

Background:

The Pacific Gas and Electric Company (PG&E) has requested that the Sonoma County Water Agency (Agency) execute an easement for utility purposes on Agency properties located along Copeland Creek. The Agency currently uses the properties for flood control purposes. Agency staff has determined that the easement would not interfere with the Agency’s use of the properties and will not adversely affect the Agency in any respect. The easement agreement has been prepared and is on file with the clerk.

Article Nine of the Agency Act states that the Agency can not grant an easement to a private owner without adequate compensation. An appraisal report prepared for PG&E states that the easement has a transactional value. Agency staff has determined that the cost to the Agency to transact the easement agreement is \$4,000. Based on the cost to transact the agreement, the Agency set adequate compensation at \$4,000.

The easement to PG&E is for the relocation of existing PG&E Transmission Lines. PG&E needs to relocate the lines to accommodate the California Department of Transportation (CALTRANS) Highway 101 HOV Lane Widening and Improvements Project from Old Redwood Highway to Rohnert Park Expressway (Project). The CALTRANS Project proposes to widen approximately 6.4 miles of the freeway from 4 lanes to 6 lanes. The Project also proposes the construction of sound walls along the freeway. Construction of the sound wall requires the relocation of the existing PG&E transmission lines. The relocation of the transmission line requires PG&E to obtain an easement over Copeland Creek that is 20 feet wide and approximately 105 linear feet long.

CALTRANS has completed environmental documentation in accordance with the California Environmental Quality Act (CEQA) for the Project. CALTRANS prepared an Environmental Impact Report for the Project. CALTRANS also filed a Notice of Determination for the Project on September 12, 2007. The easement also has met all the requirements of Government Code, Section 65402, for General Plan consistency.

The Agency has prepared a Notice of Determination in accordance with CEQA, the State CEQA Guidelines and the Agency’s Procedures for the Implementation of CEQA. With the incorporation of the mitigation measures established by CALTRANS, the Project would not have an adverse impact upon the environment.

Attachments: 1) Exhibit A.

On File With Clerk: 1) Draft Resolution 2) Easement Agreement (1 copy) 3) Notice of Determination.

CLERK OF THE BOARD USE ONLY

Board Action (If other than “Requested”)

Vote: