

Resolution of Necessity: Project to Repair Stewarts Point Skaggs Springs Road (Post Mile 19.67)

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

SONOMA COUNTY DEPARTMENT OF PUBLIC INFRASTRUCTURE

FEBRUARY 6, 2024





PROJECT LOCATION
STEWARTS POINT SKAGGS SPRINGS
ROAD SLIDE REPAIR PM.19.67

**STEWARTS POINT
SKAGGS SPRINGS ROAD**

TO GEYSERVILLE

TO JENNER

Stewarts Point

Coast Hwy

PM 19.67

Project Overview

Sonoma County is proposing a road reconstruction at Post Mile 19.67 on Stewarts Point Skaggs Springs Road near Stewarts Point located in northwest Sonoma County. The purpose of the project is to repair the road from a slope failure that occurred from extreme weather events and saturated soils in the winter of 2019.

The slope failure was approximately 225-feet above the roadway and 500-feet wide. The slope failure resulted in landslide debris completely covering the roadway to depth of approximately 15-feet.

The proposed project includes excavation of the landside debris down to the buried roadway, construction of a retaining wall, reconstruction of a roadway ditch, and reconstruction of the roadway.

The project is necessary to provide safe vehicle and truck traffic from U.S Route 101 to California State Route 1.

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 contact the subject property owner regarding the needed property acquisitions, but the parcel owner has been non-responsive. SPI is recommending approval of the Resolution of Necessity to proceed with eminent domain on the parcel, should the owner continue to fail to respond.

Public Interest and Necessity

Subject Property is located on both sides of Stewarts Points Skaggs Springs (SPSS) Road post mile 19.67, APN 123-080-004. SPSS Road is the main east-west corridor in the northwest county.

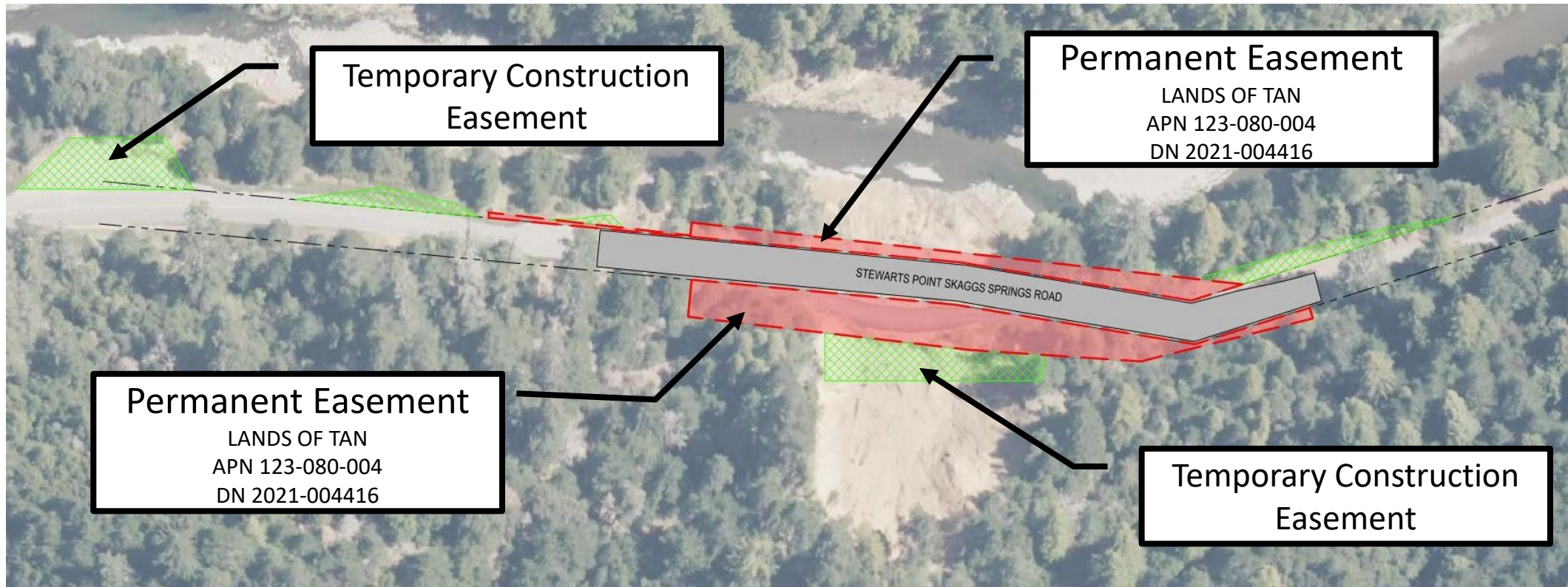
The project seeks to restore the damaged section of roadway and make improvements to mitigate against further landslide and erosion damages. Restoration of the roadway and the needed roadway appurtenances (retaining wall, drainage, etc.) must be designed and undertaken pursuant to modern structural, 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 0.55 acre of land by easement, 0.41 acre of temporary construction easements from the Subject Property.

The Owner of the Subject Property has been non-responsive multiple County offers and correspondence since May 2023. An updated offer letter was sent Dec 28, 2023.

Project is 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 Stewarts Point/Skaggs Springs 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 Director of Public Infrastructure to execute a Purchase and Sale Agreement, a certificate of acceptance therefor 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.