



# Monterey County

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## Board Report

Legistar File Number: A 15-349

October 27, 2015

**Introduced:** 10/13/2015

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** BoS Agreement

- a. Approve a Real Property Purchase Agreement to Purchase Permanent Easement, Public Utility Easement, and Temporary Construction Easement (0.1053 acres, 0.1763 acres, and 0.2796 acres, respectively) with the Dubach Family, L.P., a California Limited Partnership (APN 133-081-007), in the amount of \$9,379.00, for Right-of-Way for the construction of Castroville Bicycle/Pedestrian Path and Railroad Crossing Project, Project No. 8622; and
- b. Authorize the Chair of the Monterey County Board of Supervisors to execute the Real Property Purchase Agreement to Purchase Permanent Easement, Public Utility Easement, and Temporary Construction Easement, in the amount of \$9,379.00, and the Certificate of Acceptance and Consent to Recordation on behalf of the County.

### RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve a Real Property Purchase Agreement to Purchase Permanent Easement, Public Utility Easement, and Temporary Construction Easement (0.1053 acres, 0.1763 acres, and 0.2796 acres, respectively) with the Dubach Family, L.P., a California Limited Partnership (APN 133-081-007), in the amount of \$9,379.00, for Right-of-Way for the construction of Castroville Bicycle/Pedestrian Path and Railroad Crossing Project, Project No. 8622; and
- b. Authorize the Chair of the Monterey County Board of Supervisors to execute the Real Property Purchase Agreement to Purchase Permanent Easement, Public Utility Easement, and Temporary Construction Easement. and the Certificate of Acceptance and Consent to Recordation on behalf of the County.

### SUMMARY:

Approval of the Real Property Purchase Agreement to Purchase Permanent Easement, Public Utility Easement, and Temporary Construction Easement (0.1053 acres, 0.1763 acres, and 0.2796 acres, respectively) and recording of the related deeds will complete one of the two properties that are necessary for the purchase of the Right-of-Way for the project.

### SUMMARY:

The proposed project is located in the community of Castroville. The proposed project is an approximately 3,878 foot (0.74 mile) bicycle/pedestrian path that runs along Salinas Street from McDougall Street to Axtell Street with a 1,170 foot long over crossing at Union Pacific and a bicycle path to Castroville Boulevard. The bicycle path pavement will be 8 feet wide, with 2 feet wide decomposed granite shoulders on each side, and the over crossing will be 12 feet wide.

Currently, pedestrians and bicyclists are unlawfully crossing the Union Pacific Railroad

(UPRR) track. The proposed project will provide safe and legal access to, and continuity, with an existing Class I bicycle and pedestrian path that begins at Castroville Boulevard. The proposed project will provide a safe railroad crossing for bicyclists and pedestrians, especially students attending North Monterey County High School, in the community of Castroville and North County. Construction is scheduled to begin July 2016.

The purchase of the permanent easement, utility easement, and temporary construction easement are required for the construction of the project.

The value of the subject easements were determined by appraisal performed by Stephen Brown Associates, Inc. The appraisal indicated that the just compensation due as of the valuation date of October 3, 2014 was \$9,379.00 for the property owned by Dubach Family, L.P. The Right-of-Way acquisition negotiations were conducted by Universal Field Services, Inc.

OTHER AGENCY INVOLVEMENT:

County Counsel has reviewed and approved the Real Property Purchase Agreement to Purchase Permanent Easement, Public Utility Easement, and Temporary Construction Easement and related deeds as to form and legality. The Right-of-Way of the project will be funded by the Federal Highway Administration - Earmark Grade Crossing Funds (80%) and Transportation Development Act Funds (20%); and conducted by Monterey County Resource Management Agency - Public Works (RMA - PW) with oversight by the Caltrans Office of Local Assistance.

FINANCING:

There is no impact to the General Fund. Complete funding has been authorized for design, environmental, right-of-way, and construction costs. The total estimated cost of the project is \$9,303,899. The Right-of-Way purchase for this property is \$9,379.00. The County has secured \$9.3 million in Federal Earmark Grade Crossing Funds, State Transportation Enhancement (STE), Transportation Development Act (TDA), Capital Funds, and Active Transportation Program (ATP grants). The Right-of-Way acquisition will be funded from TDA funds. There are sufficient funds approved in the FY 2015-16 Adopted Budget for Road Fund, Fund 002-3000-8195-RMA012 for this project.

Prepared by: Doug Poochigian, P.E., Civil Engineer, (831) 755-4888

Approved by: Robert K. Murdoch, P.E., Director of Public Works

Approved by: Carl P. Holm, RMA Director

Prepared Date: October 12, 2015

Attachments: Attachment 1 - Real Property Purchase Agreement to Purchase Permanent Easement and Temporary Construction Easement; Attachment 2 - Permanent Easement Deed, Certificate of Acceptance and Consent to Recordation; Attachment 3 - Project Budget; Attachment 4 - Location Map (Attachments on file with the Clerk of the Board)