



County of Monterey

Item No.

Board Report

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

Legistar File Number: A 26-081

March 24, 2026

Introduced: 3/6/2026

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Agreement

- a. Approve an Agreement for Purchase of Real Property to purchase 2.532 acres to transfer fee title between the County of Monterey and Platinum Partnership, LP, (APN 207-051-003), in the amount of \$532,000 for right-of-way for the construction of the Davis Road Bridge Replacement and Road Widening project, Project No. 3600; and
- b. Authorize the Director of Public Works, Facilities and Parks (PWFP) or their designee to execute the Agreement for Purchase of Real Property to purchase a partial fee title.
- c. Authorize the Director of Public Works, Facilities and Parks (PWFP) or their designee to accept the partial fee title and execute the Certificate of Acceptance and Consent to Recordation.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve an Agreement for Purchase of Real Property to purchase 2.532 acres to transfer fee title between the County of Monterey and Platinum Partnership, LP, (APN 207-051-003), in the amount of \$532,000 for right-of-way for the construction of the Davis Road Bridge Replacement and Road Widening project, Project No. 3600; and
- b. Authorize the Director of Public Works, Facilities and Parks (PWFP) or their designee to execute the Agreement for Purchase of Real Property to purchase a partial fee title.
- c. Authorize the Director of Public Works, Facilities and Parks (PWFP) or their designee to accept the partial fee title and execute the Certificate of Acceptance and Consent to Recordation.

SUMMARY:

Approval of the Agreement for Purchase of Real Property and recording of the related deeds are necessary to secure the additional right-of-way to construct the Davis Road Bridge Replacement and Road Widening Project.

DISCUSSION:

The Public Works, Facilities, and Parks Department is working on the right-of-way phase of the Davis Road Bridge Replacement and Road Widening Project. The Project consists of replacing the existing two-lane, low-level Davis Road Bridge (Bridge No. 44C-0068) over the Salinas River with a longer bridge that meets current American Association of State Highway and Transportation Officials (AASHTO) requirements. The existing Davis Road Bridge is located approximately 2 miles south of the City of Salinas. The Project also proposes to widen Davis Road from two lanes to four lanes for approximately 2.1 miles between Blanco Road on the north and Reservation Road on the south.

The Project's primary purpose is to construct an all-weather crossing over the Salinas River on Davis Road. The current river crossing is a low-level crossing that is overtopped during larger flows of the Salinas River. The concept of widening Davis Road to four-lanes resulted from the need to provide further carrying capacity between the Salinas area and the Monterey Peninsula. The need for widening Davis Road was further articulated in the Regional Transportation Plans developed by the Transportation Agency for Monterey County (TAMC) for the region and the Fort Ord Reuse planning documents. Furthermore, on June 24, 2015, the TAMC Board adopted the Marina-Salinas Multimodal Corridor Conceptual Plan that included the all-weather crossing and the four-laning on Davis Road between Reservation Road and Blanco Road. To further the multimodal aspect of the corridor, the Project proposes to provide class II bike lanes along Davis Road, and a bus queue-at the intersection of Blanco and Davis Roads. The Project will also reconstruct the intersections of Reservation Road/Davis Road by replacing the existing signal with a roundabout. The Reservation Road/Davis Road intersection improvements are mitigation requirements to offset the additional traffic from the East Garrison Development.

On July 11, 2016, The Board of Supervisors certified the Environmental Impact Report (EIR) for the Project and directed the former Resource Management Agency (RMA) to proceed with the Project's final design and related activities to be able to construct the Project. An EIR Addendum for the Project was prepared to amend the Project design details to incorporate design modifications following the Value Analysis Study Report prepared in 2017. The EIR Addendum was filed and approved by Caltrans on May 8, 2020.

Easements from a total of sixteen (16) adjacent properties are necessary for the construction of the Project. TranSystems Corporation has appraised all the easements for compensatory value and offers presented to the affected property owners. TranSystems Corporation is also conducting the right-of-way negotiations with the property owners on behalf of the County of Monterey.

The Platinum Partnership, LP (APN 207-031-005), parcel is fifteenth parcel for which negotiations have been completed. The owners have agreed to the County's purchase of a partial fee title, (2.532 acres). The agreed just compensation for the land was determined to be \$532,000 by TranSystems Corporation.

The Project is scheduled for construction in 2027, following the acquisition of all the easements.

OTHER AGENCY INVOLVEMENT:

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

FINANCING:

The Project's estimated total cost, including engineering, environmental, right-of-way and construction, is \$105 million. The Project is currently unfunded in the amount of \$6.6 million. Staff is actively pursuing additional funding sources to fully fund the Project before initiating the construction phase. If full funding is not obtained for the Project by the time final design has been completed, staff will analyze options for phasing the Project's construction.

Funding from various Federal, State and local revenue sources has been authorized for the design and right-of-way portion of the Project. Sufficient appropriations are available for this Project phase for Road Fund, Fund 002, Unit 8558. Therefore, there is no planned General Fund contribution for this Project.

The total estimated project cost for the right-of-way phase of the Project is estimated at \$8,201,274. This phase of the Project is largely funded by the Federal Highway Administration (FHWA) Highway Bridge Program (HBP). The Project is also funded by Local Funds comprised of funds from the Regional Surface Transportation Program (RSTP) and development impact fees. There are sufficient appropriations adopted in the FY 2025-2026 Road Fund 002 to finance the right-of-way phase of the project.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

The project will replace the existing seismically deficient Davis Road Bridge with a new four (4) lane bridge that meets AASHTO and Caltrans Design Standards and widen the road to four-lanes to meet traffic needs. The recommended action supports the following Board of Supervisors' Strategic Initiative:

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

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Reviewed by: Enrique Saavedra, PE, Chief of Public Works
Approved by: Randell Ishii, MS, PE, TE, PTOE, Director of Public Works, Facilities and Parks

ATTACHMENTS:

- Attachment A - Location Map
- Attachment B - Project Budget
- Attachment C - Agreement for Purchase with Platinum Partnership, LP