

# County Of Sonoma Agenda Item Summary Report

Clerk of the Board Use Only

Meeting Date

Held Until

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Agenda Item No:

Agenda Item No:

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**Department:**

Sonoma County Water Agency



**4/5 Vote Required**

**Contact:**

Kevin Campbell

**Phone:**

(707) 547-1921

**Board Date:**

9/29/2009

**Deadline for Board Action:**

**AGENDA SHORT TITLE:**

Grant of Easement to Pacific Gas and Electric Company for Utility Purposes

**REQUESTED BOARD ACTION:**

Resolution determining that the granting of easement will not adversely affect the Agency in any respect and will not have a significant adverse effect on the environment, authorizing the Chair to execute an Easement Agreement conveying property rights to the Pacific Gas and Electric Company, and authorizing the General Manager/Chief Engineer to file Notice of Determination in accordance with the California Environmental Quality Act (4/5 Vote Required).

**CURRENT FISCAL YEAR FINANCIAL IMPACT - None.**

**Explanation (if required):**

None.

**Prior Board Action:**

09-22-09 Consideration of Resolution to grant easement.

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

The Pacific Gas and Electric Company would not be able to relocate their transmission lines which would result in potential delay of the CALTRANS freeway widening project.

**Background:**

This item came before the Board on September 22, 2009 for consideration. Article Nine of the Agency Act states that the conveyance of rights by the Agency shall be determined by a four-fifths vote of the Board after the Board has considered such conveyance as a scheduled agenda item at not less than two of its regularly scheduled meetings. Article Nine also states that the Agency cannot grant an easement to a private owner without adequate compensation.

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.

Per Article Nine, 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. 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 Highway 101 HOV Lane Widening and Improvements Project (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. Resolution (R1)
- 2. Exhibit A (A-1)

**On File With Clerk:**

- 1. Easement Agreement (4 Copies)
- 2. Agency's Notice of Determination.

**CLERK OF THE BOARD USE ONLY**

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

**Vote:**