



County of Monterey

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

Board Report

File #: A 17-190, **Version:** 1

- a. Approve three (3) Agreements for Purchase of Property with Thomas Tuttle and Nancy Tuttle, Trustees of The Tuttle Family Trust dated May 7, 2002 (APN 161-251-016) in the amount of \$8,219; with Charles G. Carranza, Elvia Hilts, and Andre Carranza, Successor Trustees of The Carranza Family Trust dated February 29, 2012 (APN 161-254-015) in the amount of \$10,900; and with Antle Capital II, LLC, and Mike V. Antle and Catherine R. Antle, Trustees of Antle 1998 Trust dated September 23, 1998 (APN 161-251-002) in the amount of \$7,700 for the State Route 68 / Corral de Tierra Intersection Improvement, Project No. 1140; and
- b. Authorize the Resource Management Agency Director or RMA Deputy Director of Public Works and Facilities to execute the three (3) Agreements for Purchase of Property in the amount of \$26,819, 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 three (3) Agreements for Purchase of Property with Thomas Tuttle and Nancy Tuttle, Trustees of The Tuttle Family Trust dated May 7, 2002 (APN 161-251-016) in the amount of \$8,219; with Charles G. Carranza, Elvia Hilts, and Andre Carranza, Successor Trustees of The Carranza Family Trust dated February 29, 2012 (APN 161-254-015) in the amount of \$10,900; and with Antle Capital II, LLC, and Mike V. Antle and Catherine R. Antle, Trustees of Antle 1998 Trust dated September 23, 1998 (APN 161-251-002) in the amount of \$7,700 for the State Route 68 / Corral de Tierra Intersection Improvement, Project No. 1140; and
- b. Authorize the Resource Management Agency Director or RMA Deputy Director of Public Works and Facilities to execute the three (3) Agreements for Purchase of Property in the amount of \$26,819, and the Certificate of Acceptance and Consent to Recordation on behalf of the County

SUMMARY:

Approval of the three (3) Agreements for Purchase of Property and recording of the related deeds will complete three (3) of four (4) properties that are necessary Right-of-way for the State Route 68 / Corral de Tierra Intersection Improvement project. The total area is approximately 3,126 square feet (Tuttle - 910 sq. ft., Antle - 810 sq. ft., and Carranza - 1,406 sq. ft.).

DISCUSSION:

The purpose of the State Route 68 / Corral de Tierra Road Intersection Improvements project is to improve traffic flow at said intersection. The project is to construct a second left-turn lane onto southbound Corral de Tierra Rd from westbound State Route 68. The project is also to construct a merge lane on southbound Corral de Tierra Rd to receive the second left-turn lane.

The Transportation Agency for Monterey County (TAMC) has an ongoing corridor study on State Route 68. The corridor study will evaluate the route and make recommendations in terms of roundabout versus signalization at certain key intersections, i.e. Corral de Tierra Road intersection. Staff, in cooperation with the State Department of Transportation (Caltrans) and TAMC have determined to complete the study prior to proceeding with the construction of this project. Doing this will allow the agencies involved to further develop

the current project scope as it would relate to the corridor study.

The properties will provide the necessary road right-of-way for the current proposed signalization project. The total area from the three (3) properties is approximately 3,126 square feet (Tuttle - 910 sq. ft., Antle - 810 sq. ft., and Carranza - 1,406 sq. ft.). If the corridor study recommends a roundabout for this intersection, additional right-of-way may be needed.

Bender Rosenthal, Inc. performed the appraisal in April 2016 and conducted the right-of-way negotiation for the three (3) properties. The amount for the three (3) properties are as follows: Thomas Tuttle and Nancy Tuttle, Trustees of The Tuttle Family Trust dated May 7, 2002 (APN 161-251-016) in the amount of \$8,219; Charles G. Carranza, Elvia Hilts, and Andre Carranza, Successor Trustees of The Carranza Family Trust dated February 29, 2012 (APN 161-254-015) in the amount of \$10,900; and Antle Capital II, LLC, and Mike V. Antle and Catherine R. Antle, Trustees of Antle 1998 Trust dated September 23, 1998 (APN 161-251-002) in the amount of \$7,700.

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 estimated total cost of the State Route 68/Corral de Tierra Road Intersection Improvements project, including engineering, environmental, right-of-way and construction, is \$3,656,057 with Right of Way/Utilities accounting for \$198,419. The total amount of the three (3) right of way agreements is \$26,819. Current expenditures for Right of Way/Utilities total \$3,970 with \$194,449 remaining.

This project includes funding from a variety of State and local revenue totaling \$3,656,057 has been authorized for design, environmental, right-of-way and construction of the project as identified in attached Project Budget. In the adopted FY17 Annual Work Program for the Road Fund, \$1,967,000 was appropriated for the project. The agreement amounts are included in the adopted budget; sufficient appropriations are available in the Resource Management Agency - Road Fund Budget (Fund 002, Subfund HORC, Unit 8195) to finance the agreements.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

Acquisition of land from these three (3) parties is needed as part of a regional road improvement project designed to reduce traffic travel times and increase safety along the SR68 corridor. The recommended action supports the following Board of Supervisors' Strategic Initiative below:

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

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Approved by: Enrique Saavedra, Acting Chief of Roads & Bridges

Approved by: Carl P. Holm, AICP, RMA Director

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

Attachment A - Project Budget

Attachment B - Antle Agreement for Purchase of Property and Grant Deed

Attachment C - Carranza Agreement for Purchase of Property and Grant Deed

Attachment D - Tuttle Trust Agreement for Purchase of Property and Grant Deed

Attachment E - Location Map