



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 12/12/2023

To: Board of Directors, Russian River County Sanitation District
Department or Agency Name(s): Sonoma County Water Agency
Staff Name and Phone Number: Dan Mason 707-547-1967
Vote Requirement: Majority
Supervisorial District(s): Fifth

Title:

Right of Way Acquisition for Russian River County Sanitation District Headworks, Lift Stations, and Force Main Project

Recommended Action:

- A) Authorize Sonoma Water's General Manager acting on behalf of Russian River County Sanitation District to negotiate and execute agreements to acquire the property rights needed for construction of the Russian River County Sanitation District Headworks, Lift Stations, and Force Main Project, estimated at no more than \$100,000 in a form approved by County Counsel, and to execute other related documents and actions as necessary to complete the transactions.
- B) Authorize Sonoma Water's General Manager acting on behalf of Russian River County Sanitation District to offer owners up to \$5,000 for an independent appraisal pursuant to California Code of Civil Procedure section 1263.025.
(Fifth District)

Executive Summary:

The Sonoma County Water Agency (Sonoma Water), on behalf of the Russian River County Sanitation District (District), is currently planning the Headworks, Lift Stations, and Force Main Project (Project). Right of Way acquisition for the Project is scheduled to begin in 2024 and construction is anticipated to commence in 2025 pending the availability of grant funding. The Project will reduce the risk of sanitary sewer failures and the potential interruption of sanitation service resulting from deteriorating wastewater infrastructure. Many of District's facilities are approaching the end of their useful life with most being over 40 years old. Due to the condition of the aging infrastructure, the potential for operational failures or damage from flood or earthquake events pose a growing risk. The Project will repair and replace existing components of the headworks at the wastewater treatment plant, lift stations, and sections of three existing force mains. In order to complete the work, District needs to obtain a combination of permanent and temporary rights of way from several public entities and private property owners. This item requests permission for Sonoma Water's General Manager, on behalf of District, to negotiate and execute agreements to acquire the property rights needed for construction of the Project, as well as offer property owners up to \$5,000 for an independent appraisal of these easements pursuant to California Code of Civil Procedure section 1263.025.

Discussion:

HISTORY OF ITEM/BACKGROUND

The District is one of eight different sanitation zones and districts managed and operated by Sonoma Water.

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The wastewater infrastructure within the District's service area was originally constructed in the 1970s and 1980s and provides service to approximately 3,300 parcels using a combined gravity and pressurized force main pipeline collection system. The collection system includes approximately 35 miles of gravity sewer pipeline and 11 lift stations that convey wastewater via force mains to the Russian River treatment facility. District's wastewater treatment plant is located just east of Vacation Beach on Neeley Road in Guerneville.

The Project will repair and replace existing aging sanitation system infrastructure, including the District's wastewater treatment plant headworks, 11 lift stations, and approximately 10,500 linear feet of existing force main pipe along the Beanwood, Rio Nido, and Main force main alignments. The Project will address risks posed by aging infrastructure and potential damage to infrastructure arising from flood and seismic events.

CALIFORNIA ENVIRONMENTAL QUALITY ACT DOCUMENTATION

Sonoma Water, as a lead agency under California Environmental Quality Act (CEQA), prepared an Initial Study and Mitigated Negative Declaration of Environmental Impact (Initial Study) for the Project pursuant to the requirements of the CEQA (California Public Resources Code sections 21000 et seq.), the State CEQA Guidelines (Code of Regulations, Title 14, Division 6, Chapter 3), and Sonoma Water's Compliance Procedures for CEQA. The Board of Directors determined that the Project will not have a significant adverse effect on the environment, adopted the Initial Study, adopted mitigation measures and the Mitigation Monitoring Reporting Program, made certain related findings, and approved the Project on September 26, 2023. A Notice of Determination was filed by Sonoma Water with the Sonoma County Clerk on September 26, 2023, and the State Clearinghouse on September 27, 2023. A Notice of Determination was filed by the District with the Sonoma County Clerk and the State Clearinghouse on October 11, 2023.

PROPERTY RIGHTS

In order to construct portions of the Project, District must acquire additional property rights. These property rights consist of a combination of permanent and temporary rights of way from several public entities and private property owners. This item will authorize Sonoma Water's General Manager, acting on behalf of the District, to negotiate and execute the agreements for property rights needed to construct the Project. Based on 13 appraisals by Ward Levy Appraisers, and any additional costs that may arise pursuant to California Code of Civil Procedure section 1263.025, District estimates a total cost of not more than \$100,000 to obtain property rights needed.

Pursuant to California Code of Civil Procedure section 1263.025, when seeking to acquire the needed property rights, District is required to offer to reimburse each property owner the reasonable cost, up to \$5,000, for an independent appraisal of the property rights needed by District. This item requests that the Board delegate authority to Sonoma Water's General Manager on behalf of District to make this offer to property owners as required by the Civil Code.

County of Sonoma Strategic Plan Alignment

N/A

Sonoma Water Strategic Plan Alignment

Waste Water Treatment and Water Reuse, Goal 1: Improve operational reliability of wastewater treatment and water reuse systems.

The Project will improve operational reliability of wastewater treatment systems.

Racial Equity:

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

No

Prior Board Actions:

09/26/23: Approved the adoption of a resolution determining that the Russian River County Sanitation District Headworks, Lift Stations, and Force Main Project would not have a significant adverse effect on the environment, adopted the California Environmental Quality Act Initial Study and Mitigated Negative Declaration for the Project, adopted mitigation measures and the mitigation monitoring reporting program, made certain related findings, and approved the Project.

09/17/19: Approved resolution 19-0376 authorizing the General Manager to apply to the Clean Water State Revolving Fund on behalf of the Russian River County Sanitation District for this project’s planning and construction applications at the District’s facilities, execute financial assistance agreements, and carry out District’s responsibilities under the agreements. Also approved resolution 19-0377 to authorize adjustments to the Board adopted budget for FY 19-20 for the planning project.

11/07/17: Approved resolution 17-0442 authorizing the General Manager to apply to the Clean Water State Revolving Fund on behalf of the Russian River County Sanitation District.

FISCAL SUMMARY

Expenditures	FY23-24 Adopted	FY24-25 Projected	FY25-26 Projected
Budgeted Expenses	\$100,000		
Additional Appropriation Requested			
Total Expenditures	\$100,000		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	\$100,000		
Use of Fund Balance			
General Fund Contingencies			
Total Sources	\$100,000		

Narrative Explanation of Fiscal Impacts:

Budgeted amount of \$100,000 is available from FY 2023/2024 appropriations for the Russian River County Sanitation District Construction fund. No additional appropriation is required.

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

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Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

None

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

None