



Resource Management Agency

COUNTY OF TULARE AGENDA ITEM

BOARD OF SUPERVISORS

LARRY MICARI
District One

PETE VANDER POEL
District Two

AMY SHUKLIAN
District Three

EDDIE VALERO
District Four

DENNIS TOWNSEND
District Five

AGENDA DATE: March 18, 2025

Public Hearing Required	N/A
Scheduled Public Hearing w/Clerk	N/A
Published Notice Required	N/A
Advertised Published Notice	N/A
Meet & Confer Required	N/A
Budget Transfer (Aud 308) attached	N/A
Personnel Resolution attached	N/A
Agreement(s) attached	Yes

CONTACT PERSON: Celeste Perez PHONE: (559) 624-7010

SUBJECT: Approve Right-of-Way Contract with OM Farms, LLC, as Part of the Avenue 280 Widening Project - Segment 2

REQUEST(S):

That the Board of Supervisors:

1. Approve the Right-of-Way Contract with OM Farms, LLC as part of the Avenue 280 Widening Project - Segment 2, between Lovers Lane and Virginia Avenue, near the Cities of Visalia and Farmersville in the amount of \$65,000.
2. Authorize the Resource Management Agency Director, or designee, to sign the Contract and all documents needed to facilitate the related right-of-way acquisition.
3. Direct the Resource Management Agency to provide a signed copy of the Contract to the Clerk of the Board, with all other related documents to be maintained by the Resource Management Agency.
4. Direct the Auditor to draw warrants in favor of the County's designated escrow company for the contract amount, plus escrow fees estimated at \$1,444.

SUMMARY:

The County of Tulare is currently in the right-of-way phase for the Avenue 280 Widening Project - Segment 2 (Project). The Project will accommodate projected increases in traffic in the City of Visalia and modernize approximately 2.5 miles of Avenue 280 between Road 140 (Lover's Lane) and Road 160 (Virginia Avenue), near the Farmersville city limits. The Project will widen the road from an undivided two-lane road to a four-lanes roadway with a center median, turn lanes and intersection improvements. The Project will also install roadside drainage facilities, improve bridges and culverts, relocate utilities, new traffic stripes and pavement markings. Clearing of the right-of-way for this Project is anticipated to begin in winter of 2025.

SUBJECT: Approve Right-of-Way Contract with OM Farms, LLC, as Part of the Avenue 280 Widening Project - Segment 2
DATE: March 18, 2025

In accordance with the County of Tulare's Right-of-Way process, as set by the Caltrans Right-of-Way Manual and the adoption of Chapter 10 of the Local Assistance Procedures Manual, the County cannot proceed with the Project until acquiring all necessary rights-of-way and temporary construction easements.

The subject property, a portion of APN 127-050-026, is owned by OM Farms, LLC. It was appraised by the certified appraisers with The Hopper Company, on March 31, 2023. Since that time, County staff have been in communication with the property owner and have now successfully negotiated and agreed upon a purchase price of \$65,000 for the subject property. The purchase includes payment for the land value and temporary construction easements. The purchase of the subject property is necessary for Project completion.

Staff estimates that the escrow and title costs will be \$1,444; therefore, staff requests that the Board authorize a warrant to be drawn to First American Title Company, or the County's designated title company, in the amount of \$66,444. Any overages will be refunded to the County upon the close of escrow.

FISCAL IMPACT/FINANCING:

No net County cost to the General Fund.

The right-of-way phase of this Project (RMA No. 19300068-003) was approved as part of the 2022-2023 County Transportation Improvement Program (CTIP) and will be funded in full by Measure R Regional Funds. Total funding for the project was increased in June of 2023 (Resolution No. 2023-0594) to \$10.7 million.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

Safety and Security-This Project will enhance the safety and security of the public by improving the transportation infrastructure for both the general population in the region and the motorists using this facility.

ADMINISTRATIVE SIGN-OFF:

/s/ Reed Schenke

Name
Title

Cc: County Administrative Office

Attachment A – Agreement with OM Farms, LLC