



County of Monterey

Item No.

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: A 23-053

February 28, 2023

Introduced: 2/13/2023

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Agreement

- a. Approve a Temporary Construction Easement Agreement (0.519 acres and 0.399 acres respectively) between the County of Monterey and Orradre Ranch in Bradley, California (APN 424-101-020), in the amount of \$1,000.00, for the construction of the Bradley Road Scour Repair Project, Project No. 3852 (Project);
- b. Approve a Temporary Construction Easement Agreement (1.271 acres) between the County of Monterey and Porter Estate Company Bradley Ranch Inc., in Bradley, California (APN 424-101-008), in the amount of \$1,050.00, for the construction of the Bradley Road Scour Repair Project, Project No. 3852;
- c. Approve a Temporary Construction Easement Agreement (1.363 acres) between the County of Monterey and Porter Estate Company Bradley Ranch Inc., in Bradley, California (APN 424-101-021), in the amount of \$1,000.00, for the construction of the Bradley Road Scour Repair Project, Project No. 3852;
- d. Authorize the Director of Public Works, Facilities, and Parks to execute the Agreements for Temporary Construction Easements on behalf of the County.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve a Temporary Construction Easement Agreement (0.519 acres and 0.399 acres respectively) between the County of Monterey and Orradre Ranch in Bradley, California (APN 424-101-020), in the amount of \$1,000.00, for the construction of the Bradley Road Scour Repair Project, Project No. 3852 (Project);
- b. Approve a Temporary Construction Easement Agreement (1.271 acres) between the County of Monterey and Porter Estate Company Bradley Ranch Inc., in Bradley, California (APN 424-101-008), in the amount of \$1,050.00, for the construction of the Bradley Road Scour Repair Project, Project No. 3852;
- c. Approve a Temporary Construction Easement Agreement (1.363 acres) between County of Monterey and Porter Estate Company Bradley Ranch Inc., in Bradley, California (APN 424-101-021), in the amount of \$1,000.00, for the construction of the Bradley Road Scour Repair Project, Project No. 3852;
- d. Authorize the Director of Public Works, Facilities, and Parks to execute the Agreements for a Temporary Construction Easement, on behalf of the County.

SUMMARY:

Approval of the three (3) Temporary Construction Easement (TCE) Agreements will complete the three (3) easements purchases that are necessary for the Right-of-Way to construct the Bradley Road Scour Repair Project, Project No. 3852 (Project). The subject three (3) properties are necessary for

the construction of the Project. The subject TCE property within APN 424-101-020 (0.519 acres and 0.399 acres respectively), in Bradley, California, is owned by the Orradre Ranch. The subject TCE property within APN 424-101-008 (1.271 acres), in Bradley, California, is owned by the Porter Estate Company Bradley Ranch Inc. The subject TCE property within APN 424-101-021 (1.363 acres) is also owned by the Porter Estate Company Bradley Ranch Inc. The three (3) properties will provide the necessary road and bridge right-of-way to construct the Project. The three (3) TCEs will provide access during construction of the Project.

DISCUSSION:

The Department of Public Works, Facilities & Parks is proposing the Bradley Road Scour Repair Project (Project) to repair the existing two-lane road that is classified by the California Road System (CRS) Maps as a Major Collector. Bradley Road is a two-lane road (one lane in each direction).

The Bradley Bridge crosses the Salinas River and was originally constructed in 1930. The Project is located near 0.1 miles (mi) east of Highway 101 and less than 0.8 mi north of the town of Bradley. A Caltrans scour review dated June 22, 2005, identified the Bradley Road Bridge as scour critical, indicating that the scour would erode the river bottom below the footings of Pier 19, 18, 17 and 16, and possibly to the pile tip during a major flood event.

Associated Right of Way Services, Inc. (ARWS) performed the appraisals and conducted the right-of-way negotiations for the properties. The appraisals indicate that the just compensation due as of the valuation date of January 16, 2023, was \$1,000 for the TCE property owned by Orradre Ranch. The appraisals indicate that the just compensation due as of the valuation date of January 16, 2023, was \$1,000 and \$1,050 respectively for the TCE property owned by Porter Estate Company Bradley Ranch Inc.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel has reviewed and approved the proposed TCE Agreements as to form. The Auditor-Controller's Office has reviewed the TCE Agreements as to fiscal provisions.

FINANCING:

The total estimated project cost, including engineering, environmental, right-of-way and construction is \$12,033,218. The project is largely funded by the Federal Highway Administration (FHWA) Highway Bridge Program (HBP) in the amount of \$ 10,376,123. The project is also funded by Toll Credits Funds (\$1,344,377). There are sufficient appropriations adopted in the FY 2022-23 Road Fund 002, Appropriation Unit PFP004 budget to finance the right of way phase of the project (Measure X - \$312,758).

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

Caltrans' scour review identified the Bradley Road Bridge as scour critical. The Project is to do scour repair with new concrete piles and footing retrofit to protect pier 16, 17, 18 and 19 of the existing bridge piers to meet State standards. The recommended action supports the following board of Supervisors' Strategic Initiative:

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- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

Prepared by: José Luis Gómez, Project Manager III (831) 755-4816

Reviewed by: Enrique Saavedra, P.E. Chief of Public Works

Approved by: Randy Ishii, MS, PE, TE, PTOE, Director of Public Works, Facilities and Parks 

Attachments are on file with the Clerk of the Board:

Attachment A - Project Budget

Attachment B - Location Map

Attachment C - Orradre Ranch (APN 424-101-020)

Attachment D - Porter Estate Company Bradley Ranch Inc. (APN 424-101-008)

Attachment E - Porter Estate Company Bradley Ranch Inc. (APN 424-101-021)