



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 1/25/2022

To: Board of Directors, Sonoma County Water Agency
Department or Agency Name(s): Sonoma County Water Agency
Staff Name and Phone Number: Kevin Booker 707-521-1865
Vote Requirement: 4/5th
Supervisory District(s): Fourth

Title:

Approve Grant of Easement to PG&E at 404 Aviation Boulevard

Recommended Action:

- A) Adopt a Resolution determining that the proposed grant of easement will not adversely affect Sonoma County Water Agency (Sonoma Water) in any respect and will not have a significant adverse effect on the environment. (4/5th Vote Required)
- B) Approve the grant of easement to PG&E and authorize Sonoma Water's General Manager to execute an Easement Deed. In accordance with Section 9 of Sonoma Water's enabling legislation, this item was considered by the Board at a previous meeting. (Fourth District)

Executive Summary:

The Sonoma County Water Agency (Sonoma Water) has been requested by Pacific Gas and Electric Company (PG&E) to grant a permanent, non-exclusive, easement to PG&E over a portion of Sonoma Water's 404 Aviation Boulevard property. The easement would allow PG&E to install communication facilities on Sonoma Water property.

Discussion:

Sonoma Water owns and maintains its administrative offices at 404 Aviation Boulevard in Santa Rosa, California. PG&E has requested that Sonoma Water grant a permanent, non-exclusive easement to PG&E over a portion of Sonoma Water's 404 Aviation Boulevard property for the purpose of installing communication facilities for PG&E gas lines as represented on that certain plan entitled "Sketch for DM-17, Airport & RR Xing, Santa Rosa, CA" dated June 16, 2020, by Pacific Gas and Electric Company. The portion of Sonoma Water's 404 Aviation property affected is located at the western edge of the administration building parking lot adjacent to Airport Boulevard.

PG&E proposes to install a remote terminal for live monitoring of gas facilities for overpressure protection, including a solar pole to power the terminal, a communication antenna mounted to the solar pole, and pressure sensing lines from monitor and regulator vaults.

Section Nine of Sonoma Water's enabling legislation allows the Board to authorize the granting of an easement to a private entity provided the grant of easement has been considered at no less than two regularly scheduled meetings of the Board of Directors. This item was considered at the January 4, 2022, Board

meeting.

In addition, the grant of easement must not adversely affect Sonoma Water and must be granted for adequate consideration. Sonoma Water staff has reviewed PG&E's plans for the proposed project and determined that the grant of an easement for that purpose will not adversely affect Sonoma Water. The value of the easement has been determined to be nominal.

As such, PG&E has agreed to reimburse Sonoma Water for all of Sonoma Water's cost to process the granting of the easement as adequate consideration.

The General Manager has determined that the grant of easement to PG&E is exempt from CEQA pursuant to CEQA Guidelines 15303(d) New Construction or Conversion of Small Structures and 15304(f) Minor Alterations to Land, because granting of the easement to allow PG&E to construct, operate, and maintain a remote terminal for live monitoring of gas facilities for overpressure protection would result in the minor alteration of land within a previous disturbed area and would not involve the removal of any healthy, mature scenic trees and would not conflict with Sonoma Water's current uses of the property and will not adversely affect Sonoma Water in any respect. Sonoma Water staff has prepared a Notice of Exemption in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and Sonoma Water's Compliance Procedures for CEQA.

Prior Board Actions:

01/04/2022: Consideration of Grant of Easement to PG&E at 404 Aviation Boulevard.

FISCAL SUMMARY

Expenditures	FY 21-22 Adopted	FY22-23 Projected	FY 23-24 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

PG&E has agreed to reimburse Sonoma Water the funds expended by Sonoma Water to process and grant the utility easements.

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

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

Resolution

PG&E Easement Deed

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

None