



SUMMARY REPORT

Agenda Date: 4/14/2026

To: Sonoma County Board of Supervisors

Department or Agency Name(s): Sonoma County Regional Parks

Staff Name and Phone Number: Bert Whitaker, 707-565-2041; Mark Cleveland, 707-565-2041

Vote Requirement: 4/5th

Supervisorial District(s): First and Third

Title:

Grant Easement to Pacific Gas and Electric (PG&E) at Taylor Mountain

Recommended Action:

- A) Adopt a Resolution granting an Easement Deed across a section of Taylor Mountain Regional Park and Open Space Preserve to PG&E, authorizing the Chair of the Board of Supervisors to execute the Easement Deed for APN 044-061-037, and authorizing the Director of Sonoma County Regional Parks to execute related documents necessary to complete the transaction and file a Notice of Categorical Exemption pursuant to the California Environmental Quality Act (CEQA).

- B) Adopt a budget Resolution accepting \$2,500 in new revenue from PG&E and increasing appropriations in the FY 2025-2026 Taylor Mountain Phase 3 capital project.

(4/5th Vote Required)

Executive Summary:

In response to concerns about seismic safety around an existing high-pressure gas line easement within Taylor Mountain Regional Park and Open Space Preserve (Park), PG&E requested Temporary Construction Easements (TCE) be approved for geotechnical field survey work. In July of 2023 and August of 2024, Regional Parks executed TCE's for the work. The results of the geotechnical field surveys and analysis indicated the existing gas line was in an unstable location and should be relocated and reconstructed with more resilient materials. The realignment of this section of easement is the substance of this requested Easement Deed.

Discussion:

Taylor Mountain Regional Park and Open Space Preserve is located just east of Petaluma Hill Road and the Santa Rosa plains. The 1,200-acre park provides trailheads, trails, scenic vistas, and other facilities that support public recreation. The property was deeded to Regional Parks by the Sonoma County Ag + Open Space District (AOS) with a conservation easement (CE) and recreation covenant in 2013. The CE requires AOS approval for new easements and any other major changes not consistent with the approved master plan.

In July 2023, PG&E requested a TCE to perform some geotechnical borings around the existing easement and high-pressure gas line. Regional Parks, with AOS approval, executed the TCE and the work was completed in August 2023. These initial borings were analyzed, and it was determined there were some areas of instability in the easement area that required further geotechnical field surveys and evaluation.

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In August 2024, PG&E requested a second TCE, which was approved by AOS and executed by Regional Parks, for more extensive geotechnical field excavations and analysis. This work involved some relatively deep trenches to evaluate fault areas and other fractures. The results of the geotechnical analysis were the recommendation the high-pressure gas line be moved and reconstructed with more resilient materials. PG&E is requesting the Easement Deed to relocate the utilities to a more stable area.

The realigned easement is 45 feet wide and encompasses 44,954 square feet of land within the 1,200-acre park. The specific location of the easement is on APN 044-061-037 and lies on a gently sloped open grassland area with no major trees and no wetlands. The appraised value of the easement is \$2,500.00 which will be appropriated to the Taylor Mountain Phase 3 capital project for future park improvements.

The easement will include high pressure underground pipe and appurtenances, and above ground markers to indicate the presence of the high-pressure gas line. The easement further grants PG&E the right to maintain vegetation as deemed necessary to comply with applicable state and federal regulation; to use portions of land contiguous to the easement as reasonably necessary in connection with construction, maintenance, and inspections of facilities; and to grade, excavate, replace and remove facilities located within the easement area. It would not allow Regional Parks to place or construct buildings or significant infrastructure or obstructions within the easement area, though trails may be allowed with PG&E approval.

PG&E will request a TCE for construction of the new pipeline improvements and will be required to restore the land to its original condition once complete. Finally, PG&E shall indemnify Grantor against any loss and damage caused by any negligent act or omission of Grantee, its agents or employees.

This project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15302 (c), Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. The project will replace 1,473 feet of high-pressure gas line of the same size and involves no expansion of capacity.

Strategic Plan:

N/A

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

January 27, 2026, accepted the County of Sonoma Capital Improvement Plan 2025-2030, including subject Taylor Mountain Phase 3 project.

February 5, 2013, by Reso. No. 13-0040 approved transfer of Taylor Mountain Property from AOS to the County.

October 9, 2012, by Reso. No. 12-0481, Approved the Taylor Mountain Regional Park and Open Space Preserve Master Plan and Adopted the Mitigated Negative Declaration.

FISCAL SUMMARY

Expenditures	FY25-26 Adopted	FY26-27 Projected	FY27-28 Projected
Budgeted Expenses			
Additional Appropriation Requested	\$2,500		
Total Expenditures	\$2,500		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	\$2,500		
Use of Fund Balance			
General Fund Contingencies			
Total Sources	\$2,500		

Narrative Explanation of Fiscal Impacts:

PG&E will pay \$2,500 for easement acquisition, which will be used for future park improvements.

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

- Resolution
- Budget Resolution
- Easement Deed
- CEQA Notice of Exemption
- Map of Taylor Mountain Regional Park and Open Space Preserve

Related Items "On File" with the Clerk of the Board:

None