



County of Monterey

Item No.95

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

Board Report

Legistar File Number: A 26-292

June 23, 2026

Introduced: 6/15/2026

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Agreement

- a. Approve the acquisition of permanent property interests required for the Prunedale Roundabout Project, consisting of partial fee acquisitions from 4 properties and 1 temporary construction easement, for a total amount of \$107,300, identified as Assessor's Parcel Numbers 127-361-007 (Rocha Alma D Garcia), 127-361-013 (Pantoja Jose and Gutierrez Juana), 127-361-014 (Diaz Eusebia and Manuella), and 129-083-031 (Gin York F Family);
- b. Authorize the Director of Public Works, Facilities, and Parks, or their designee, to execute Agreements for Purchase of Real Property to acquire permanent roadway easements and related property interests for the Prunedale Roundabout Project; and
- c. Authorize the Director of Public Works, Facilities, and Parks, or their designee, to accept the permanent roadway easements and execute Certificates of Acceptance and Consent to Recordation.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve the acquisition of permanent property interests required for the Prunedale Roundabout Project, consisting of partial fee acquisitions from 4 properties and 1 temporary construction easement, for a total amount of \$107,300, identified as Assessor's Parcel Numbers 127-361-007 (Rocha Alma D Garcia), 127-361-013 (Pantoja Jose and Gutierrez Juana), 127-361-014 (Diaz Eusebia and Manuella), and 129-083-031 (Gin York F Family);
- b. Authorize the Director of Public Works, Facilities, and Parks, or their designee, to execute Agreements for Purchase of Real Property to acquire permanent roadway easements and related property interests for the Prunedale Roundabout Project; and
- c. Authorize the Director of Public Works, Facilities, and Parks, or their designee, to accept the permanent roadway easements and execute Certificates of Acceptance and Consent to Recordation.

SUMMARY:

This item requests approval of an updated Board Order authorizing the acquisition of permanent property interests required for the construction of the Prunedale Roundabout Project at the intersection of San Miguel Canyon Road and Castroville Boulevard. Permanent roadway easements are necessary to accommodate the proposed roundabout improvements as designed.

The updated Board Order is required to correct a clerical error in the original Board action. Specifically, the compensation amount for the partial fee acquisition from Alma Rocha (APN 127-361-007) is being revised from \$11,800 to \$15,200 to accurately reflect the executed purchase agreement. The inadvertent clerical error for the purchase amount for APN 127-361-007 led to a corresponding error in the total amount requested which should have been \$107,200 and not \$103,900.

Expedited consideration of this item is necessary to ensure the project remains eligible for the June 30, 2026 Construction (CON) allocation deadline and to avoid potential delays in project delivery and funding authorization.

DISCUSSION:

This item requests approval of an updated Board Order to correct a clerical error in the original Board action related to the Prunedale Roundabout Project. Specifically, the compensation amount for the partial fee acquisition from Alma Rocha (APN 127-361-007) is being revised from \$11,800 to \$15,200 to accurately reflect the executed purchase agreement. The inadvertent clerical error for the purchase amount for APN 127-361-007 led to a corresponding error in the total amount requested which should have been \$107,200 and not \$103,900. No other changes to the project scope, property acquisitions, or previously approved Board actions are proposed.

The Prunedale Roundabout Project is a state-funded transportation safety improvement project at the intersection of San Miguel Canyon Road and Castroville. The project will convert the existing three-way intersection to a modern roundabout and thus reduce collision severity, enhance safety and improve traffic operations.

Permanent right-of-way acquisition was necessary to avoid constructing a \$900,000 temporary retaining wall and eliminate the need for Pacific Gas and Electric Company utility relocations, which also reduces temporary traffic impacts during project construction.

The County proposes to acquire permanent property interests from four (4) privately owned parcels, including partial fee acquisitions and one temporary construction easement. The total estimated acquisition cost is \$107,300, which includes just compensation, appraisal, title, escrow, and administrative costs.

Independent appraisals have been prepared, property owners have been provided with written offers of just compensation, and staff have been actively advancing negotiations. Negotiations are completed and appraisals signed by affected property owners. Approval of the recommended actions will allow the next steps to proceed, including execution of the appraisal packages by authorized County personnel.

Timely approval of the proposed acquisitions is necessary to maintain the revised project schedule and meet grant funding and construction milestones. The County proposes to acquire permanent property interests from four (4) privately owned parcels as follows:

APN	Property Owner	Type of Interest	Estimated Cost
127-361-007	Rocha Alma D. Garcia	Permanent Road Easement	\$ 15,200
127-361-013	Pantoja Jose & Gutierrez Juana	Permanent Road Easement	\$ 32,000
127-361-014	Diaz Eusebia & Manuella	Permanent Road Easement	\$ 34,500
129-083-031	Gin York F Family	Permanent & Temporary Construction Easement	\$ 25,600
		TOTAL	\$107,300

CEQA:

As required by the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration was prepared for the project. It was published on dated June 27, 2025 (State Clearinghouse No. 2023020358) and approved by the Board on June 17, 2025. The proposed permanent acquisitions are consistent with the approved environmental document and do not result in additional environmental impacts.

OTHER AGENCY INVOLVEMENT:

Staff have coordinated with affected property owners, utility providers, Caltrans, and funding agencies to ensure compliance with project requirements and minimize impacts.

FINANCING:

The Prunedale Roundabout project, including environmental, right-of-way acquisition and construction is estimated to cost \$8,426,279. Of this total, \$5,595,375 in funding has been identified from Highway Safety Improvement Program (HSIP), Measure X, and Traffic Impact Fees (TIF). PWFP will pursue additional grant opportunities, including the Regional Surface Transportation Program (RSTP) and Monterey Bay Air Resource District (MBARD), to address the remaining funding need of \$2,830,904. If these grant applications are unsuccessful, Measure X funds will be used to cover the remaining balance.

The Fiscal Year 2025-26 Adopted Budget includes sufficient appropriations in the Road Fund, Appropriation Unit PFP004 to support the acquisition of four (4) properties, with an estimated cost of \$107,300. This estimate includes property acquisition, appraisal services, title and escrow fees, relocation assistance if applicable, and administrative costs.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

Acquisition supports safety improvements, operational efficiency, and delivery of a grant-funded transportation project and the following.

Board of Supervisors Strategic Plan Goals

- Well-Being and Quality of Life
- Sustainable Infrastructure for the Present and Future
- Safe and Resilient Communities
- Diverse and Thriving Economy

Prepared by: Maribel Ramos-Peredia, Assistant Engineer (831) 755- 4589

Reviewed by: Armando Fernandez, P.E., Senior Civil Engineer
Enrique M. Saavedra, P.E., Chief of Public Works
Mary Grace Perry, Deputy County Counsel
Crystal Corpuz, Finance Manager II

Approved by: Randell Ishii, Director of Public Works, Facilities and Parks

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

- Attachment A - Prunedale Roundabout Vicinity Map
- Attachment B - Budget Sheet
- Attachment C - Purchase Agreement 127-361-007
- Attachment D - Purchase Agreement 127-361-013
- Attachment E - Purchase Agreement 127-361-014
- Attachment F - Purchase Agreement 128-083-031

