



Legislation Text

File #: 2024-0493, **Version:** 1

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 North Fitch Mountain Road Repair Project

Recommended Action:

- A) Delegate authority to the Director of Sonoma County Public Infrastructure (SPI) to execute the proposed Right of Way Contract with Ellen G. Silge, as Trustee, for \$107,600, for certain real property rights needed for the North Fitch Mountain Road repair project.
- B) Delegate authority to the Director of SPI to execute certificates of acceptance in accordance with Government Code Section 27281, and all other instruments and materials, in form approved by County Counsel, as needed to close the subject real property transaction.

Executive Summary:

The Sonoma County Department of Public Infrastructure (SPI), Roads Division is requesting the Board approve a Right of Way Contract with Ellen G. Silge, Successor Trustee of the Silge Family 2005 Trust, Under Declaration of Trust, dated January 24, 2005, in the amount of \$107,600, for the purchase of certain permanent and temporary easement rights needed for the road repair project over a portion of N. Fitch Mountain Road in Healdsburg (Roads Project Number C11601). The property rights are needed in order for the County to make permanent repairs to the roadway and prevent additional slope failures and/or closure of the subject roadway, and the owner accepted the County's offer of just compensation at the appraised value of the property rights.

Discussion:

During the January 2017 winter storm event, several sites along North Fitch Mountain Road were severely damaged. Among the sites is a slip out at road mile marker 13.20. The slip out extended approximately 350-feet and produced a 1-foot slump in the roadway surface along the roadway centerline between the eastbound and westbound lanes. The roadway continues to move and significant, long-term repairs are needed.

A project to repair all of the damaged sites and mitigate for future slope and drainage conditions has been planned and is preparing for construction. The project will address the slip and affected roadway, and will include constructing a 4-foot wide by 335-foot long drainage trench between 25-feet and 37-feet deep, 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 five feet of the existing roadway.

To finalize design and begin the construction phase of the Project, SPI has been working to acquire necessary temporary and permanent easements from six (6) property owners. To date, four (4) of those owners have conveyed the properties needed. After this proposed agreement with owner Silge, only one other property owner will remain outstanding, and that matter is scheduled for an eminent domain Hearing of Necessity in the near future.

An Appraisal Report and an Appraisal Review Report were prepared for the subject property by two independent certified General Appraisers in accordance with Caltrans Guidelines and federal regulations. An offer of just compensation was delivered on May 22, 2023 to the property owners. The owner has now signed the proposed Right of Way Contract and related conveyance documents.

The total area of permanent easement is 1,173 square feet and the total temporary construction easement area is 4,574 square feet. The easements impact two (2) properties known as 1840 Redwood Drive and 1845 N. Fitch Mountain Road, Healdsburg, CA. The permanent easement is for slope and drainage purposes and the temporary construction easement is for additional work area including storage of materials and equipment.

Design and environmental permitting for this project is substantially complete. After completion of right of way acquisition, SPI will issue a Request for Proposals for the construction phase. Currently, SPI anticipates construction to be completed in calendar year 2025. The total project costs are estimated to be \$3,717,416. The primary funding for this project comes from the Federal Highway Administration Emergency Relief Grant Program (FHWA-ER) for 88.53% and Prop 1B for 11.47% of eligible Right of Way costs through Caltrans.

Procedural Authority: 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 of county highways. Said acquisitions can be undertaken without compliance with extended noticing and other process requirements 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 1: Continue to maintain road segments, including designated turnouts where feasible, increase efforts on vegetation removal and drainage features, and improve pavement conditions in neighborhoods.

Racial Equity:

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

No

Prior Board Actions:

July 7, 2020, Item #23 - Award of Design/Engineering Services Agreement for 2017 Storm Repairs along North Fitch Mountain Road.

FISCAL SUMMARY

Expenditures	FY23-24 Adopted	FY24-25 Projected	FY25-26 Projected
Budgeted Expenses	\$107,600		
Additional Appropriation Requested			
Total Expenditures	\$107,600		
Funding Sources			
General Fund/WA GF			
State/Federal	\$95,258		
Fees/Other	\$12,342		
Use of Fund Balance			
General Fund Contingencies			
Total Sources	\$107,600		

Narrative Explanation of Fiscal Impacts:

Revenue and expenses associated with this acquisition are included in the FY 2023-24 Roads Capital (11051-34010103) Adopted Budget. Funding for the North Fitch Mountain Road Repair has been approved for funding through the Federal Highway Administration Emergency Relief Grant Program (FHWA-ER) for 88.53% of eligible Right of Way costs. The remaining 11.47% of eligible Right of Way costs will be funded through Prop 1B.

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

- Attachment 1: Location Map
- Attachment 2: Right of Way Contract - Public Highway
- Attachment 3: Grant of Easement Deed
- Attachment 4: Grant of Temporary Construction Easement

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

None.