

County Of Sonoma Agenda Item Summary Report

Clerk of the Board Use Only
Meeting Date **Held Until**
 / / / /
Agenda Item No: **Agenda Item No:**
 _____ _____

Department: Transportation and Public Works

4/5 Vote Not Required

Contact:
Eric Nelson

Phone:
(707) 565-2257

Board Date:
9/29/2009

Deadline for Board Action:

AGENDA SHORT TITLE:

Annapolis Road Bridge Retrofit Project

REQUESTED BOARD ACTION:

Resolution authorizing execution of Amendment to Right of Way Contract; lands of Mendocino Redwood Company, LLC; APN 123-160-002; Project No. C01137 (Fifth Supervisorial District).

CURRENT FISCAL YEAR FINANCIAL IMPACT - None.

Explanation (if required): None.

Prior Board Action: 07/03/2007: Resolution accepting Grant of Easement; authorizing execution of Right of Way Contract; authorized payment of \$1,000.

Alternatives – Results of Non-Approval: Project will not be constructed as planned.

Background:

The Department of Transportation and Public Works is planning to perform a seismic retrofit on the Annapolis Road Bridge. This bridge spans the Wheatfield Fork of the Gualala River immediately north of where Annapolis Road intersects with Stewarts Point-Skaggs Springs Road. A temporary detour road through the river bed will be needed to reroute daytime traffic during the time construction takes place. Access to the riverbed and bridge abutments will be provided by temporary construction easements that have been granted by three adjacent property owners.

Plans call for the bridge to be closed during the daytime work hours for several weeks. The temporary detour route will enter the riverbed from Stewarts Point-Skaggs Springs Road at Haupt Creek and extend upstream to where it crosses to the northerly bank of the river and connects with Annapolis Road in the vicinity of the bridge. During the evenings, the bridge will be reopened and the riverbed route closed.

All work will occur during the river's low-flow months. The project construction is expected to begin in the spring of 2010 and end in October 2010.

The right-of-way required for this project was originally purchased in 2007. However, the project construction was delayed while the plans and specifications for this project were updated to meet new requirements resulting from recent advancements in earthquake engineering.

The right-of-way transaction that is the subject of this resolution involves the extension of the termination date for a temporary construction easement previously acquired from Mendocino Redwood Company, LLC. The termination date of the original easement is December 31, 2009, and, consequently, it will not accommodate the revised construction schedule.

The easement area is situated upon a 281 acre parcel held for timber production. The easement consists of 9,698 square feet. 4,221 square feet of the easement is located within the existing County road. The easement is located upon a narrow section of land next to Haupt Creek and between Stewarts Point Road and the Gualala River. It is required for a temporary public detour road down to the river bed. An appraisal of the original acquisition determined that the value of the easement was a nominal or transactional amount of \$1,000 and was paid in 2007. The value of the temporary easement is based upon the actual time that the easement is occupied and encumbered by construction activities and is not affected by the date of construction. That construction has yet to take place. Land values in the area have not increased since the original appraised date of valuation.

The owner of the property has agreed to extend the termination date of the original easement with no additional compensation and has signed an Amendment to Right of Way Contract to extend the date to December 31, 2011.

The attached resolution will authorize execution of the Amendment to Right of Way Contract to extend the termination date of the original easement.

The extension of the termination date for the temporary easement is required for the project.

The contract has been approved as to form by County Counsel.

Recommendation:

Resolution authorizing execution of Amendment to Right of Way Contract; lands of Mendocino Redwood Company, LLC; APN 123-160-002; Project No. C01137 (Fifth Supervisorial District).

Attachments: Location Map; Easement Plat Map; Resolution.

On File With Clerk: Amendment to Right of Way Contract.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote: