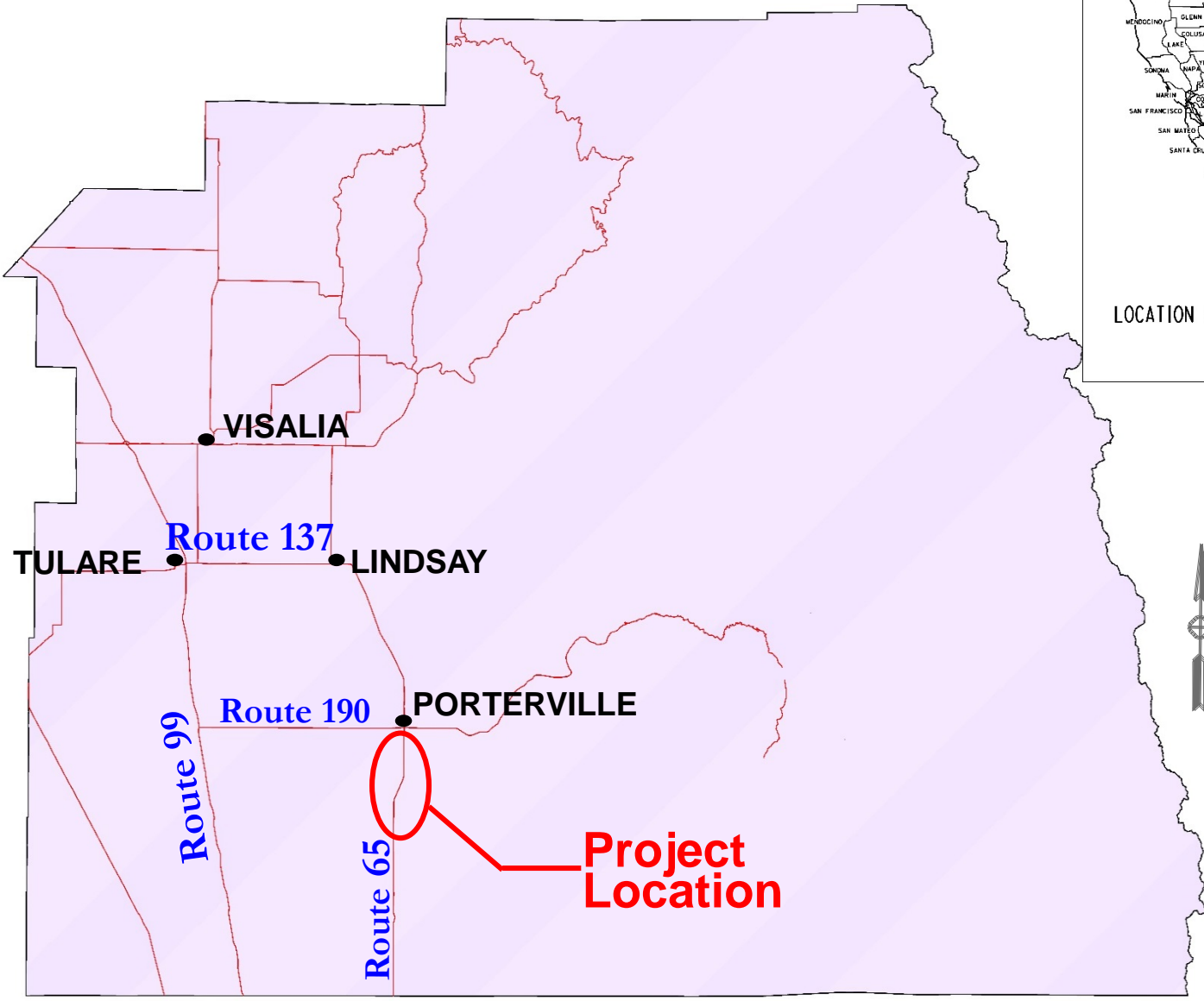
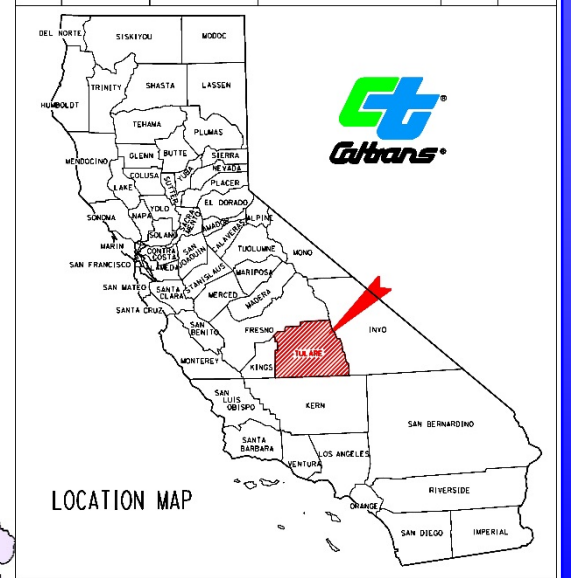


Prescott Living Trust  
District 6, SR-65  
Tulare County

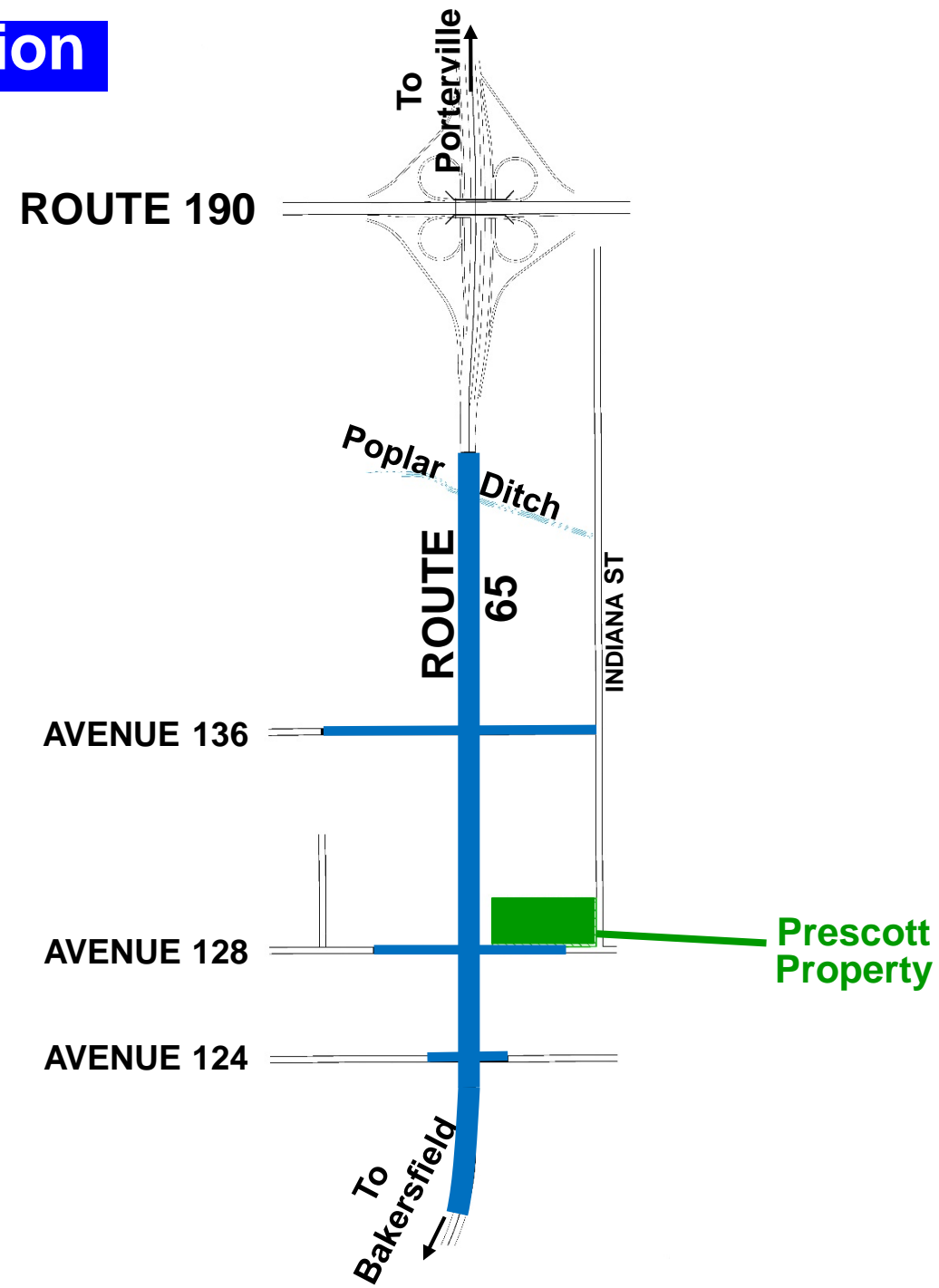
Mike Whiteside  
Assistant Chief Engineer  
Caltrans

# Project Location

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
06	Tul	65	R15.1/18.0		



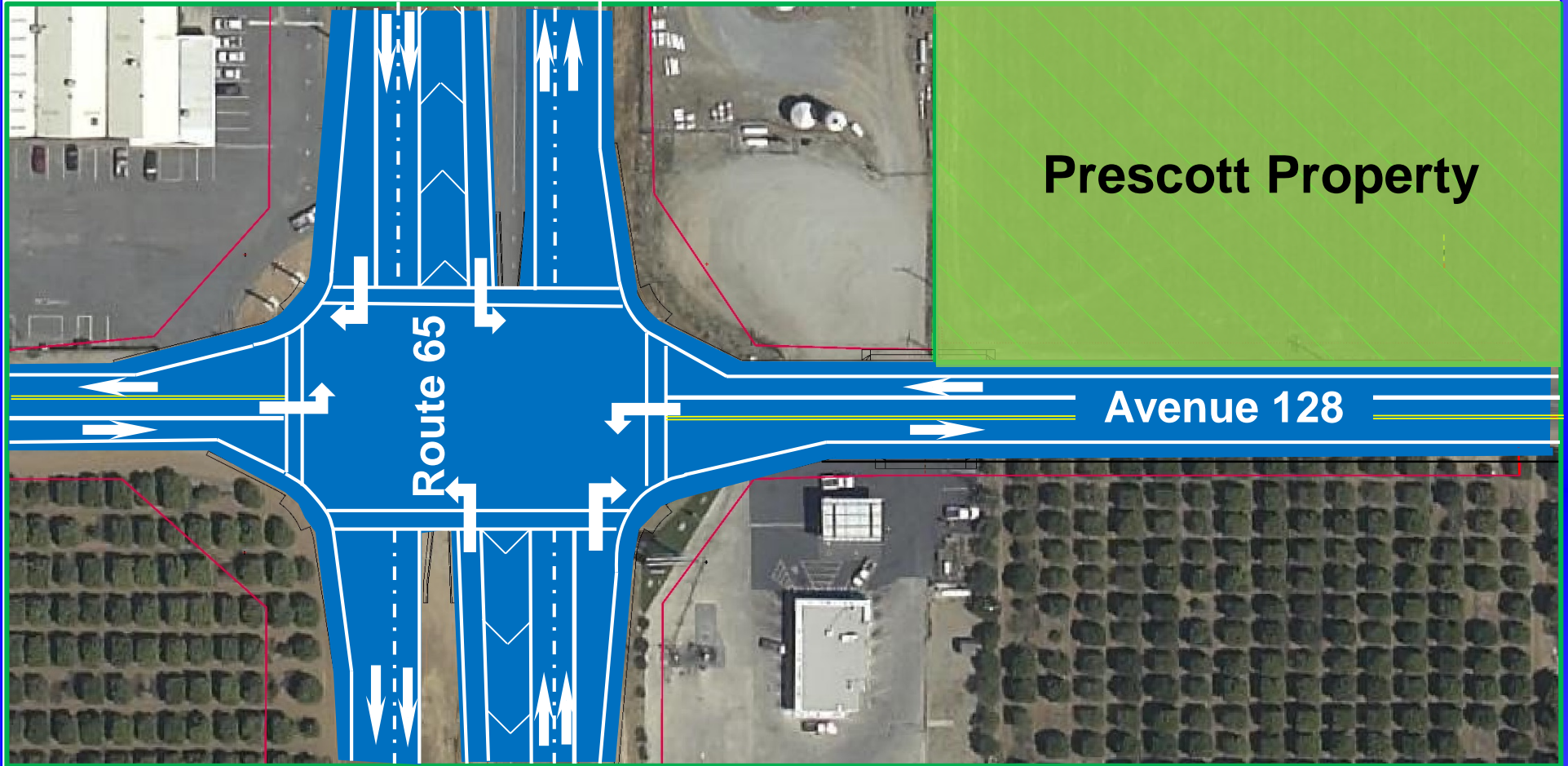
# Project Location





# Project Impact



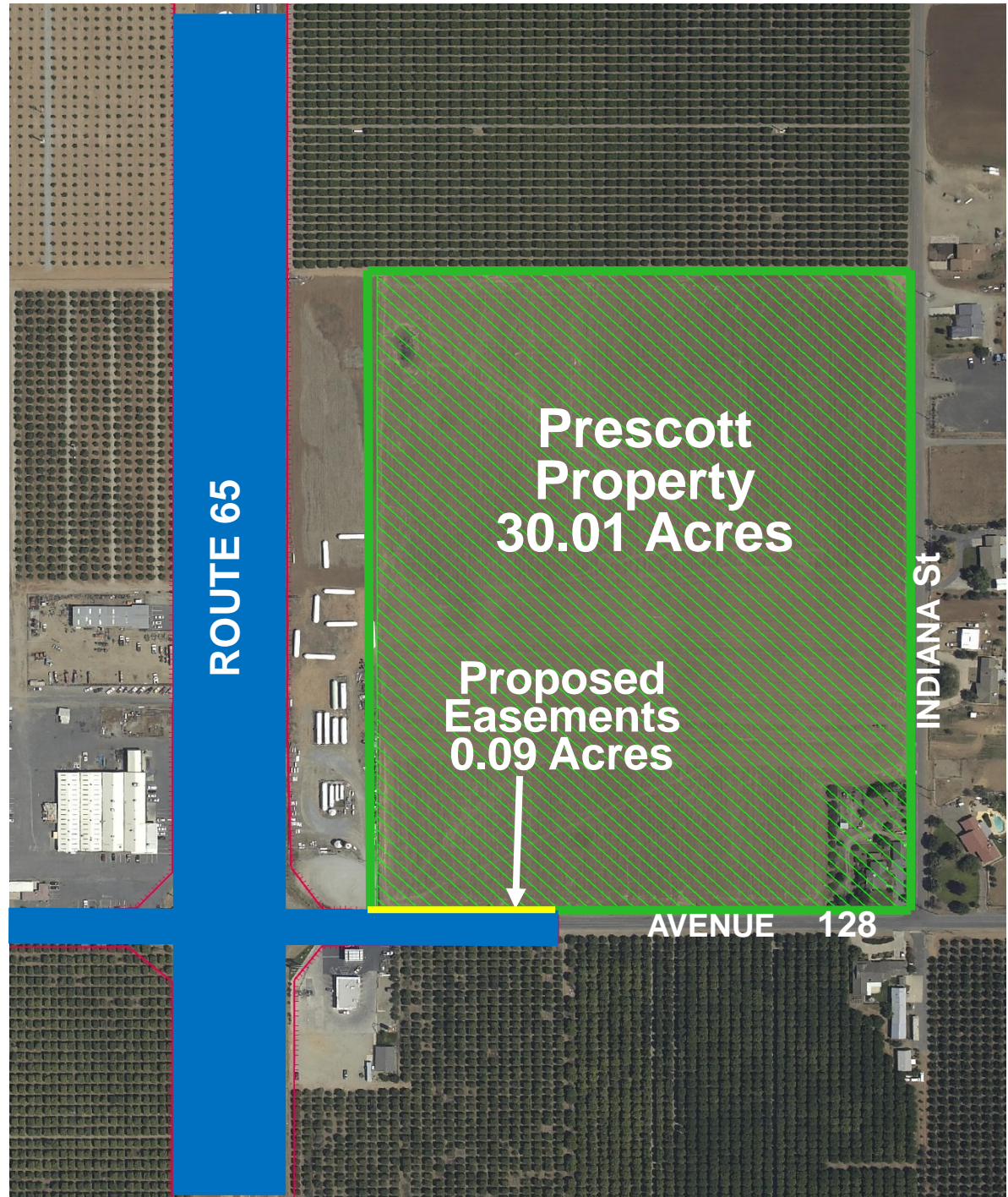
# Project Impact







## LEGEND

	Proposed Right of Way
	Proposed Improvements

# Project Impact



## LEGEND

-  Prescott Property
-  Proposed Improvements
-  Proposed Highway Right of Way
-  Proposed Easements

# Chronology

## Initial Department proposal:

- 7.6' roadway fee
- 20' perm SCE utility easement

## Meetings 2013 – 2015

- Owners request minimize easements

## Current Department design:

- 1.63' roadway easement
- 10' perm SCE utility easement / TCE
- Curb, gutter, and driveway

# **Chronology**

**Current Department design complete:**

- **Department**
- **SCE**

**County General Plan compliant**

**Agreements & approvals:**

- **County**
- **SCE**

**Minimum for project purpose/need**



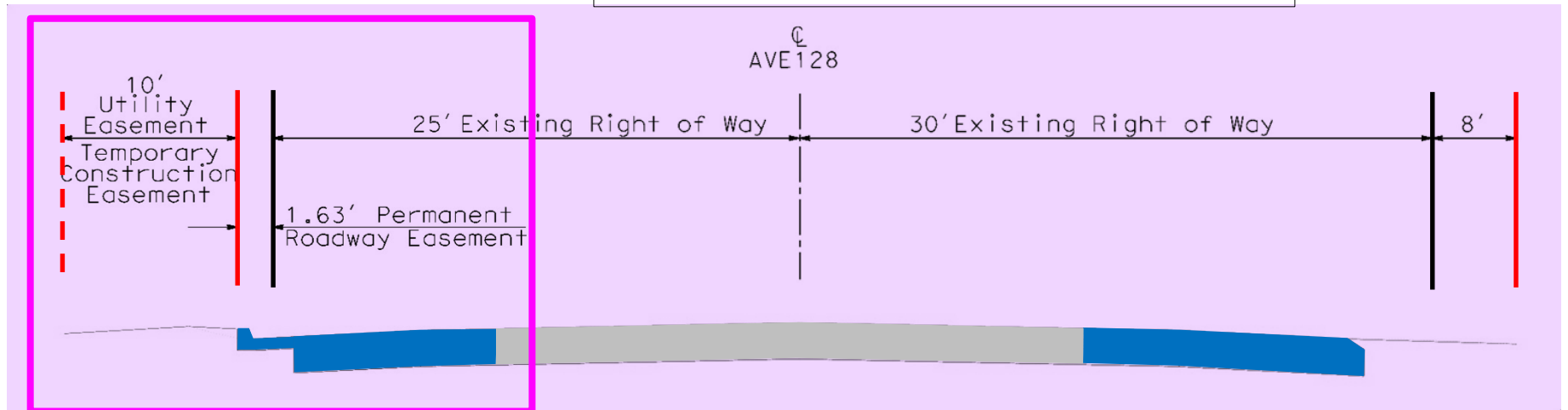
# Project Impact

## Department Design

### Prescott Property

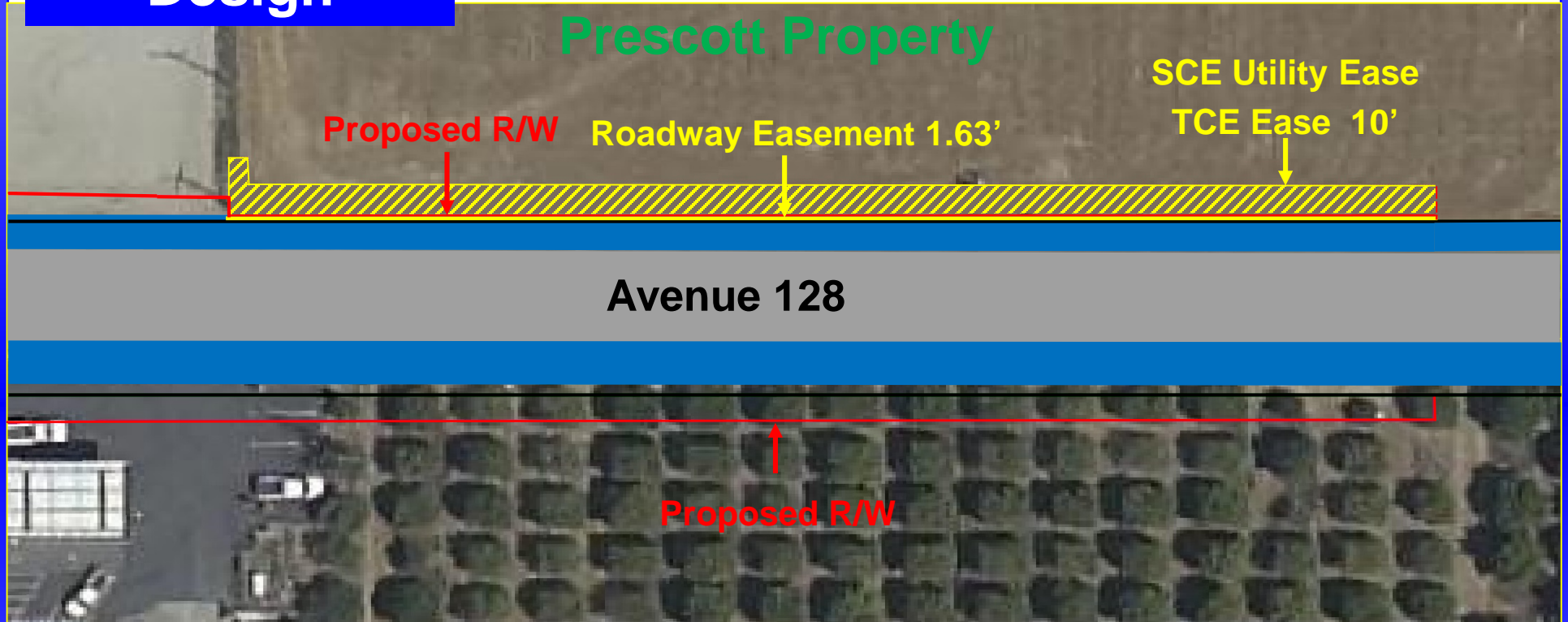
#### LEGEND

- Existing Avenue 128 Pavement
- Proposed Improvements
- Existing Right of Way
- Perm Roadway Easement
- Perm SCE Utility Ease / TCE









# Project Impact

## Department Design

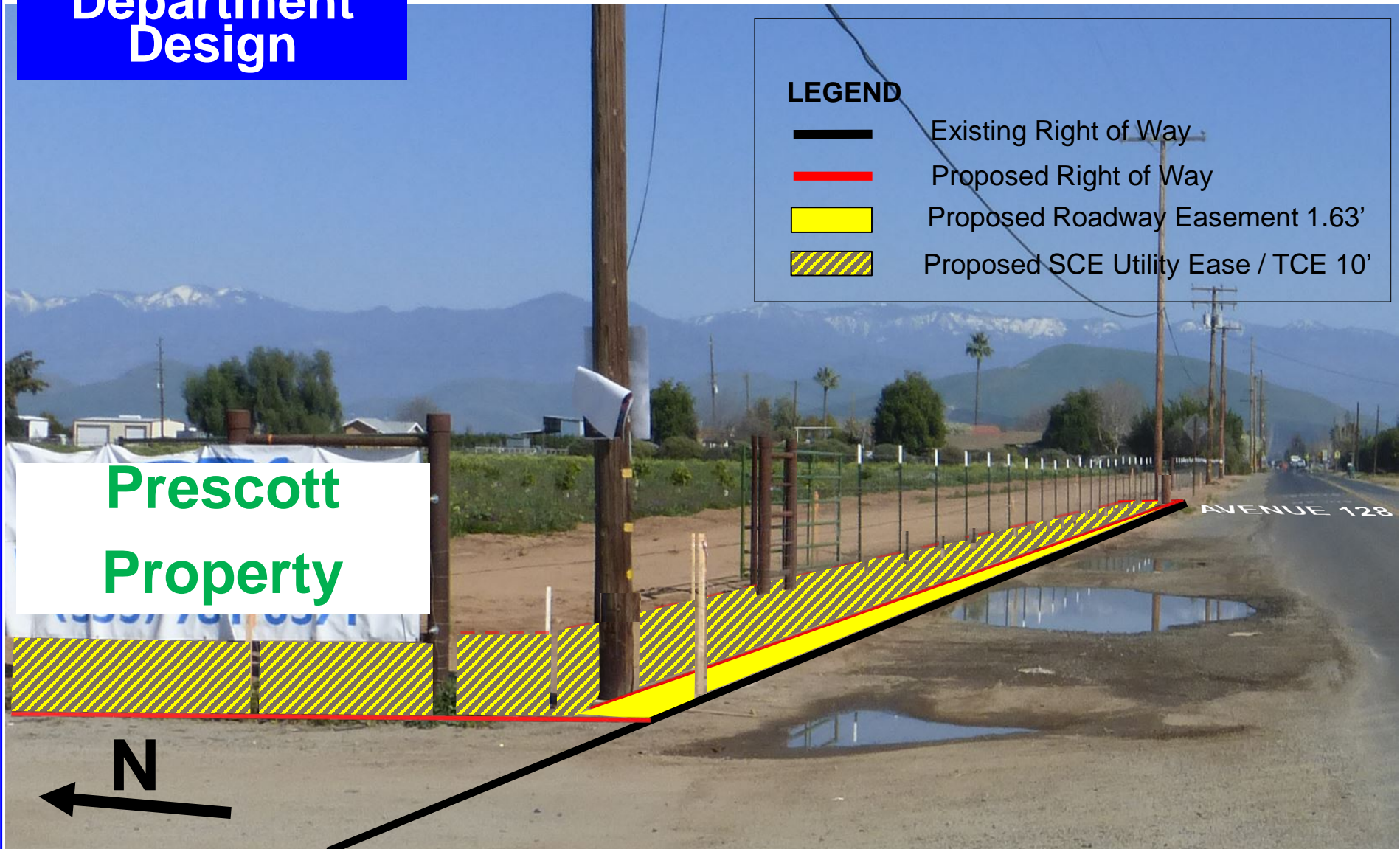


### LEGEND

-  Existing Ave 128
-  Existing Right of Way
-  Proposed Improvements
-  Proposed R/W
-  Proposed Roadway Easement
-  Proposed SEC Utility Ease / TCE 10'

# Project Impact

## Department Design



## **Project Impact**

# **Prescott Request**

**February 26, 2016**

**30' centerline to curb (5.63' road ease)**

**10' perm SCE utility easement**

**Construct own curb, gutter, driveways**

**State to pave to curb and gutter**

**Donate roadway easement**

## **Project Impact**

# **Department Response**

**Accept donation to county**

**Department design complete:**

- **Department**
- **SCE**

**Would require another SCE redesign (\$)**

**Improving private property / speculative future development**

**Delay project**

**Offered two accommodations**

- **No Resolution of Necessity**
- **No delay**

# Accommodation 1

March 2016

## *Possession and Use Agreement (P&U)*

Project proceed as-is

Owners to:

- Obtain permits/approvals
- Redesign SCE (\$)
- Design & construct curb/gutter
- Drainage compatible & design consistent

Department to:

- Redesign during construction
- Issue contract change order
- Pave to meet curb & gutter

Owners get exactly what they ask (30' curb setback)

# Accommodation 1

March 2016

## *Possession and Use Agreement (P&U)*

### Owners rejected:

- Department to pay for SCE redesign

### Department cannot accept:

- Paying for speculative private development

# Accommodation 2

April 2016

## *Right-of-Way Contract*

### Owners to:

- Construct curb, gutter, driveways

### Department to:

- Redesign
- Facilitate joint utility/road easements
- Pave to meet curb & gutter

Avoid SCE redesign (\$)

Provides 29.63' curb setback (not 30')

### Owner rejected:

- Want 30' setback (4.4")
- Department to construct curb, gutter, driveways

Department agreed to construct curb, gutter, driveways



# Accommodation 2

April 2016

## *Right-of-Way Contract*

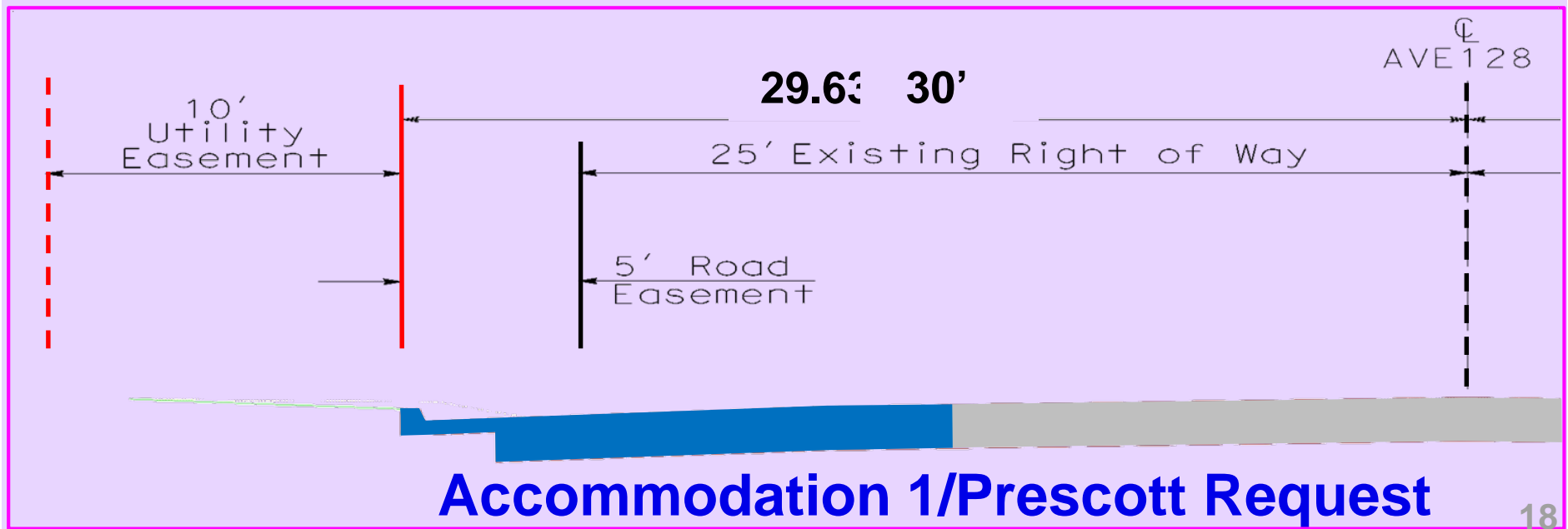
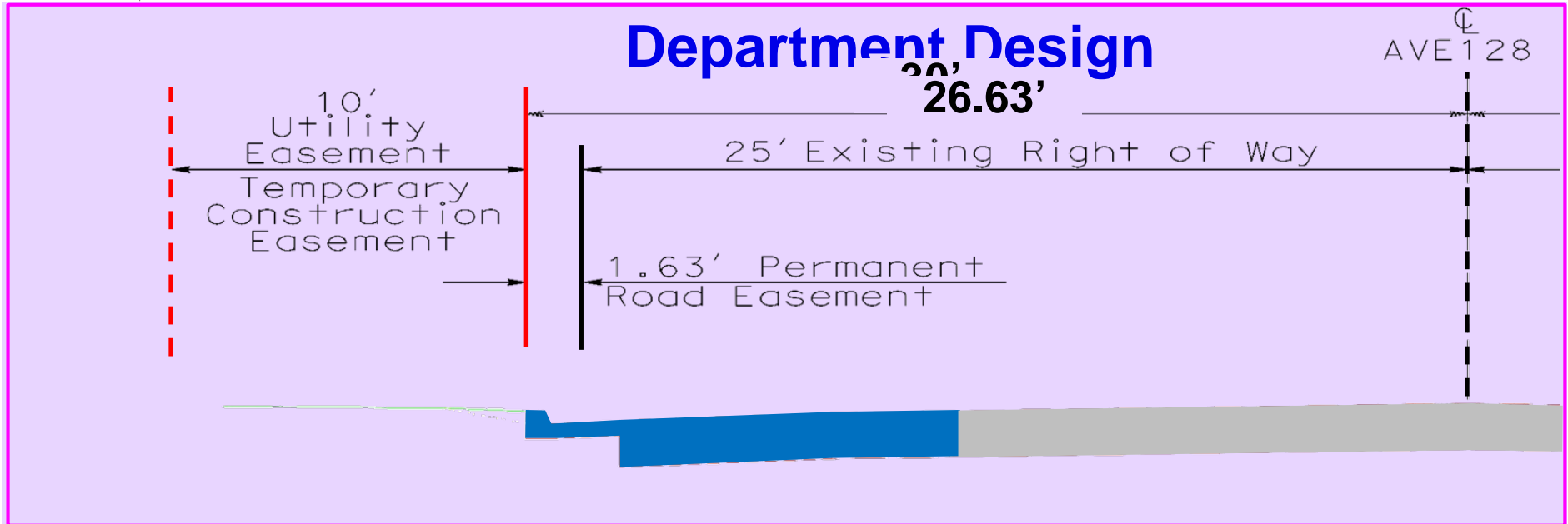
### Owners rejected

- 30' setback
- Dept pay SEC redesign
- Dept pay relocation ALL poles across parcel
- Limit SCE easement rights

### Department can not:

- Work outside construction limits
- Exceeds project scope
- Outside environmental clearance
- Paying for speculative private development
- SCE will not agree

# Project Impact



# Summary

	Setback from Centerline Ave 128
<b>Department Design (current)</b>	<b>26.63'</b>
<b>Prescott Request February 26, 2016</b>	<b>30'</b>
<del><b>Accommodation 1</b></del>	<del><b>30'</b></del>
<del><b>Accommodation 2</b></del>	<del><b>29.63'</b></del>

## Related to the findings of the Commission:

### Contacts w/ Owner:

- Mail 8
- Email 16
- Phone 10
- Meetings 7

### Issues addressed

#### Multiple redesigns

- SCE
- Department

#### One non-compensation related issue:

- Design of project

Related to the findings of the Commission:

The project is planned and located in a manner most compatible with the greatest public good and least private injury

The property owner contends:

**The Department must:**

- Place curb/gutter/driveway 30' offset
- Pay SCE redesign/relocation - whole property

Department response:

SCE & Dept designs complete

Paying for speculative private future development

Work outside construction limits

Exceeds project scope

Outside environmental clearance

Related to the findings of the Commission:  
An offer of just compensation has been made

First offer Nov 2013

Updated January 2016

Updated offer for Accommodations April 2016

Negotiations ongoing

# Summary

- 1. The public interest and necessity require the proposed project.**
- 2. This project is planned and located in a manner that will be most compatible with the greatest public good and least private injury.**
- 3. The property sought to be condemned is necessary for the proposed project.**
- 4. An offer of compensation has been made.**