

Resolution of Necessity: Project to Repair North Fitch Mountain Road (Post Miles 13.14 & 13.20)

PUBLIC HEARING REGARDING THE ADOPTION OF A RESOLUTION OF NECESSITY TO ACQUIRE PROPERTY BY EMINENT DOMAIN

SONOMA COUNTY DEPARTMENT OF PUBLIC INFRASTRUCTURE

JUNE 4, 2024





PROJECT LOCATION
NORTH FITCH MOUNTAIN ROAD
SLIPOUT REPAIR PM.13.20

HEALDSBURG

PM 13.20

healdsburg bridge

Healdsburg Ave

Image Landsat / Copernicus

Google Earth

Project Overview

Sonoma County is proposing a road reconstruction at Post Miles 13.14 & 13.20 on North Fitch Mountain Road near Healdsburg located in northern Sonoma County. The purpose of the project is to repair the road from a slip out and a slope failure that occurred from extreme weather events and saturated soils in the winter of 2017.

The slope failure at mile marker 13.14 was approximately 50-feet above the roadway, 100-feet wide, and resulted in several feet of landslide debris covering the roadway. The slip out at mile marker 13.20 extended approximately 350-feet and had a 1-foot slump in the roadway surface along the roadway centerline between the eastbound and westbound lanes. The proposed project includes the following:

PM 13.14 - Excavating the remaining loose material, reconstruction of the slope, installation of a 123-foot-long gabion wall, installation of a 12-inch corrugated metal pipe (CMP) cross culvert with a 12-inch over side drain, and reconstruction of the road.

PM 13.20 - Constructing a 4' wide x 335' long drainage trench that varies in depth between 25-feet up to 37-feet, reconstruction of a roadway ditch, installation of an 18-inch corrugated metal pipe (CMP) cross culvert with a 24-inch CMP over side drain outlet, guardrail installation, and removing and reconstructing the upper 5-feet of the existing roadway.

The project is necessary to provide safe evacuation in the case of wildfire or other public emergency.

Project Progress to Date

County has completed environmental review

- National Environmental Policy Act
- California Environmental Quality Act (Notice of Exemption - NOE)

County has completed 95% design drawings and is nearing completion of final design drawings, pending certification of right-of-way.

County has repeatedly attempted to negotiate with the subject property owner regarding the needed property acquisitions, but the negotiations have been unsuccessful. SPI is recommending approval of the Resolution of Necessity to proceed with eminent domain on the parcel, should negotiations fail.

Public Interest and Necessity

Subject Property is located on adjacent to North Fitch Mountain Road (NFM), at PM 13.20, but is addressed on River Lane, APN 087-030-004. NFM Road is an evacuation route for wildfire and other public emergencies.

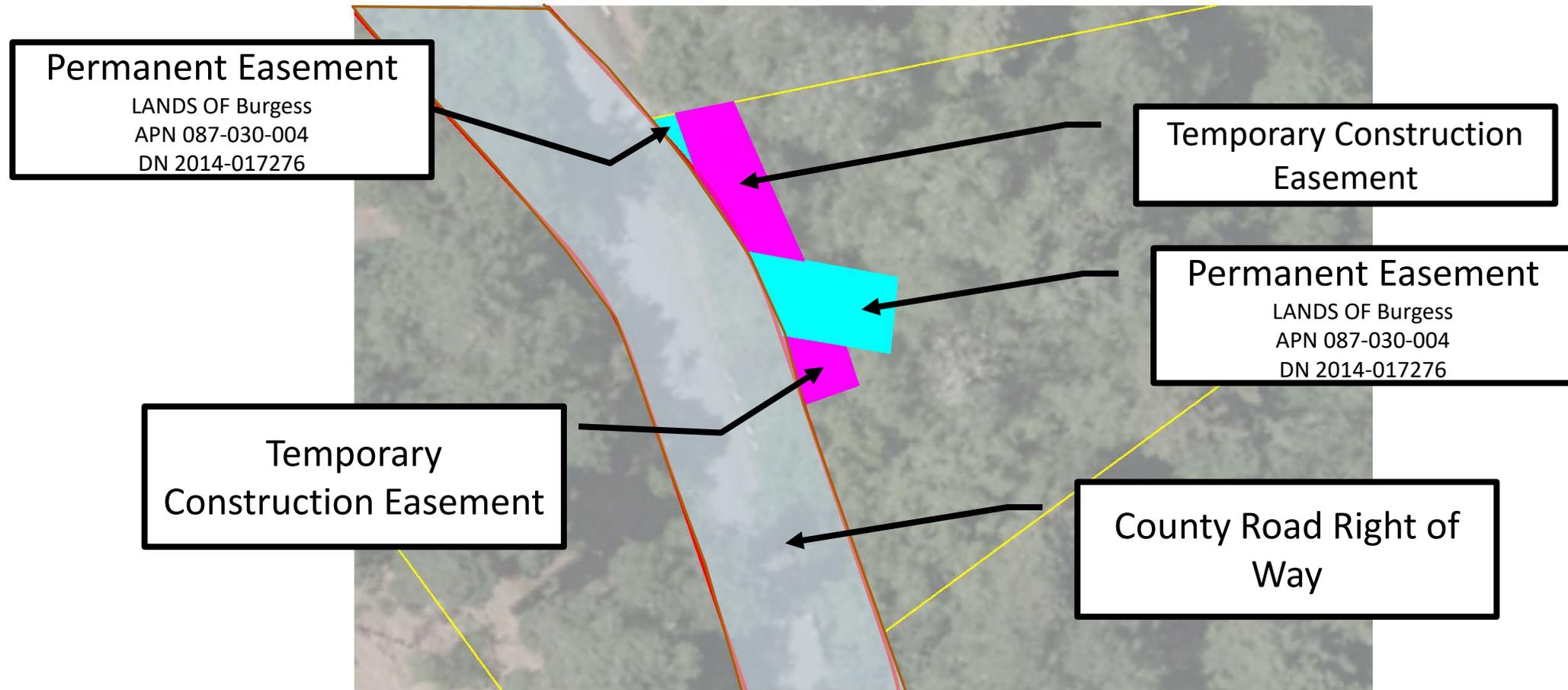
The project seeks to restore the damaged section of roadway and make improvements to mitigate against further landslide and erosion damages. Restoration of the roadway and the needed roadway appurtenances (drainage, etc.) must be designed and undertaken pursuant to modern structural, geometric, safety, and hydraulic requirements.

Because existing Right of Way widths and locations are inadequate to accommodate the required roadway and improvements, it is necessary to acquire 0.029 acre of land by easement, 0.033 acre of temporary construction easements from the Subject Property.

The first offer was made in May of 2023 and to date negotiations have not progressed.

Project was scheduled to be bid for construction in 2024. County faces serious financial consequences and the critical roadway remains compromised if schedule is not met.

Diagram of Acquisition



Recommendations

- A. Conduct a public hearing to determine the necessity to acquire real property for the North Fitch Mountain Road Repair Project.
- B. Approve the proposed Resolution of Necessity and authorize acquisition of real property rights as required for the Project.
- C. Authorize and direct County Counsel and the Director of Public Infrastructure to take all necessary steps to obtain the real property rights required for the Project, including initiation of litigation if necessary
- D. Delegate authority to the Directory of Public Infrastructure to execute a Purchase and Sale Agreement, a certificate of acceptance therefore 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.



North Fitch Mountain Road at PMs 13.14 and 13.20
