



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 6/4/2024

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): Fifth

Title:

Approval of Right of Way Contracts for the Freestone Flat Road Bridge Replacement Project

Recommended Action:

Authorize the Director of Public Infrastructure to:

- A) Execute the proposed Right-of-Way Contract in the amount of \$30,000 with Evelyn M. Negri, Trustee of the Survivor's Trust created under the Joseph F. Negri and Evelyn M. Negri 2003 Trust, 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 the subject real property rights for the Freestone Flat Road Bridge Replacement Project.
- B) Execute the proposed Right-of-Way Contract in the amount of \$166,000 with Julia Menapace, 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 the subject real property rights for the Freestone Flat Road Bridge Replacement Over Salmon Creek Project.

Executive Summary:

The Sonoma County Department of Public Infrastructure (SPI) is requesting the Board delegate authority to the Director of SPI to execute two separate right-of-way contracts to acquire real property needed for the Freestone Flat Road Bridge Over Salmon Creek Replacement Project (County Project Number C11004).

Discussion:

The Sonoma County Department of Public Infrastructure (SPI) is working to replace the existing Freestone Flat Road Bridge, which is a two-span, steel-girder truss bridge over Salmon Creek, between Occidental and Freestone in western Sonoma County (District 5). The existing bridge is scheduled to be replaced with a two-lane, cast-in-place pre-stressed concrete box-girder bridge supported on cast-in-drilled-hole piles at the abutments. The new bridge will be located parallel to and southeast of the existing bridge. The existing bridge would remain in service until the new bridge is complete, then disassembled and removed from the site.

Building the bridge on a new alignment requires the construction of new approaches on the east and west sides of the replacement bridge. Existing intersecting roads, including Scott Robin Road and a private driveway,

would be modified to meet the new location of Freestone Flat Road as it approaches the bridge.

Engineering, design, and permitting of the new bridge is substantially complete and SPI staff have been working with outside consulting firms and County Counsel to negotiate and finalize right-of-way agreements prior to beginning the construction phase of the Project. Based on those negotiations, SPI is requesting the Board authorize the Director of SPI to execute a Right-of-Way Contract in the amount of \$30,000 with Evelyn M. Negri, and a separate Right-of-Way Contract in the amount of \$166,000 with Julia Menapace for the County to obtain certain real property interests needed for the Project.

An Appraisal Report and an independent Appraisal Review Report were prepared for each of the subject properties by two independent certified General Appraisers in accordance with Caltrans Guidelines and Federal regulations. The Negri contract represents fair and just compensation for the value of land to be purchased. The Menapace contract represents fair and just compensation for the value of the land to be purchased and costs to replace improvements and landscaping.

The other property acquisitions for this project depicted on the R/W Exhibit Map are in process and are not expected to require Board action. Once all property rights have been acquired for the project the County will submit a Right-of-Way Certification to Caltrans. An approved Right-of-Way Certification will enable the County to proceed towards Advertisement and Award of a construction contract for the project.

Pursuant to Government Code sections 25350 and 25350.5 and the Streets and Highways 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 4: Identify and retrofit bridges in County that are at high risk for damage during earthquakes.

Racial Equity:

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

No

Prior Board Actions:

7/19/2022: Board adopted a Resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approving the Freestone Flat Road Bridge Replacement over Salmon Creek Project.

2/8/2022: Board approved a Third Amendment to agreement with Quincy Engineering for the design contract

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for replacement of the Freestone Flat Road Bridge extending the term to December 31, 2025.

7/23/2019: Board approved Second Amendment to agreement with Quincy Engineering for additional engineering and environmental services and extending the term of the Agreement to December 31, 2022.

11/10/2015: Board approved First Amendment to agreement with Quincy Engineering extending the term of the agreement to December 31, 2020 at no additional cost.

9/24/2013: Board approved agreement with Quincy Engineering for engineering design work for the Freestone Flat Bridge Replacement Project.

FISCAL SUMMARY

Expenditures	FY23-24 Adopted	FY24-25 Projected	FY25-26 Projected
Budgeted Expenses	\$196,000		
Additional Appropriation Requested			
Total Expenditures	\$196,000		
Funding Sources			
General Fund/WA GF			
State/Federal	\$196,000		
Fees/Other			
Use of Fund Balance			
General Fund Contingencies			
Total Sources	\$196,000		

Narrative Explanation of Fiscal Impacts:

Revenue and expenses associated with these acquisitions are included in the FY 2023-24 Roads Capital (11051 -34010103) Adopted Budget. Eligible Right of Way expenses for the Freestone Flat Road Bridge Replacement over Salmon Creek Project are 100% reimbursable through the Federal Highway Bridge Program (HBP) using toll credits.

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

- Attachment 1: Right-of-Way Exhibit Map
- Attachment 2: Right of Way Contract - Fee Interest (Negri)
- Attachment 3: Grant Deed (Negri)
- Attachment 4: Right of Way Contract - Fee Interest (Menapace)
- Attachment 5: Grant Deed (Menapace)

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

None.