



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 3/10/2026

To: Board of Supervisors

Department or Agency Name(s): Sonoma County Public Infrastructure

Staff Name and Phone Number: Johannes J. Hoevertsz, 707-565-2550

Vote Requirement: Majority

Supervisorial District(s): Third and Fifth

Title:

Right of Way Contracts for the Todd Road and Standish Avenue Intersection Improvement Project.

Recommended Action:

- A. Authorize the Director of Public Infrastructure to execute the proposed Right-of-Way Contract in the amount of \$55,109.18 with Marco A. Lepe and Kristin M. Lepe, a Certificate of Acceptance in accordance with Government Code Section 27281, and all other instruments and materials, in form approved by County Counsel, as needed to acquire needed real property rights and a temporary construction easement for the Todd Road and Standish Avenue Intersection Improvement Project.
- B. Delegate authority to the Director of Public Infrastructure to negotiate and execute a Purchase and Sale or Right-of-Way Contract with Vulcan Lands, Inc., a Certificate of Acceptance in accordance with Government Code Section 27281, and all other instruments and materials, in form approved by County Counsel, as needed to acquire needed real property rights and a temporary construction easement for the Todd Road and Standish Avenue Intersection Improvements Project, contingent on the availability of sufficient funds and in an amount to be reimbursable in accordance with condemnation and Caltrans right of way program requirements.

Executive Summary:

The Sonoma County Department of Public Infrastructure (SPI) is requesting authorization to execute two separate contracts to acquire real property and temporary construction easements needed for the Todd Road and Standish Avenue Intersection Improvements Project (County Project Number C19002). This request includes approval for the Director of SPI to execute a fully negotiated proposed agreement with property owners Marco A. Lepe and Kristin M. Lepe. In addition, SPI is requesting delegated authority for the Director of SPI to execute a separate agreement with owner Vulcan Lands, Inc., upon finalization of all terms and conditions as approved by County Counsel.

Discussion:

The Todd Road and Standish Avenue Intersection Improvements Project ("Project") includes construction of a traffic signal at the intersection of Todd Road and Standish Avenue along with upgrading curb ramps and pedestrian landings to the latest Americans with Disabilities Act (ADA) standards. In addition, the Project will

provide signalization and realign Ghilotti Avenue which is a private roadway.

The Project is currently in the right-of-way phase, and on January 13, 2026, the Board approved the Mitigated Negative Declaration for the Project thereby completing the environmental review process. Engineering and design are approximately 98% complete, however, due to project requirements, additional right of way and temporary easement rights are needed from certain adjacent properties. SPI staff have been working to negotiate and finalize right-of-way agreements prior to beginning the construction phase of the Project. Given the acquisition price for two involved properties, two acquisitions require authorization from your Board.

The first property is owned by Marco A. Lepe and Kristin M. Lepe. A Right-of-Way contract in the amount of \$55,109.18 has been fully negotiated with the owners and is ready for execution. The proposed acquisition amount is consistent with required appraisal values and represents fair and just compensation for the value of the land to be purchased, the temporary use of certain land during construction, and for costs to replace improvements and landscaping impacted by the Project.

The second property is owned by Vulcan Lands, Inc. Negotiations are ongoing with Vulcan Lands and are expected to resolve shortly (a draft of the proposed Right of Way Contract is attached as Attachment 5). The proposed purchase price of \$57,600 is based on required appraisal values and represents fair and just compensation for the value of the land to be purchased and temporary use of certain land during construction. As acquisition agreement terms are finalized, any increase to the proposed purchase price will be required to satisfy Caltrans right of way reimbursement requirements. For efficiency and to support earlier delivery of the Project, delegated authority is requested so that the subject acquisition agreement can be executed as soon as it is finalized.

Once all property rights have been acquired for the project the County will submit a Right-of-Way Certification to Caltrans. Approval of the Right-of-Way Certification will complete the right-of-way phase and allow the County to finalize design and advance to the construction phase, including advertisement and award of a construction contract. Construction is currently planned for 2026.

Pursuant to Government Code sections 25350 and 25350.5 and the Streets and Highway Code, the County is authorized to acquire real property and interests therein for the uses and purposes for county highways. Said acquisitions can be undertaken without compliance with extended noticing and other processes required for other real property acquisitions.

Strategic Plan:

This item directly supports the County's Five-year Strategic Plan and is aligned with the following pillar, goal, and objective.

Pillar: Resilient Infrastructure

Goal: Goal 3: Continue to invest in critical road, bridge, bicycle, and pedestrian infrastructure.

Objective: Objective 1: Continue to maintain road segments, including designated turnouts where feasible, increase efforts on vegetation removal and drainage features, and improve pavement conditions in neighborhoods.

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Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

1/13/2026: Approval of the Mitigated Negative Declaration for Todd Road and Standish Avenue Intersection Improvement Project, C19002.

9/19/2023: Approval of Professional Services Agreement with T.Y. Lin International - Todd Road and Standish Avenue Intersection Improvement Project.

5/9/2023: Resolution of Local Support and Resolution of Compliance with State Housing Law for the Sonoma County One Bay Area Grant 3.

5/8/2018: On-Call Design Services Agreement for Road and Bridge Infrastructure Improvements Projects.

FISCAL SUMMARY

Narrative Explanation of Fiscal Impacts:

Appropriations for the acquisition of the Marco A. Lepe and Kristin M. Lepe property and the Vulcan Lands, Inc. property are available in the FY 2025-26 Roads Capital (11051-34010103) Adopted budget and will be funded by traditional Road funding sources, including the Highway User Tax Account (HUTA) and the Road Maintenance Rehabilitation Account (SB1). Negotiations are still underway for one of the properties, and the final acquisition costs will be established upon completion of those negotiations.

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

- Attachment 1: Right-of-Way Exhibit Map
- Attachment 2: Right-of-Way Contract (Lepe)
- Attachment 3: Grant Deed (Lepe)
- Attachment 4: Easement Deed (Lepe)
- Attachment 5: Draft Right-of-Way Contact (Vulcan)
- Attachment 6: Grant Deed (Vulcan)
- Attachment 7: Easement Deed (Vulcan)

Related Items "On File" with the Clerk of the Board:

None.