STATE OF California)SS
COUNTY OF STANISLAUS)

APN No:

On 7-2-12 before me, JULIE CANNON-PACKARD, Notary Public, personally appeared

Craig G Coler

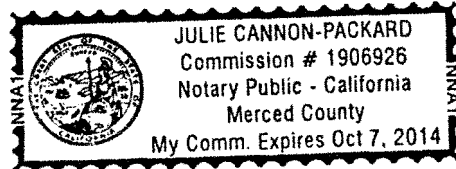
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Julie Cannon-Packard



This area for official notarial seal.

**OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____