

# 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:**

**AGENDA SHORT TITLE:**

Penngrove Main Street Sidewalk Project.

**REQUESTED BOARD ACTION:**

Resolution accepting Grant of Easement and land; authorizing execution of Agreement for Purchase and Sale of Easement; accepting land described therein into the County highway system; authorizing payment of \$6,092, including \$-0- for severance damages, for the herein described conveyance; 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 Grogan; APN 047-181-001; Project No. C04012 (Second Supervisorial District).

**CURRENT FISCAL YEAR FINANCIAL IMPACT**

**EXPENDITURES:**

**ADDITIONAL FUNDS REQUIRING BOARD APPROVAL:**

<b>Estimated Cost</b>	<b>\$18,592</b>	<b>Contingencies (Fund Name:)</b>	<b>\$0</b>
<b>Amount Budgeted 035030-9401</b>	<b>\$18,592</b>	<b>Unanticipated Revenue (Source:)</b>	<b>\$0</b>
<b>Other Available Appropriations (Explain Below)</b>	<b>\$0</b>	<b>Other Transfers (Source:)</b>	<b>\$0</b>
<b>Additional Requested</b>	<b>\$0</b>	<b>Additional Funds Requested</b>	<b>\$0</b>

**Explanation (if required):** \$6,092 paid to property owner and \$12,500 for contract construction work completed by the County at the property site during construction of the project.

**Prior Board Action:** 5/12/2009: Authorizing advertisement and award of the Penngrove Sidewalk Project.

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

**Background:**

The Sonoma County Department of Transportation and Public Works has completed the design, permitting, and bidding for pedestrian improvements along the west side of Main Street in the downtown area of Penngrove. The project limits will extend from Lichau Creek north to Main Street's intersection with Adobe Road.

The purposes of the project are to improve pedestrian access and safety. Approximately one half of the west side of Main Street through downtown Penngrove already has existing sidewalk which will be widened as part of this project.

The work includes construction of curbs and gutters and sidewalk in areas where it does not exist. The pedestrian path will be in compliance with the Americans with Disabilities Act (ADA). No work will be done within the railroad right-of-way as SMART has plans to construct a walkway in that area. In order to alert and slow vehicular traffic and shorten pedestrian crossing distance, raised curb extensions (bulbouts) will be constructed at the existing mid-block pedestrian crosswalk between the market and the Post Office.

The project cost is approximate \$700,000 for engineering, environmental processing, right-of-way acquisition, and construction. Funding will be provided by Community Development Block Grant (CDBG) funds, Traffic Mitigation, and Proposition 1B. Once all contract documents are approved and signed, construction will begin in the fall of 2009.

Right-of-way from four property frontages along Main Street was previously purchased for this project in 2007. An additional acquisition, the subject of this resolution, is required due to a recent expansion of the project limits. The expanded project limits will allow the County to construct a continuous sidewalk from downtown Penngrove north to the Adobe Road intersection, connecting to the Penngrove Elementary School located at the northwest corner of the intersection.

The subject of this resolution is a right-of-way acquisition along the frontage of a 1.52 acre parcel located at the southwest corner of the Main Street/Adobe Road intersection. It is improved with a single family residence. The property to be acquired as a road and utility easement is 855-square feet.

An appraisal established the land value for the acquisition at \$5,300. During negotiations, the offer to the property owner was revised to \$6,092 as an administrative settlement.

Contract construction work for the benefit of this property will consist of frontage fencing replacement, a gate relocation, reconstruction of two driveway aprons, and installation of concrete pedestrian steps in the County's proposed frontage retaining wall. The value of this work is estimated to be \$12,500 and will be completed by County's contractor during construction of the project. The total consideration for this acquisition is \$18,592. The property owner has agreed to accept this amount as compensation for the right-of-way acquisition and has signed all necessary right-of-way documents.

The owner also signed a Right of Entry to allow the County to take possession of the property before the formal acquisition paperwork is processed and, thereby, keep the project on schedule.

The attached Resolution will authorize execution of the Agreement for Purchase and Sale of Easement to acquire the described land, including payment of \$6,092 which includes \$-0- for severance damages; acceptance of a Grant of Easement; acceptance of land described therein into the County highway system; authorize proration and transfer of taxes on said land; and authorize refund, if applicable, under Section 5096 of the Revenue and Taxation Code.

Appropriations are available in the 2009/10 Road Improvements Budget.

The property rights being purchased are required for the project.

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

**Recommendation:**

Resolution accepting Grant of Easement and land; authorizing execution of Agreement for Purchase and Sale of Easement; accepting land described therein into the County highway system; authorizing payment of \$6,092, including \$-0- for severance damages, for the herein described conveyance; 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 Grogan; APN 047-181-001; Project No. C04012 (Second Supervisorial District).

**Attachments:** Location Map; Acquisition Map; Resolution.

**On File With Clerk:** Grant of Easement; Agreement for Purchase and Sale of Easement.

**CLERK OF THE BOARD USE ONLY**

**Board Action (If other than "Requested")**

**Vote:**

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.