



# Sonoma County Public Infrastructure

**Johannes J. Hoevertsz, Director**

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January 7, 2026

Richard W. Hawley  
256 Los Altos Place  
American Canyon, CA 94503

Richard W. Hawley  
c/o John Hawley  
2162 Penny Lane  
Napa, CA 94559

Susan Hawley  
269 Brixton Court  
American Canyon, CA 94503

Jane M. Hawley  
140 Courtney Lane  
Crescent City, CA 95531

RE: Morelli Lane Storm Damage Repair Project  
Site Address: 61 Morelli Lane, Camp Meeker, CA 95419  
Acquisition of Permanent and Temporary Construction Easements  
APN: 075-270-001  
Federal Project Number: 106279  
County Project Number: C31864

Dear Estate of Richard W. Hawley:

The purpose of this letter is to provide notice of the following, pursuant to Section 1245.235, Code of Civil Procedure:

- 1. Notice of the Intent of the Board of Supervisors of the County of Sonoma to Adopt a Resolution of Necessity.** The Board of Supervisors of the County of Sonoma (“County”) intends to consider the adoption of a Resolution of Necessity which if adopted, will authorize the County to acquire the property described herein by eminent domain for the proposed construction of the Morelli Lane Storm Damage Repair Project.

The proposed Resolution of Necessity (substantially in the form attached to this Notice as Exhibit A) and a description of the property contained within the Grant of Easement and Grant of Temporary Construction Easement, included with the County’s original offer to you (marked as Attachments 1 and 2) are attached for your reference (which property as described therein shall be hereafter referred to as the “Property”). A copy of the Appraisal Summary Statement for the Property is attached hereto as Exhibit B.

**2. Notice of Your Right to Appear and Be Heard.** Please take notice that the Board of Supervisors of the County of Sonoma, at a regular meeting to be held January 27, 2026, at the Sonoma County Administration Building, 575 Administration Drive, Room 102, Santa Rosa, California, will hold a hearing on whether to adopt said Resolution of Necessity, as required by California Code of Civil Procedure section 1245.220 for the commencement of an eminent domain proceeding to acquire real property. The time of the hearing will be at 9:00am, or as soon as practicable thereafter depending on the meeting agenda for that date, available at <https://sonoma-county.legistar.com/Calendar.aspx>.

You have a right and opportunity to appear and be heard before the Board of Supervisors at the above scheduled hearing on the following matters and issues, and to have the Board of Supervisors give consideration prior to deciding whether or not to adopt the proposed Resolution of Necessity:

- a. Whether the public interest and necessity require the proposed project;
- b. Whether the proposed project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- c. Whether the property sought to be acquired by eminent domain and described in the Resolution of Necessity is necessary for the proposed project;
- d. Whether the offer required by Government Code section 7267.2, together with the accompanying statement and summary of the basis for the amount established as just compensation, was actually made as required by law and whether said offer and statement/summary were in a form and contained all of the factual information required by Government Code section 7267.2, a copy of which is attached hereto.
- e. Whether the County of Sonoma has complied with all conditions and statutory requirements necessary to exercise the power of eminent domain (the “right to take”) to acquire the property described herein, as well as any other matter regarding the right to take said property by eminent domain; and
- f. Whether the County of Sonoma has statutory authority to acquire the property by eminent domain.

The name of “Richard W. Hawkley” appears on the last Sonoma County assessment roll and as owner of the property required for the proposed project.

The laws that authorize the County to acquire the property by eminent domain for this proposed project are the California Constitution, the California Eminent Domain Law (California Code of Civil Procedure section 1230.010 *et seq.*), and California Government Code section 25350.5.

**3. Failure to File a Written Request to be Heard within Fifteen (15) Days After the Notice Was Mailed Will Result in Waiver of the Right to Appear and Be Heard.** If you desire to be heard, please be advised that you must file a written request with the Clerk of the Board of Supervisors of the County of Sonoma within fifteen (15) days after this Notice was mailed. You must file your request to be heard at the Sonoma County Administration Building, 575 Administration Drive, Room 100A, Santa Rosa, California or via email to Marcie Woychik, Clerk of the Board at [Marcie.Woychik@sonomacounty.gov](mailto:Marcie.Woychik@sonomacounty.gov). You may also notify Janice Thompson, at [Janice.Thompson@sonomacounty.org](mailto:Janice.Thompson@sonomacounty.org) and [Stevan.Hunter@sonomacounty.gov](mailto:Stevan.Hunter@sonomacounty.gov).

4. Should you elect to mail your request to the clerk of the governing board, the request should be mailed to: Clerk of the Board of Supervisors, County of Sonoma, 575 Administration Drive, Room 100A, Santa Rosa, California, 95403. A mailed request (via email or hard copy in the mail) must be actually received by the clerk for filing within fifteen (15) days after this Notice was mailed.  
The date of mailing appears at the end of this notice.

California Code of Civil Procedure § 1245.235(b)(3) provides that “failure to file a written request to appear and be heard within fifteen (15) days after the Notice was mailed will result in “waiver of the right to appear and be heard” on the above matters and issues which are the subject of the hearing.

**If you elect not to appear and be heard, your non-appearance will not be a waiver of your right to claim greater compensation in a court of law. The amount to be paid for the property will not be considered by the Board at this hearing.**

**If you elect not to appear and not be heard, your failure to appear will be a waiver of your right to later challenge the right of the County to take the property by eminent domain.**

This Notice is not intended to foreclose continuing and future negotiations between you and the representatives of the County on the amount of compensation to be paid for your property, or for any other negotiations the purpose of which is to provide the County the ability to construct the proposed project.

If the Board of Supervisors of the County of Sonoma elects to adopt the Resolution of Necessity, the County will commence eminent domain proceedings in Superior Court within six months of the adoption of the Resolution. In that proceeding, the Court will determine the amount of compensation to which you are entitled.

Please be advised that the Board of Supervisors reserves the right to postpone or continue the hearing to a later date, subject to any applicable time and noticing requirements.

Please contact the Supervising Right of Way Agent at Sonoma County SPI, Kathy Wood, at [kathy.wood@sonomacounty.gov](mailto:kathy.wood@sonomacounty.gov) if you have questions regarding this matter.

Dated and mailed on January 7, 2026.

Sincerely,

  
\_\_\_\_\_  
Janice Thompson  
Department of Public Infrastructure

Attachments

- Govt Code section 7267.2
- Proposed Resolution of Necessity
- Property description (Easement Deed and Grant of Temporary Construction Easement)
- Appraisal Summary Statement

cc:     Jeremy Fonseca, Counsel (w/attachments)  
          Kathy Wood, Supervising Right of Way Agent

**Government Code section 7267.2 provides:**

(a) (1) Prior to adopting a resolution of necessity pursuant to Section 1245.230 of the Code of Civil Procedure and initiating negotiations for the acquisition of real property, the public entity shall establish an amount which it believes to be just compensation therefor, and shall make an offer to the owner or owners of record to acquire the property for the full amount so established, unless the owner cannot be located with reasonable diligence. The offer may be conditioned upon the legislative body's ratification of the offer by execution of a contract of acquisition or adoption of a resolution of necessity or both. In no event shall the amount be less than the public entity's approved appraisal of the fair market value of the property. Any decrease or increase in the fair market value of real property to be acquired prior to the date of valuation caused by the public improvement for which the property is acquired, or by the likelihood that the property would be acquired for the improvement, other than that due to physical deterioration within the reasonable control of the owner or occupant, shall be disregarded in determining the compensation for the property.

(2) At the time of making the offer described in paragraph (1), the public entity shall provide the property owner with an informational pamphlet detailing the process of eminent domain and the property owner's rights under the Eminent Domain Law.

(b) The public entity shall provide the owner of real property to be acquired with a written statement of, and summary of the basis for, the amount it established as just compensation. The written statement and summary shall contain detail sufficient to indicate clearly the basis for the offer, including, but not limited to, all of the following information:

(1) The date of valuation, highest and best use, and applicable zoning of property.

(2) The principal transactions, reproduction or replacement cost analysis, or capitalization analysis, supporting the determination of value.

(3) Where appropriate, the just compensation for the real property acquired and for damages to remaining real property shall be separately stated and shall include the calculations and narrative explanation supporting the compensation, including any offsetting benefits.

(c) Where the property involved is owner occupied residential property and contains no more than four residential units, the homeowner shall, upon request, be allowed to review a copy of the appraisal upon which the offer is based. The public entity may, but is not required to, satisfy the written statement, summary, and review requirements of this section by providing the owner a copy of the appraisal on which the offer is based.

(d) Notwithstanding subdivision (a), a public entity may make an offer to the owner or owners of record to acquire real property for less than an amount which it believes to be just compensation therefor if, (1) the real property is offered for sale by the owner at a specified price less than the amount the public entity believes to be just compensation therefor, (2) the public entity offers a price which is equal to the specified price for which the property is being offered by the landowner, and (3) no federal funds are involved in the acquisition, construction, or project development.

(e) As used in subdivision (d), "offered for sale" means any of the following:

(1) Directly offered by the landowner to the public entity for a specified price in advance of negotiations by the public entity.

(2) Offered for sale to the general public at an advertised or published, specified price set no more than six months prior to and still available at the time the public entity initiates contact with the landowner