



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 5/13/2025

To: Board of Directors, Sonoma County Water Agency
Department or Agency Name(s): Sonoma County Water Agency;
Staff Name and Phone Number: Sharina Arevalos 707-322-4854
Vote Requirement: 4/5th
Supervisory District(s): Second

Title:

Approve Grant of Easement to City of Petaluma for Installing a Sewer Force Main Across Sonoma Water Flood Control Parcel

Recommended Action:

- A) Determine that the grant of the easement to City of Petaluma will not adversely affect Sonoma County Water Agency. (4/5th Vote Required)
 - B) Authorize Sonoma County Water Agency's General Manager to execute the Easement Agreement with City of Petaluma, in a form approved by County Counsel.
 - C) Adopt Responsible Agency Findings Pursuant to the California Environmental Quality Act.
 - D) Adopt a resolution determining that the easement agreement will not have a significant adverse effect on the environment.
- (Second District)

Executive Summary:

This item involves granting an easement to the City of Petaluma (City) by the Sonoma County Water Agency (Sonoma Water) to allow the City to construct, operate, and maintain a new 36-inch diameter sewer force main for the Primary Influent Pump Station (PIPS) Parallel Force Main (Project). Sonoma Water owns certain real property located at McDowell Creek in Petaluma (APN 005-060-093) where the Project is located.

The Board of Directors first considered granting this easement at the May 6, 2025, Board meeting.

Discussion:

The City has requested that Sonoma Water execute an agreement for an easement on Sonoma Water property. The easement will allow City to meet permitting requirements necessary to build the PIPS force main, a 36-inch diameter pipe spanning 2.5 miles. The Project will convey wastewater from PIPS to the Ellis Creek Water Recycling Facility. This force main is a critical pipeline nearing the end of its service life. The Project will construct a parallel force main adjacent to the existing one, providing redundancy and resiliency for City's wastewater collection system.

The proposed easement is located within McDowell Creek, south of Highway 116. Sonoma Water currently uses the property for flood control maintenance purposes.

Sonoma Water has determined that the value of the easement is nominal. Sonoma Water and the City have

mutually agreed to grant easements between parties for similar projects without consideration to assist in processing the conveyance of property rights needed for one another's projects.

Section 9 of Sonoma Water's enabling legislation also requires a Board finding that the "disposition will not adversely affect Sonoma Water." Sonoma Water has determined that the easement will not adversely impact Sonoma Water's use of the property. City understands and agrees that any improvements completed as part of the Project will be considered City's sole property and that City shall maintain all Project improvements within the easement area at its sole cost and expense.

Sonoma Water's enabling legislation requires that granting this easement be considered at no less than two regularly scheduled board meetings. In accordance with Section 9 of Sonoma Water's enabling legislation, this item was considered at a previous Board meeting on May 6, 2025.

California Environmental Quality Act

The City of Petaluma (City), as lead agency pursuant to the California Environmental Quality Act (CEQA), has completed environmental documentation in accordance with the CEQA for the PIPS Project. The City prepared an Initial Study and Mitigated Negative Declaration for the Project (IS/MND). The City approved the project, adopted findings, and adopted a Mitigation and Monitoring Reporting Plan on February 24, 2025. A Notice of Determination for the Project was filed on February 26, 2025.

Sonoma Water has prepared a Notice of Determination in accordance with CEQA, the State CEQA Guidelines, and Sonoma Water's Compliance Procedures under CEQA. As the responsible agency under CEQA, Sonoma Water staff considered the IS/MND as prepared by the City. The proposed resolution for the easement agreement concurs with each of the findings concerning environmental impacts and mitigation measures identified in the IS/MND and City's findings for the project. The easement agreement would not have an adverse impact upon the environment. As City of Petaluma Planning Division did not respond within 40 days to the request, per Section 65402 of the California Government Code, the grant of easement is deemed to be in conformance with their General Plan.

County of Sonoma Strategic Plan:

N/A

Sonoma Water Strategic Plan Alignment

N/A

Racial Equity:

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

No

Prior Board Actions:

5/6/25: Consider Grant of Easement to City of Petaluma for installing sewer force main across Sonoma Water flood control parcel.

FISCAL SUMMARY

Expenditures	FY24-25 Adopted	FY25-26 Projected	FY26-27 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures	\$0		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
General Fund Contingencies			
Total Sources	\$0		

Narrative Explanation of Fiscal Impacts:

No appropriations required.

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:

Attachment 1 Resolution with Exhibit X
Attachment 2 Easement Agreement
Attachment 3 Exhibit A Legal Description
Attachment 4 Exhibit A-1 Easement Area

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

Notice of determination