



## COUNTY OF SONOMA

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

### SUMMARY REPORT

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**Agenda Date:** 10/7/2025

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**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):** Fourth

**Title:**

Approval of Right of Way Contract for the Asti Permanent Bridge Construction Project

**Recommended Action:**

Approve and authorize the Director of Public Infrastructure to execute a Right-of-Way Contract in the amount of \$300,000 with Sydney Sciaini, a Certificate of Acceptance in accordance with Government Code Section 27281, and all other instruments and materials, in a form approved by County Counsel, as needed to acquire the subject real property rights for the Asti Permanent Bridge Construction Project.

**Executive Summary:**

The Sonoma County Department of Public Infrastructure (SPI) is requesting that the Board authorize the Director of SPI to execute a Right-of-Way Contract to acquire real property needed for the Asti Permanent Bridge Construction Project (County Project No. C21901), execute the certificate of acceptance for a grant deed for the property, and take other actions as need to acquire the subject property rights.

**Discussion:**

The Sonoma County Department of Infrastructure (SPI) is working to construct a new two-lane bridge across the Russian River on Washington School Road near the community of Asti in Sonoma County. The new bridge would replace the current, seasonal low water crossing, also known as the Asti Summer Crossing (ASC). The purpose of this project is to enhance safety and connectivity in Sonoma County and to eliminate the financial cost and environmental consequences of the ASC. The Project will be designed in accordance with Caltrans standards including improvements to roadway approaches and appurtenant facilities. The Project will not result in increased vehicular traffic capacity and will provide traffic, pedestrians, and bicycle lanes.

The Project has been analyzed under the California Environmental Quality Act (CEQA) Guidelines and the County Code and Regulations. A Mitigated Negative Declaration for the Project was approved by the Board on September 10, 2024.

The Project is currently in the design phase and the design requires that a portion of the Sciaini property will be needed for construction of the bridge. SPI staff have been working with an outside consulting firm and County Counsel to negotiate and finalize a right-of-way contract with the property owner 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 the proposed Right-of-Way Contract in the amount of \$300,000 with Sydney Sciaini to obtain a fee simple interest in approximately two acres of property needed for the project.

An Appraisal and an independent Appraisal Report were prepared for the subject property by Certified General Appraisers in accordance with state law, Caltrans Guidelines and federal regulations. The property owner also had an independent appraisal prepared and reimbursed by the County pursuant to California Code of Civil Procedure Section 1263.025. Based on the results of the appraisals, negotiations between the property owner with County Counsel and SPI's right of way consultants, it was determined that the Sciaini contract represents fair and just compensation for the value of the land to be purchased and costs to replace improvements and landscaping. 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.

**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:**

9/10/24: Adopt a Resolution adopting a Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) Approve the Asti Permanent Bridge Construction Project.

4/18/23: Authorize the Department to proceed with Phase 2 of the design work for the Asti Bridge Project

5/24/22: Professional Services Agreement with TRC Engineers, Inc. for design of the Asti Permanent Bridge Crossing Project.

7/13/21: Initiation of Proceedings to Form an Assessment District to Fund a Portion of the Cost of a Permanent Bridge at the Washington School Road Crossing of the Russian River Near the Community of Asti.

12/10/19: Authorization to work with community groups on long term options for the seasonal crossings and funding a feasibility study for the assessment district.

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY25-26 Adopted</b>	<b>FY26-27 Projected</b>	<b>FY27-28 Projected</b>
Budgeted Expenses	\$300,000		
Additional Appropriation Requested			
<b>Total Expenditures</b>	<b>\$300,000</b>		
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance (PG&E Tier 2 Settlement Funds)	\$300,000		
General Fund Contingencies			
<b>Total Sources</b>	<b>\$300,000</b>		

**Narrative Explanation of Fiscal Impacts:**

Appropriations for the acquisition of the Sciaini property are included in the FY 2025-26 Roads Capital (11051-34010103) budget. Funding will come from District 4 PG&E Tier 2 Settlement funds and represents a portion of the one-time \$2,250,000 allocation designated for expenses related to the Asti Permanent Bridge Project. As of this reading, a total of \$2,250,000 has been allocated to this project, representing the project's budget, with \$1,167,875 expended to date for the design and right of way phases.

**Narrative Explanation of Staffing Impacts (If Required):**

None.

**Attachments:**

Attachment 1: Right-of-Way Exhibit Map  
Attachment 2: Right-of-Way-Contract - Fee Interest (Sciaini)  
Attachment 3: Grant Deed (Sciaini)

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

None.