

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:
10/27/2009

Deadline for Board Action:
10/15/2009

AGENDA SHORT TITLE:

Highway 12 Corridor Improvements Project - Phase II - Stage 1

REQUESTED BOARD ACTION:

Resolution accepting Highway Easement Deed, Grant of Temporary Construction Easement, and land; authorizing execution of Right of Way Contract-State Highway; authorizing payment of \$1,000, including \$-0- severance; authorizing proration and transfer of taxes on said land; and authorizing refund, if applicable, pursuant to §5096 of the Revenue and Taxation Code; lands of Vailetti; APN 056-501-058; Project No. C03401 (First Supervisorial District).

CURRENT FISCAL YEAR FINANCIAL IMPACT

EXPENDITURES:

ADDITIONAL FUNDS REQUIRING BOARD APPROVAL:

Estimated Cost	\$1,000	Contingencies (Fund Name:)	\$0
Amount Budgeted	\$1,000	Unanticipated Revenue (Source:)	\$0
Other Available Appropriations (Explain Below)	\$0	Other Transfers (Source:)	\$0
Additional Requested	\$0	Additional Funds Requested	\$0

Explanation (if required): None.

Prior Board Action: 08/28/2007: Board accepted Easement Deeds and approved Right of Way Contract for previous purchase of right-of-way.

Alternatives – Results of Non-Approval: County will not have fulfilled obligation to pursue acquisition per a Right of Entry allowing County early possession of property.

Background:

The Department of Transportation and Public Works, in conjunction with the Community Development Commission (CDC), is completing/has completed road and sidewalk improvements for the first stage of the Highway 12 Improvements Project – Phase II on State Highway 12 in the communities of Agua Caliente, Boyes Hot Springs, Fetters Hot Springs, and El Verano. Sidewalk and road improvements in these communities are being constructed in two stages. The Stage 1 is under construction and extends from Encinas Lane (near Agua Caliente Creek) north to Vallejo Avenue (near Boyes Boulevard). A Stage 2 project will extend from Boyes Boulevard north to Agua Caliente Road. Stage 2 construction is expected to begin in 2011.

The Stage 1 project is providing pedestrian street lights, wider road shoulders and continuous curb, gutter, and Americans with Disabilities Act (ADA) compliant sidewalk on both sides of the highway. The proposed 8-foot-wide paved road shoulder will be designated as a Class III bicycle lane and on-street parking will not be permitted.

The purposes of the project are to improve pedestrian access and safety, and to provide more efficient vehicle access to adjacent properties throughout the project area. Sidewalk improvements along Highway 12 will provide a safer walking environment by separating the through traffic from the pedestrians. Small scale commercial activity is the predominant land use along Highway 12 within the Stage 1 project limits. The project is funded through Sonoma Valley Redevelop funds administered by the Community Development Commission (CDC), and local lighting district funds administered by Transportation and Public Works (TPW).

TPW is responsible for the development, engineering, and construction of the project. Most of the Stage 1 sidewalk improvements were constructed within existing State right-of-way. However, acquisitions for additional right-of-way were necessary from many properties.

The subject of this Resolution is an additional right-of-way acquisition along the Highway 12 frontage of a commercial property from which the County previously acquired right-of-way for this project. An additional Highway Easement and a Temporary Construction Easement are needed at this parcel. During construction of Stage I, it was discovered there was not sufficient space in the public right-of-way to construct an ADA compliant sidewalk adjacent to a pedestrian street light. The additional right-of-way required appraised for \$1,000. The owner has agreed to accept this amount as compensation for the acquisitions and has signed all necessary right-of-way documents. The owner also signed a Right of Entry to allow the County to perform the required work before the formal acquisition paperwork is processed.

The attached Resolution will authorize execution of the Right of Way Contracts-State Highway to acquire the described land, including payment totaling \$1,000 which includes \$-0- severance; acceptance of a Highway Easement Deed and Grant of Temporary Construction Easement deed; authorize proration and transfer of taxes on said lands; and authorize refunds, if applicable, under Section 5096 of the Revenue and Taxation Code.

Appropriations are available in the FY 09/10 Road Improvements Budget.

The property rights being purchased are required for the project.

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

Recommendation:

Resolution accepting Highway Easement Deed, Grant of Temporary Construction Easement, and land; authorizing execution of Right of Way Contract-State Highway; authorizing payment of \$1,000, including \$-0- severance; authorizing proration and transfer of taxes on said land; and authorizing refund, if applicable, pursuant to §5096 of the Revenue and Taxation Code; lands of Valetti; APN 056-501-058; Project No. C03401 (First Supervisorial District).

Attachments: Location Map; Acquisition Map; Resolution.

On File With Clerk: Highway Easement Deed; Grant of Temporary Construction Easement; Right of Way Contract.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Background information is on file at:

County of Sonoma Board of Supervisors Office
575 Administration Drive, Room 100A
Santa Rosa, CA 95403

It can be viewed and/or copies requested during regular business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday. Call (707) 565-2241 for more information.

Supporting maps are on file at:

County of Sonoma Board of Supervisors Office
575 Administration Drive, Room 100A
Santa Rosa, CA 95403

They can be viewed and/or copies requested during regular business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday. Call (707) 565-2241 for more information.