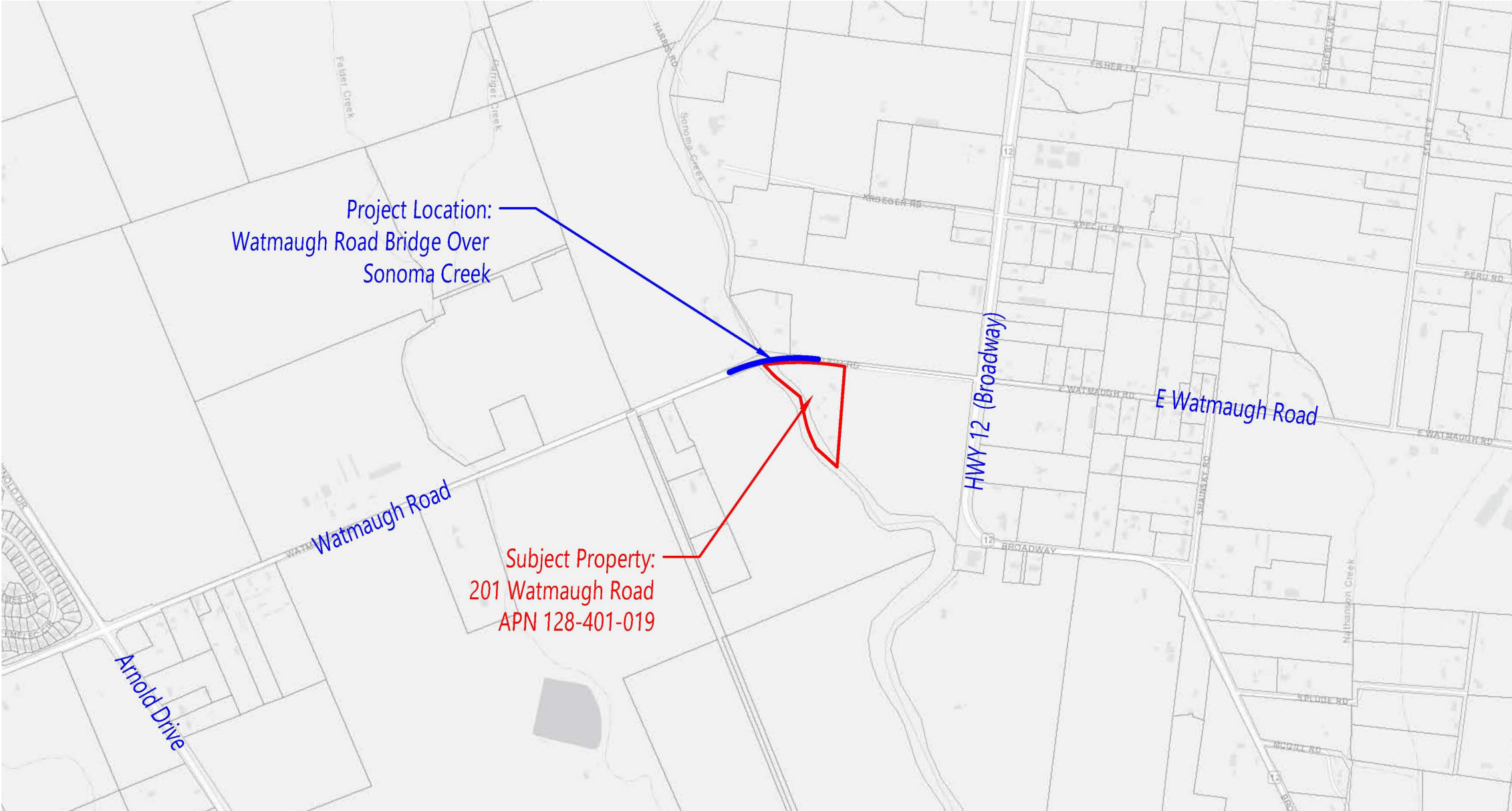


Resolution of Necessity: Project to Replace the Watmaugh Road Bridge over Sonoma Creek

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

SONOMA COUNTY DEPARTMENT OF PUBLIC INFRASTRUCTURE

DECEMBER 5, 2023



Project Location:
Watmaugh Road Bridge Over
Sonoma Creek

Subject Property:
201 Watmaugh Road
APN 128-401-019

Arnold Drive

Watmaugh Road

HWY 12 (Broadway)

E Watmaugh Road

Project Overview

The over 90-year-old existing bridge was identified in 1997 to be at risk of sudden and unpredictable collapse during an earthquake. Vulnerabilities to vehicular overloading and flooding events have also been identified.

The Bridge does not safely serve the over 3,600 vehicles that cross it each day and cannot support the agricultural traffic that it serves. California Transportation Commission has mandated deadlines for the bridge safety repairs.

The proposed Watmaugh Road Bridge Replacement Project will replace the existing Bridge with a new bridge that meets modern structural, geometric, safety, and hydraulic requirements.

The project is necessary to provide a safe crossing over Sonoma Creek and to eliminate a hazard to public safety.

Project Progress to Date

County has completed all required environmental reviews. EIR certified in 2013.

- California Environmental Quality Act (CEQA)
- National Environmental Policy Act (NEPA)
- No new information and no changes to Project or other circumstances in interim

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

County has completed or is nearing completion of negotiations for 4 out of 5 properties. Resolution of Necessity as to the remaining property is necessary, should eminent domain litigation be needed absent negotiation progress.

The Project is subject to state mandate to address the major known structural vulnerabilities. County staff are working diligently to meet the mandate. Failure to comply with the mandate carries severe financial consequences for the County.

Public Interest and Necessity

To maintain a safe vehicular crossing over Sonoma Creek it is necessary and in the interest of the public to proceed with this Project.

Project has been designed to meet minimum engineering and roadway standards necessary to provide a safe crossing.

Project utilizes the existing Right-of-Way to the greatest extent possible. The existing Right-of-Way footprint is inadequate to accommodate bridge and roadway approach designs that meet modern engineering, safety, and other standards.

Staff has conducted extensive outreach with public and private stakeholders, adjacent property owners, and the public at large. The project has incorporated feedback as practicable to minimize impacts, including as to the Subject Property (trees, rock wall, etc.).

Proposed boundaries are the minimum necessary for the construction and continued maintenance of the bridge and approach roadways.

Public Interest and Necessity

The Subject Property is adjacent to the project at 201 Watmaugh Road, APN 128401-019.

To construct and maintain the Project, it is necessary to acquire 2,865 square feet of land in fee, 6,432 square feet of temporary construction easements, and 851 square feet of utility easements from the Subject Property.

The Owner of the Subject Property has not engaged in negotiations since the initial offer (notice, summaries, offer of just compensation, etc.) was sent on Dec 1, 2022. The County and its representatives have had numerous communications with the Owner and have had two in-person meetings.

The County will continue to try to negotiate with the Owner in lieu of Eminent Domain proceedings as long as possible.

Diagram of Needed Property Interests

