



County of Santa Cruz 523

DEPARTMENT OF PUBLIC WORKS - REAL PROPERTY DIVISION

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070
(831) 454-2331 FAX (831) 454-2386 TDD (831) 454-2123

JOHN A. FANTHAM
DIRECTOR OF PUBLIC WORKS

SCOTT C. LOICHINGER
CHIEF REAL PROPERTY AGENT

Agenda: June 8, 1999

May 26, 1999

SANTA CRUZ COUNTY BOARD OF SUPERVISORS

701 Ocean Street

Santa Cruz, California 95060

SUBJECT: TROUT GULCH ROAD IMPROVEMENT PROJECT - AT CATHEDRAL DRIVE, APTOS

APNS: 041-021-03, 041-021-07, 041-011-32, 041-011-31, 041-011-05, 040-221-51, &

040-241-01

Members of the Board:

Included in the 1998/99 Public Works budget are funds for road improvements to Trout Gulch Road, between Valencia Street and Quail Run Road in Aptos, and the purchase of necessary property rights including road right of way and easements over the above mentioned parcels. Funding for these acquisition is being provided by Aptos Road and Traffic Improvement fees.


The attached contracts provide for the acquisition of the necessary property rights (as shown on the attached maps) from the subject parcels required for the completion of the above road improvement project. The settlement amounts for the property interests acquired are shown on the attached resolution and are based on a departmental appraisal. These amounts are considered fair and reasonable for the property interests being acquired and represent the fair market value for such property interests.

It is therefore recommended that the Board of Supervisors take the following action:

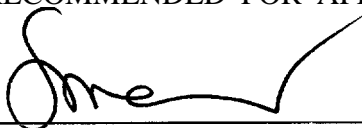
1. Adopt the following Resolution approving and accepting the terms and conditions of the agreements and authorize the Director of Public Works to sign said documents on the behalf of the County;
2. Approve payment of claims for the agreements.

jsk
Attachments

Yours truly,


JOHN A. FANTHAM
Director of Public Works *By TB*

RECOMMENDED FOR APPROVAL:



County Administrative Officer

cc: County Counsel, Real Property, Public Works, Auditor-Controller

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

524

RESOLUTION NO. _____

On the motion of Supervisor
duly seconded by Supervisor
the following resolution is adopted:

RESOLUTION FOR RIGHT-OF-WAY ACQUISITION
TROUT GULCH ROAD IMPROVEMENT PROJECT

APNS: 041-021-03, 041-021-07, 041-011-32, 041-01 1-3 1, 041-01 1-05, 040-221-51, & 040-241-01

RESOLVED by the Board of Supervisors of the County of Santa Cruz, State of California:

WHEREAS, the County of Santa **Cruz** is desirous of acquiring the real property interests described in the agreements attached hereto and hereinafter referred to, and

WHEREAS, the owners of said real property interests have or will execute and deliver documents conveying said real property interests to County, upon condition that County acknowledge and approve Articles set forth in said agreements binding County to the performance of said Articles, and

WHEREAS, the Board of Supervisors of said County hereby finds the Articles of said agreements to be fair and reasonable consideration for the acquisition of said real property interests;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the County of Santa **Cruz** does hereby accept the terms of said agreement listed below:

(Portion of)		
<u>A.P.N.</u>	<u>NAME</u>	<u>PAYMENT</u>
041-021-07	Annie Silvear	\$ 100.00
041-021-03	Robert J. Coutts Michelle R. Coutts	\$13,000.00
041-011-32	Soonae Kang	\$ 1,000.00
041-011-31	Bayview Partners	\$ 600.00
041-01 1-05	Patricia Toney Thompson Gail T. Costello	\$ 9,161.00
040-221-51	Edward P. Heller Lindalva Drummond Heller	\$ 600.00
040-24 1-0 1	W. Earl Wear	\$ 1,500.00

62 1

BE IT FURTHER ORDERED that the Auditor-Controller of the County of Santa Cruz is hereby authorized to approve payment of claims for the above listed agreements payable to the above listed Grantors in the amounts indicated above, except for Coutts shall be payable to First American Title Company Escrow # 134876-8 (Coutts) and for Thompson/Costello shall be payable to First American Title Company Escrow # 159658-8 (Thompson/Costello) out of the Public Works Internal Service Fund, Sub-object 345 1, charged against CAMS Index No. 40088 for the purchase of said property interests AND TO DELIVER THE SAME TO THE CHIEF, REAL PROPERTY DIVISION OF THE COUNTY OF SANTA CRUZ, and

BE IT FURTHER ORDERED that said Chief, Real Property Division, deliver said warrants to the above listed Grantors or into the escrow account named above.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this ___ day of _____ 1999, by the following vote:

AYES: SUPERVISORS

NOES: SUPERVISORS

ABSENT: SUPERVISORS

ATTEST: _____
Clerk of said Board

Chairperson of said Board

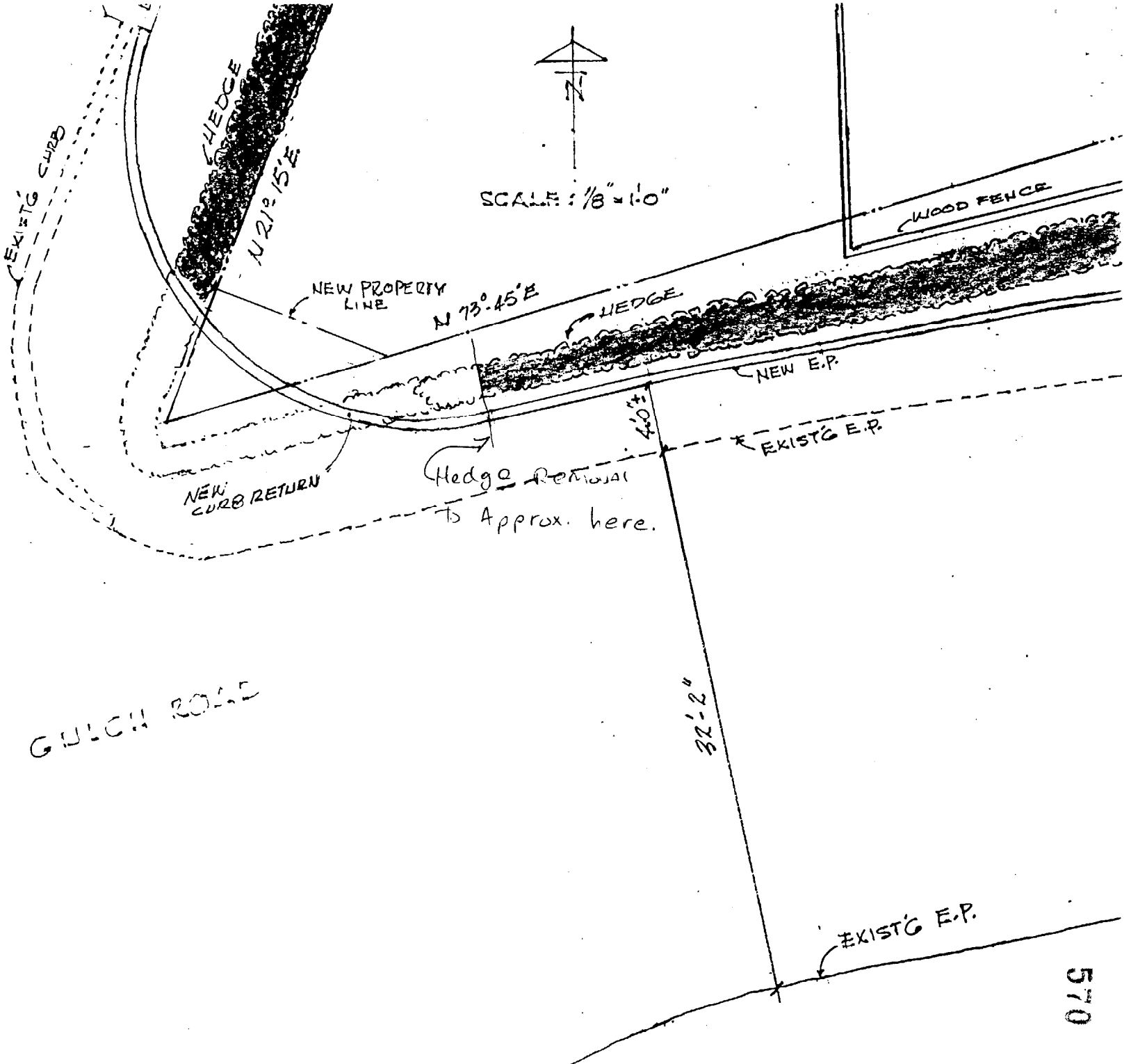
Approved as to form:

D. M. Rae 5.20.99

Assistant County Counsel
Distribution: County Counsel
Public Works
Auditor Controller

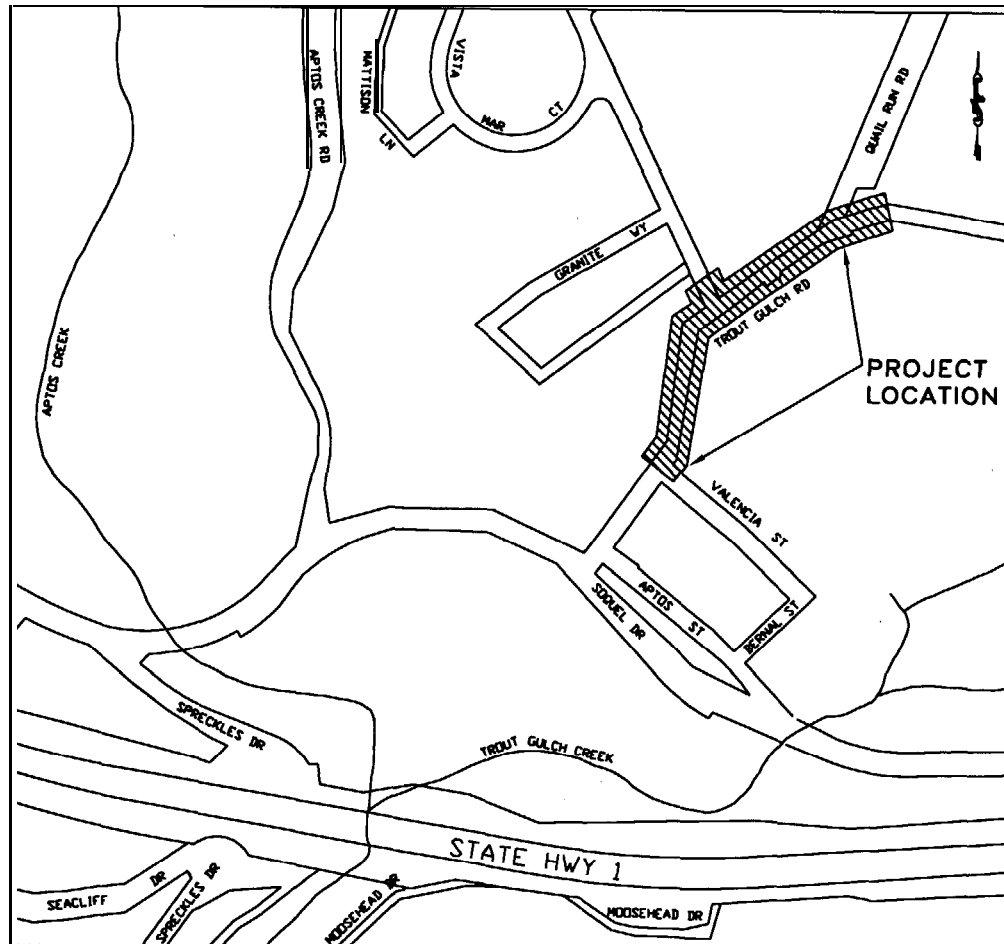
62

QUAIL-RUN ROAD



570

TROUT GULCH ROAD IMPROVEMENTS VALENCIA STREET TO QUAIL RUN ROAD



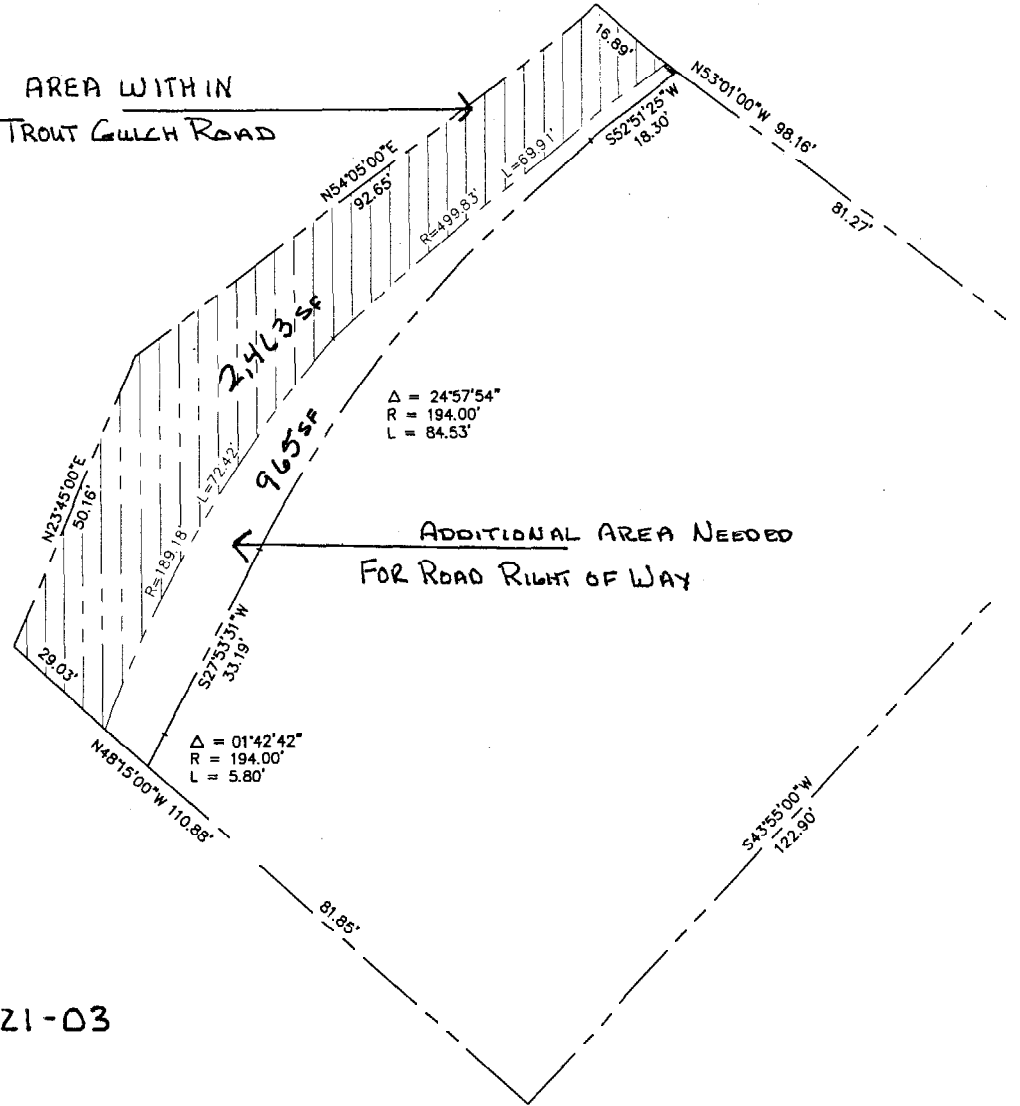
VICINITY MAP

NOT TO SCALE

621



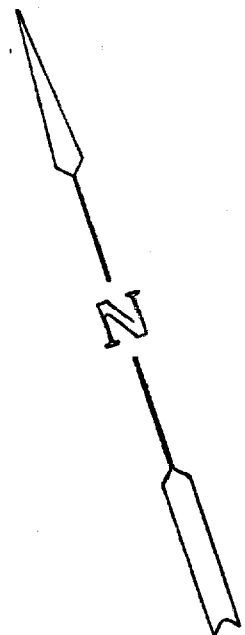
AREA WITHIN
PRESENTLY TRAVELED TROUT GULCH ROAD



COUTTS
APN 041-021-03

578

ACQUISITION AREA FOR SIDEWALK EASEMENT - 5 SF



TROUT GULCH ROAD

VALENCIA STREET

N89°57'00"E
75.40'
DESCRIPTION COMMENCES HERE

PARCEL, AS DESCRIBED IN DEED, DOES NOT CLOSE

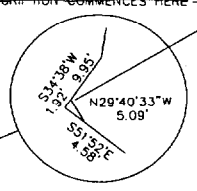
S48°15'00"E
119.55'

S08°35'00"W
239.19'

SILVEAR
APN 041-021-07

N38°02'00"E
259.69'

POINT OF BEGINNING
DESCRIPTION COMMENCES HERE



N24°38'00"E
11.87'

N00°26'15\"/>

TAX PURPOSES ONLY

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POR. APTOS RANCHO

N. 1/2 SEC. 18, T.11S., R.1E., M.D.B. & M.

Tax Area Code

41-01

69-131 69-273

69-280

46PM57
5/30/86

02

53MB10
7/15/70

18PM40
5/12/75

Thompson/Costello

KANG

BAYVIEW PARTNERS

34.40
21

84RS36
6/5/91

42PM37
2/28/93

MATTISON LN

83RS59
3/15/91

APTOS CREEK RD.

Note - Assessor's Parcel Block & Lot Numbers Shown in Circles.

35PM27
3/23/80

Assessor's Map No. 41-01
County of Santa Cruz, Calif.
December, 1998

THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED. FIRST AMERICAN EXPRESS DISCLAIMS ANY LIABILITY FOR ALLEGED

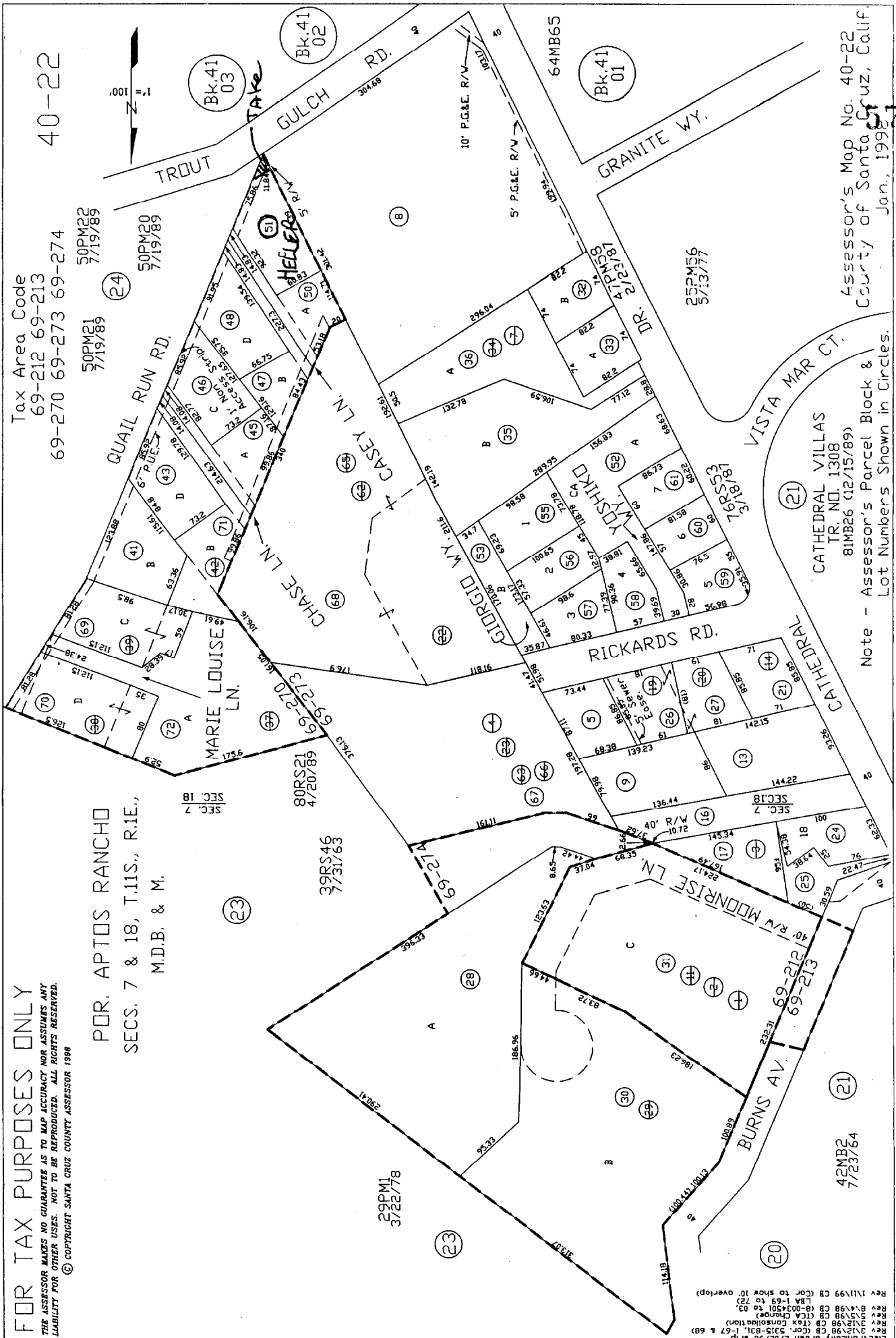
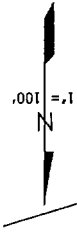
574

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POR. APTOS RANCHO
SECS. 7 & 18, T.11S., R.1E.,
M.D.B. & M.

Tax Area Code
69-212 69-213
69-270 69-273 69-274

40-22



SEC. 7
SEC. 18

SEC. 20
SEC. 21
SEC. 22
SEC. 23
SEC. 24

Note - Assessor's Parcel Block & Lot Numbers Shown in Circles.

CATHEDRAL VILLAS
TR. NO. 1308
81MB26 (12/15/89)

Assessor's Map No. 40-22
County of Santa Cruz, Calif.
Jan., 1998

Electronically drawn 2/27/98 r/fp
Rev 12/98 CB (Cor. 2-15-81, 1-67 & 68)
Rev 11/98 CB (Cor. 2-15-81, 1-67 & 68)
Rev 5/98 CB (CTCA Chapter 461)
Rev 1/98 CB (B-0004501 to 03)
Rev 1-98 to 3-98 CB (B-0004501 to 03)
Rev 11/99 CB (Cor to show 10' overlap)

FOR TAX PURPOSES ONLY

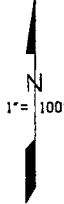
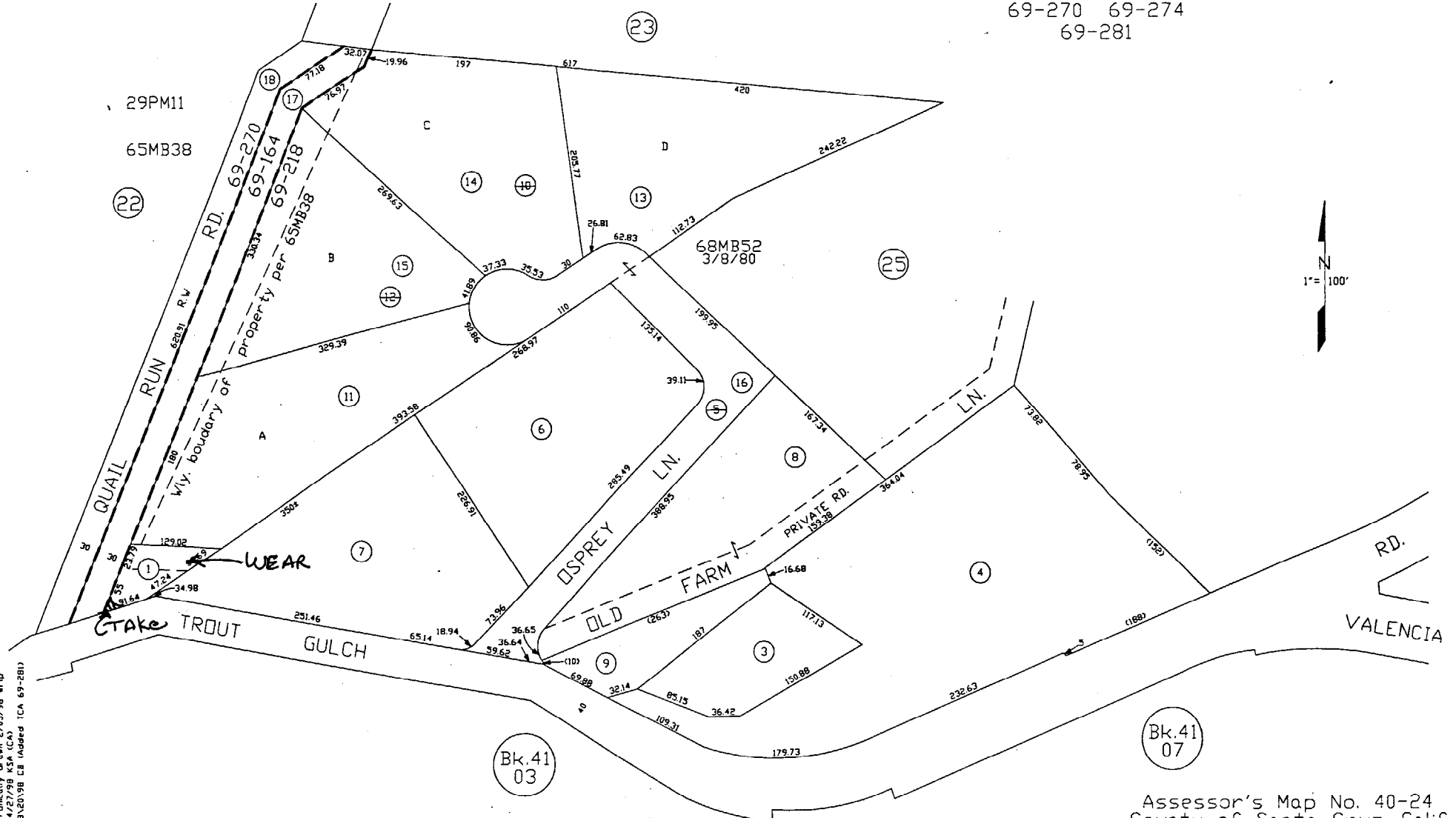
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PDR. APTOS RANCHO

N.E. 1/4 SEC. 18, T.11S., R.1E., M.D.B. & M.

40-24

Tax Area Code
69-270 69-274
69-281



Note - Assessor's Parcel Block & Lot Numbers Shown in Circles.

Assessor's Map No. 40-24
County of Santa Cruz, Calif.
Jan., 1998

Electronically drawn 2/03/98 wrp
Rev. 4/27/98 KSA (CA)
Rev. 8/20/98 CB (Added ICA 69-281)