



# County of Monterey

**Item No.**

## Board Report

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

**Legistar File Number: A 26-153**

**May 12, 2026**

**Introduced:** 4/24/2026

**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 \$103,900, 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 \$103,900, 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 to acquire permanent property interests required to construct the Prunedale Roundabout Project at the intersection of San Miguel Canyon Road and Castroville Boulevard. Roadway easements are necessary to construct the project as designed.

### DISCUSSION:

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 4 privately owned parcels, including partial fee acquisitions and one temporary construction easement. The total estimated acquisition cost is \$103,900, 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 4 privately owned parcels as follows:

1. **APN 127-361-007**

**Property Owner:** Rocha Alma D Garcia  
**Type of Interest:** Permanent Road Easement  
**Estimated Cost:** \$11,800

2. **APN 127-361-013**

**Property Owner:** Pantoja Jose and Gutierrez Juana  
**Type of Interest:** Permanent Road Easement  
**Estimated Cost:** \$32,000

3. **APN 127-361-014**

**Property Owner:** Diaz Eusebia and Manuella  
**Type of Interest:** Permanent Road Easement  
**Estimated Cost:** \$34,500

4. **APN 129-083-031**

**Property Owner:** Gin York F Family  
**Type of Interest:** Permanent and Temporary Construction Easement  
**Estimated Cost:** \$25,600

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). PWWP 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 4 properties, with an estimated cost of \$103,900. 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

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Enrique M. Saavedra, P.E., Chief of Public Works

Mary Grace Perry, Deputy County Counsel

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

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

Attachment A - Vicinity Maps

Attachment B - Project Budget

Attachment C - Agreement for Purchase 127-361-007

Attachment D- Agreement for Purchase 127-361-013

Attachment E - Agreement for Purchase 127-361-014

Attachment F - Agreement for Purchase 129-083-031