



# Monterey County

**Item No.**

## Board Report

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

**Legistar File Number: A 20-258**

**July 14, 2020**

**Introduced:** 6/24/2020

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** BoS Agreement

- a. Approve an Agreement between County of Monterey and GabeGarcia, LLC and KDeveaux, LLC (APN 153-011-053), in the amount of \$120,900, to purchase a Permanent Roadway Easement and a Temporary Construction Easement (0.3939 acres and 0.1476 acres, respectively), and perform bank protection work adjacent to the Project site for the Hartnell Road Bridge Replacement Project, Project No. 3854;
- b. Authorize the RMA Deputy Director of Public Works, Facilities, and Parks to execute the Agreements for Purchase of Real Property to purchase a Permanent Roadway Easement, and a Temporary Construction Easement, and the respective Certificates of Acceptance and Consent to Recordation on behalf of the County.

### RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve an Agreement between the County of Monterey and GabeGarcia, LLC, a California Limited Liability Company and KDeveaux, LLC, a California Limited Liability Company (APN 153-011-053) in the amount of \$120,900, to purchase a Permanent Roadway Easement and a Temporary Construction Easement (0.3939 acres and 0.1476 acres, respectively), and perform bank protection work adjacent to the Project site for the Hartnell Road Bridge Replacement Project, Project No. 3854;
- b. Authorize the RMA Deputy Director of Public Works, Facilities, and Parks to execute the Agreements for Purchase of Real Property to purchase a Permanent Roadway Easement, and a Temporary Construction Easement, and the respective Certificates of Acceptance and Consent to Recordation on behalf of the County.

### SUMMARY/DISCUSSION:

The Resource Management Agency (RMA) is working on replacing the existing Hartnell Road Bridge. The Hartnell Bridge Replacement Project (Project) is located near the intersection of Hartnell Road with Alisal Road, just south of the City of Salinas. The existing bridge was determined to be seismically deficient and is programmed to be replaced under the State Seismic Retrofit program.

Easements are necessary to construct the Project. The Project affects a total of four (4) adjacent properties. Agreements with three (3) property owners have been previously approved by the Board of Supervisors. Approval of the Agreement for Purchase of Real Property and recording of the related deed is the final easement needed to construct the Project.

Overland Pacific & Cutler, LLC., performed the appraisals and conducted the right-of-way negotiations for the properties. The appraisal indicates that the just compensation due as of the

valuation date of September 10, 2015 was \$40,400 for the property owned by GabeGarcia, LLC, and KDeveaux, LLC, as Tenants in Common (Grantors).

In addition to this amount, the Grantor agreed to perform bank protection work adjacent to the Project site. The bank protection work is necessary to maintain the integrity of the creek banks along Hartnell Road. The estimate of the work to be performed by the Grantor is \$80,500. An amount of \$80,500 will be set aside in an escrow account and delivered to the Grantor upon completion of the bank protection work.

Thus, the total value of this Agreement is the \$40,400 for the easements plus \$80,500 for the bank protection, or a total sum of \$120,900.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel has reviewed and approved the Agreements for Purchase of Property and related deeds as to form and legality.

FINANCING:

The total estimated project cost, including engineering, environmental, right-of-way and construction is \$3,491,598. The project is largely funded by the Federal Highway Administration (FHWA) Highway Bridge Program (HBP) in the amount of \$3,002,589. The project is also funded by State Seismic Funds (\$387,486) and by Measure X funds (\$101,523). There are sufficient appropriations adopted in the FY 2020-21 Road Fund 002, Appropriation Unit RMA012 budget to finance the right of way phase of the project.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The project is to replace the existing seismically deficient Hartnell Road Bridge with a new two (2) lane bridge that meets State standards. The recommended action supports the following board of Supervisors' Strategic Initiative:

Prepared by: Enrique Saavedra, P.E., Civil Engineer, (831) 755-8970  
Reviewed by: Randell Ishii, M.S., P.E., P.T.O.E., RMA Chief of Public Works  
Approved by: Carl P. Holm, AICP, RMA Director *CPH*

The following attachments are on file with the Clerk to the Board:

- Attachment A - Project Budget
- Attachment B - Location Map
- Attachment C - Purchase Agreement
- Attachment D - Easement Deeds Gabriel Garcia, Kelly Deveaux - Garcia
- Attachment E - Purchase Agreement Amendment 1