



## COUNTY OF SONOMA

575 ADMINISTRATION  
DRIVE, ROOM 102A  
SANTA ROSA, CA 95403

### SUMMARY REPORT

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**Agenda Date:** 4/5/2022

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**To:** Sonoma County Board of Supervisors

**Department or Agency Name(s):** General Services

**Staff Name and Phone Number:** Johannes J. Hoevertsz, 707-565-2550

**Vote Requirement:** 4/5th

**Supervisorial District(s):** First

**Title:**

Grant of Fire-Suppression Facilities Easement to City of Santa Rosa

**Recommended Action:**

- A) Delegate authority to the Director of General Services to negotiate and execute an Agreement for the Conveyance and Acceptance of an Easement with the City of Santa Rosa, for fire suppression-related water service and improvements along Los Guilicos Road, for no monetary consideration, in form approved by County Counsel.
- B) Delegate authority to the Director of General Services to negotiate and grant an easement deed to the City of Santa Rosa, for fire suppression-related water service and improvements along Los Guilicos Road, for no monetary consideration, in form approved by County Counsel.
- C) Find that the proposed easement is in the public interest, that the use of the property will not substantially conflict or interfere with any County use, and that the subject property interest is not required for County use.

(First District) (4/5<sup>th</sup> Vote Required)

**Executive Summary:**

The General Services Department is requesting the Board delegate authority to grant a permanent easement to the City of Santa Rosa for fire suppression, fire hydrant and related water service facilities purposes along Los Guilicos Road. The new hydrant and related improvements will not interfere with County use of the subject property, and the improvements will benefit current and future County operations as they may be used to protect the Los Guilicos campus from wildfires. All costs for the hydrant and improvements will be the sole responsibility of the City of Santa Rosa.

**Discussion:**

Staff recommends that your Board delegate authority to the Director of General Services to execute the proposed Agreement for the Conveyance of Easement and accompanying Easement Deed in order to convey an easement to the City of Santa Rosa. This subject property area currently is vacant unimproved land. The easement will exist on an area measuring approximately 15' by 15' for a total of 225 sq. ft. of County-owned land along Los Guilicos Road, and will be for the purpose of the City of Santa Rosa constructing, maintaining, repairing, operating and replacing fire suppression and fire hydrant related facilities. This easement will be used in connection with an existing water line easement previously granted by the County to the City on County-owned land along Hwy 12 and along Los Guilicos Road. General Services staff has reviewed the

proposed easement location as it relates to current and future County land use and determined that the property interest is not required for County use. There are no facilities or other County-owned improvements adjacent to the proposed hydrant and there are no current plans to use the affected area. The County retains the right to relocate the easement in the future at its discretion. Also, there will be no detrimental impact on County operations. The value of the easement area has not been appraised. The City will reimburse County for up to \$2,500 in administration costs related to the easement grant. The City will pay for all costs to design, construct, install, maintain and operate the facilities and to restore adjacent county lands in the event the same are damaged during construction.

The Easement Deed and the Agreement to Convey between the County of Sonoma, as Grantor, and City of Santa Rosa, as Grantee, will contain the following key provisions:

1. Non-exclusive, permanent easement area along Los Guilicos Road to access, install, repair, replace, inspect and operate water-based fire suppression service facilities.
2. All costs of installation and maintenance will be the City's responsibility.
3. City will restore any County lands damaged in the installation.
4. All costs of the transaction including escrow and preparation of surveyed legal descriptions for the easement area will be the City's responsibility.
5. City will provide plans to the County for approval prior to construction.
6. County can cause relocation of the easement to accommodate future development of the Los Guilicos Campus or other County need.
7. City will reimburse County up to \$2,500 for County costs to process the easement grant.

Pursuant to Government Code Section 25365, the County may convey easement interests to another public agency upon a 4/5ths vote and if the subject property interest is not required for County use. The proposed easement area is directly adjacent to an existing easement for water lines in favor of the City, and along a County maintained road. There are no immediately adjacent buildings or improvements and County has no current or long-term plans to improve this area or change its use. Any future change in County's use of adjacent land that requires relocation of the hydrant is accommodated under the easement terms.

**Strategic Plan:**

N/A

**Prior Board Actions:**

None

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY 21-22 Adopted</b>	<b>FY22-23 Projected</b>	<b>FY 23-24 Projected</b>
Budgeted Expenses	\$2,500		
Additional Appropriation Requested			
<b>Total Expenditures</b>	<b>\$2,500</b>		
<b>Funding Sources</b>			
General Fund/WA GF	\$2,500		

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State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
<b>Total Sources</b>	<b>\$2,500</b>		

**Narrative Explanation of Fiscal Impacts:**

City will reimburse County for up to \$2,500 in County administrative expenses related to this easement, including for staff and legal review time. Appropriations needed to cover these administrative costs are already included within the General Services FY 21-22 adopted budget. No additional funding is required at this time.

<b>Staffing Impacts:</b>			
<b>Position Title (Payroll Classification)</b>	<b>Monthly Salary Range (A-I Step)</b>	<b>Additions (Number)</b>	<b>Deletions (Number)</b>

**Narrative Explanation of Staffing Impacts (If Required):**

N/A

**Attachments:**

None

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

Legal Description and Depiction of Easement Area