

**COUNTY OF SONOMA  
AGENDA ITEM  
SUMMARY REPORT**

**Clerk of the Board Use Only**  
**Meeting Date**                      **Held Until**  
 \_\_\_\_\_  
**Agenda Item No:**                      **Agenda Item No:**  
 \_\_\_\_\_

**Department:**  
 Sonoma Valley County Sanitation District

( ) 4/5 Vote Required

**Contact:** Kevin Campbell  
**Phone:** (707) 547-1921  
**Board Date:** 06-23-09

**Deadline for Board Action:**

**AGENDA SHORT TITLE:**

Sonoma Valley County Sanitation District Sewer Trunk Main Replacement (Watmaugh Road East to Treatment Plant) Project – Acceptance of Easements

**REQUESTED BOARD ACTION(S):**

1. Resolution approving and authorizing the Chairman of the Board to execute Agreements for Purchase and Sale of Property Rights and accept easement deeds with [REDACTED] (Owner), [REDACTED] and [REDACTED] (Owner), and [REDACTED] (Owner); and
2. Authorizing the General Manager/Chief Engineer, following consultation with County Counsel, to execute such other documents and take such other actions necessary to close purchase transactions and acquire easements required for the Sonoma Valley County Sanitation District Sewer Trunk Main Replacement (Watmaugh Road East to Treatment Plant) Project.

**CURRENT FISCAL YEAR FINANCIAL IMPACT**

<u>EXPENDITURES</u>		<u>ADD'L FUNDS REQUIRING BOARD APPROVAL</u>	
<b>Estimated Cost</b>	\$ 67,100	<b>Contingencies \$</b>	
		<b>(Fund Name: )</b>	
<b>Amount Budgeted</b>	\$ 67,100	<b>Unanticipated Revenue</b>	\$
		<b>(Source: )</b>	
<b>Other Avail Approp</b>	\$	<b>Other Transfer(s)</b>	\$
<b>(Explain below)</b>		<b>(Source: )</b>	
<b>Additional Requested:</b>	\$ -0-	<b>Add'l Funds Requested:</b>	\$ -0-

**Explanation (if required):**

Amount budgeted for 2008/2009 fiscal year in account #653303-9142.

**Prior Board Action(s):**

- 10/14/08 Resolution No. 08-0872 Board declared intent to adopt resolution of necessity for Project.  
 09/16/08 Resolution No. 08-0786a Board approved final budget for 2008/2009.  
 04/01/08 Resolution No. 08-0273 Board authorized staff to negotiate acquisition of necessary property rights for Project.  
 03/18/08 Resolution No. 08-0227 Board approved and certified Initial Study/Mitigated Negative Declaration for Sonoma Valley CSD Sewer Trunk Main Replacement (Treatment Plant to Watmaugh Road) Project (Project).

**Alternatives - Results of Non-Approval:**

**Background:** Agreements for Purchase and Sale of Property Rights and 3 Easement Deeds and Notice of Determination on file with the Clerk.

The Sonoma Valley County Sanitation District (District) operates a wastewater collection system within Sonoma Valley that serves a 4,500-acre service area and more than 17,000 single-family dwellings. The District's service area extends from the unincorporated communities of Glen Ellen in the north to Schellville in the south. The system has a design capacity of approximately 3 million gallons per day (dry weather flow). In general, service collection laterals feed sewer lines within individual roadways, which flow via gravity to the 24-inch sewer trunk main and into the District's wastewater treatment facility.

The Phase III District Collection System Wet Weather Overflow Prevention Study prepared by Harding Lawson and Associates (HLA), and approved by the San Francisco Bay Regional Water Quality Control Board, recommended the replacement of deteriorated portions of the District's main sewer trunk, and the removal of hydraulic constrictions in the main sewer trunk. The existing 24-inch sewer trunk main currently has difficulty accommodating flows from stormwater inflow and groundwater infiltration. Additionally, sections of the sewer trunk main are structurally deficient. Inflow and infiltration (I&I) and deterioration of the aging 24-inch sewer trunk main result in frequent sanitary system overflows.

In July of 2006, the management of the District directed Sonoma County Water Agency (Agency) staff, on behalf of the District, to prepare engineering design and construction documents required to replace the segment of the District's aging system.

In order to construct the Sonoma Valley CSD Sewer Trunk Main Replacement (Watmaugh Road East to Treatment Plant) Project (Project), the Agency must obtain the necessary property rights to facilitate construction. These rights include permanent easements and temporary construction license areas. The Agency contracted a licensed general real estate appraiser to value the just compensation for the property rights needed by the Agency.

Construction of the Project requires real property rights from a number of property owners. Agency staff have successfully negotiated permanent easement rights, and where necessary, temporary construction easements from [REDACTED] (Owner), [REDACTED] and [REDACTED] (Owner), and [REDACTED] (Owner). Following are descriptions of the property rights acquired:

- From [REDACTED] (APN 128-412-006), an approximately 453-foot long easement, 40 feet wide, containing 20,152 square feet (0.463-acres). The easement to be acquired is part a larger parcel totaling 6.77-acres. Just compensation for this acquisition is \$24,800.
- From [REDACTED] and [REDACTED] (APN 128-411-007), an approximately 253-foot long easement, 40 feet wide, containing 10,121 square feet (0.232-acres). The easement to be acquired is part a larger parcel totaling 3.05-acres. Just compensation for this acquisition is \$18,800.

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**Attachments:** Resolution (R1); Location Map (A1)

**On File With Clerk:** 3 Purchase Agreements (4 copies each); 3 Easement Deeds (one copy each); Notice of Determination

**CLERK OF THE BOARD USE ONLY**

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

**Vote:**

**Background (continued):**

- From [REDACTED] (APN 128-422-020), an approximately 330-foot long easement, 40 feet wide, containing 13,562 square feet (0.311-acres). The easement to be acquired is part a larger parcel totaling 10.11-acres. Just compensation for this acquisition is \$23,500.

The District, as the Lead Agency pursuant to the California Environmental Quality Act (CEQA), prepared an Initial Study and Mitigated Negative Declaration for the Sewer Trunk Main Replacement (Watmaugh Road East to Treatment Plant) Project, dated December 2007, which disclosed the potential environmental impacts of the Project. On March 18, 2008, the Board of Directors of the District adopted the Initial Study/Mitigated Negative Declaration for the District's Sewer Trunk Main Replacement (Watmaugh Road East to Treatment Plant) Project and approved the Project. The District filed a Notice of Determination for the Project on March 18, 2008.

The acquisition has been reviewed by the Permit and Resource Management Department of the County of Sonoma and has been determined to be consistent with §65402 of Government Code with regard to the General Plan.

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2. Authorizing the General Manager/Chief Engineer, following consultation with County Counsel, to execute such other documents and take such other actions necessary to close purchase transactions and acquire easements required for the Sonoma Valley County Sanitation District Sewer Trunk Main Replacement (Watmaugh Road East to Treatment Plant) Project.