



# Board Agenda Item 39

DATE: January 9, 2018

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director  
Department of Public Works and Planning

SUBJECT: Right-of-Way Acquisition for the Travers Creek Bridge Replacement Project on Manning Avenue - Federal Project No. BRLS-5942(198)

RECOMMENDED ACTION(S):

**Accept the Grant of Easement and authorize the Chairman to execute the Right of Way Contract and Temporary Construction Permit required for the Travers Creek Bridge Replacement Project on Manning Avenue for a total monetary consideration of \$35,600.**

Approval of the recommended action will authorize the purchase of additional right-of-way on Manning Avenue at a cost of \$35,600, as shown on Exhibit A, attached. This item pertains to a location in District 4.

ALTERNATIVE ACTION(S):

The Board may reject the purchase of this right-of-way. This would prevent the County from obtaining the necessary right-of-way to proceed with the project. If the necessary right-of-way is not acquired, the project will be cancelled and all funds received for the project will have to be returned to the Federal Highway Administration.

FISCAL IMPACT:

There will be no Net County Cost associated with the recommended action. A check will be drawn on the Road Fund 0010, made payable to Fidelity National Title Company, 7574 N. Palm Avenue, Suite 101, Fresno CA 93711, for payment to the grantors listed below. This project is eligible for reimbursement under the Federal Highway Bridge Program (HBP). The HBP program will provide 88.53% of funds for right-of-way acquisition for this project. The remaining 11.47% will be paid out of the Road Fund. Sufficient appropriations for this project are included in the FY 2017-18 Public Works and Planning - Roads Org 4510 Adopted Budget.

The co-owners of Parcel 1 are Ramiro Acosta and Maria Guadalupe Acosta, as joint tenants, and Jesus Ramirez and Maria Estela Ramirez, as joint tenants, in equal shares. The escrow instructions for the transaction will specify one-half the contracted compensation will be paid to Mr. and Mrs. Acosta, and one-half of the compensation will be paid to Mr. and Mrs. Ramirez.

Listed below are the owner's names, mailing address and payment amounts for this parcel:

Parcel 1 - Ramiro Acosta and Maria Guadalupe Acosta, 21298 E. Manning Avenue, Reedley CA 93654 - \$17,800, and Jesus Ramirez and Maria Estela Ramirez, 21298 E. Manning Avenue, Reedley, CA 93654 - \$17,800 (\$17,800 + \$17,800 = \$35,600).

Of the total compensation authorized pursuant to this agenda Item; \$1,694 is for a Temporary Construction Permit with a useful life of 24 months; \$1,377 is for a substitute access easement acquired on behalf, and in favor of the adjacent parcel, east of the subject parcel, as shown on Exhibit B, attached, with a useful life of 12 months; and \$32,529 is for permanent roadway easement.

The substitute access easement acquired on behalf of the adjacent property is required because the existing point of access for the adjacent property will be impacted by the County's project and needs to be realigned. The Access Easement is in favor of the adjacent property owner, acceptance by the Board is not necessary.

DISCUSSION:

The proposed project would allow replacement of the existing structurally deficient two-lane Travers Creek Bridge on Manning Avenue with a new concrete bridge that meets current standards. The bridge, originally constructed in 1925 and widened in 1942, is approximately 33 feet long and 28 feet wide from curb to curb. The new bridge will be approximately 65-feet long and 77-feet wide.

Listed below are the owner(s) and items purchased from this parcel:

Parcel 1 - Acosta and Ramirez Property - This payment is for a 0.185 acre road easement, a 0.51 acre access easement for adjacent parcel, fencing, landscaping, trees, temporary construction permit, cut and cap irrigation lines, and severance damages to the remainder, if any.

Construction is anticipated to commence in the spring of 2019.

REFERENCE MATERIAL:

BAI #44, October 11, 2016

ATTACHMENTS INCLUDED AND/OR ON FILE:

Exhibit A - B  
Location Map  
On file with Clerk - Right of Way Contract  
On file with Clerk - Grant of Easement  
On file with Clerk - Temporary Construction Permit

CAO ANALYST:

John Hays