



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 3/24/2020

To: Board of Supervisors

Department or Agency Name(s): Transportation and Public Works

Staff Name and Phone Number: Johannes J. Hoevertsz 707-565-2231

Vote Requirement: Majority

Supervisorial District(s): Second

Title:

Sonoma Disposal Site - Extension of Existing Access Road Easement

Recommended Action:

Approve an extension of the Term Easement and Maintenance Agreement with UCC Vineyards L.L.C. to allow continued use of a portion of the existing Sonoma Disposal Site access road.

Executive Summary:

The Department of Transportation and Public Works (TPW) is requesting the Board approve an extension of the Term Easement and Maintenance Agreement with UCC Vineyards L.L.C. (UCC) in accordance with the terms set forth in a Term Easement and Maintenance Agreement, allowing use of a portion of the existing Sonoma Disposal Site access road.

Discussion:

UCC owns the property adjacent to, and west of, County-owned property near the Sonoma Disposal Site (see attached Exhibit A). The Sonoma Disposal Site is located off of Stage Gulch Road in Sonoma, California. The site currently accommodates a transfer station and a closed County landfill. The transfer station provides residents and businesses with a local disposal site for recycling and discarding solid waste, while the closed landfill is sectioned off from the public and is maintained by the County. UCC leases its property to Stony Point Rock Quarry, Inc. (Quarry). In March 2003, UCC and Quarry staff approached County staff to request the relocation of a portion of a new access road across County property. In addition, they requested to use a portion of the existing Sonoma Disposal Site access road to access the quarry road. Following issuance of the requested Easement in 2004, UCC and the Quarry relocated the mining operation on UCC's property and developed the new access road.

In April 2004, the County granted a Term Easement and Maintenance Agreement (Easement Agreement), pursuant to which a new access road was developed by UCC on their property for use by the Stony Point Rock Quarry, Inc. mining operation. That access road joins with the Sonoma Disposal Site access road, which traverses the Sonoma Disposal Site and is also used by UCC/Quarry pursuant to the subject Easement Agreement. The Easement Agreement is set to expire December 31, 2020 however, it provides for an extension for additional 6113 days (16.75 years, the term length) with approval by the Board of Supervisors. UCC submitted a request for an extension on July 1, 2019.

Pursuant to the Easement Agreement, the Quarry has used the lower access road across the County's property

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and UCC has contributed toward its maintenance in the amount of \$1,457 per year, adjusted annually at a rate of 3%. UCC has timely exercised its option to extend the Easement Agreement, which would otherwise expire on December 31, 2020. The Board's approval of the requested extension will result in a new term end date of September 27, 2037.

Therefore, staff recommends that County extend the Easement Agreement through September 27, 2037.

Prior Board Actions:

04/06/2004: Sonoma Disposal Site - Access Road Easement

FISCAL SUMMARY

Expenditures	FY 19-20 Adopted	FY20-21 Projected	FY 21-22 Projected
Budgeted Expenses	\$2,269.96	\$2,338.06	\$2,408.20
Additional Appropriation Requested			
Total Expenditures	\$2,269.96	\$2,338.06	\$2,408.20
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	\$2,269.96	\$2,338.06	\$2,408.20
Use of Fund Balance			
Contingencies			
Total Sources	\$2,269.96	\$2,338.06	\$2,408.20

Narrative Explanation of Fiscal Impacts:

Integrated Waste Division receives revenue on an annual basis from UCC in order to fund expenses related to the maintenance of the lower access road. Revenue and expenses were approved for FY 2019-20 and are recommended for approval for FY 2020-21. There is no financial impact to the General Fund.

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:

Exhibit A

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Related Items “On File” with the Clerk of the Board:

Term Easement and Maintenance Agreement