



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 12/9/2025

To: Board of Directors, Sonoma County Water Agency

Department or Agency Name(s): Sonoma County Water Agency

Staff Name and Phone Number: Grant Davis 707-547-1900, Kevin Booker 707-521-1865, Jennifer Willits 707-547-1921

Vote Requirement: 4/5th

Supervisory District(s): Second

Title:

Property Exchange with California Department of Transportation for Highway 101 Marin-Sonoma Narrows Widening Project and Petaluma Aqueduct Relocation

Recommended Action:

Authorize Sonoma County Water Agency's General Manager to execute a right of way contract, deeds, documents, and certificates of acceptance, in a form approved by County Counsel, and receive payment required to complete the transaction and related property exchange for the Petaluma Aqueduct utility relocation required by the California Department of Transportation (Caltrans/State) 101 widening project. (Second District) (4/5th Vote Required)

Executive Summary:

In 2010, Caltrans required Sonoma County Water Agency (Sonoma Water) to relocate portions of its aqueduct facilities in Petaluma to facilitate the Highway 101 Marin-Sonoma Narrows Widening Project, and the parties executed a Right of Entry Agreement and a Utility Relocation Agreement to proceed. The construction of this segment of the project is complete, and Caltrans and Sonoma Water intend to finalize the transaction by executing documents and exchanging property deeds needed to close the transaction.

Discussion:

Sonoma Water manages and maintains a water transmission system that provides water to nine cities and special districts that in turn deliver drinking water to more than 600,000 residents in portions of Sonoma and Marin counties. Part of this aqueduct network includes an extension pipeline from the Petaluma Aqueduct south of Petaluma to the Kastania pumping station delivering water to the Marin Aqueduct (part of North Marin Water District).

In 2008, Sonoma County Transportation Authority, Caltrans, and the Transportation Authority of Marin designated multiple stages of the Highway 101 Marin-Sonoma Narrows Widening Project (Project) to provide congestion relief and add both north and southbound carpool lanes to the 16-mile length of the highway between Novato and Corona Road in Petaluma. The Phase 1 strategy was to upgrade the "Narrows" section (Segment B) of the Project to freeway standards.

This Segment B of the Project required utility relocations to proceed, including relocation of a segment of Sonoma Water's aqueduct. In 2009, Caltrans notified Sonoma Water that portions of the aqueduct in

Petaluma would be affected by the Project and provided project plans. In 2010, Caltrans appraised the property rights needed from Sonoma Water. In April 2012, the Board approved and authorized the Chair to execute the Kastania Relocation Project Utility Agreement No. 1779.4 (executed May 8, 2012) and Right of Entry Agreement (April 10, 2012) between Sonoma Water and Caltrans. The relocation work involving Sonoma Water proceeded under these agreements and construction was completed in 2025.

Caltrans has prepared and Sonoma Water staff have reviewed the documents needed to complete the exchange of property rights. The Right of Way Contract provides that the State will pay the sum of \$33,650 to Sonoma Water as just compensation for the property interests conveyed from Sonoma Water to State by Document Nos. 61873, 61878 & 61880 when title to this property vests in the State, as well as the Temporary Construction Easements 62341-2 and 61873-2, both of which were secured by the State under the Right of Entry dated April 10, 2012, and have since expired. Per the contract, Caltrans will also pay interest on the amount of just compensation at a rate equal to the rate of earnings of the Surplus Money Investment Fund, in accordance with Section 1268.350 of the Code of Civil Procedure, from the date of the Right of Entry Agreement (April 10, 2012) through the date that the just compensation is paid to Sonoma Water.

Caltrans/State will pay all escrow and recording fees incurred in this transaction. Under this contract, Caltrans will also deliver to Sonoma Water the fully approved, executed and notarized/acknowledged original Documents DD-061878-01-01, DE-009797-X1-X1, DE-061879-X1-X3, DE-002271-X1-X2, DE-061881-X1-XX, DK-061879-X2-XX, DK-061881-X2-XX, DE-062340-X1-XX, CUA 61879-A, and JUA 62340-A.

California Environmental Quality Act

Sonoma Water's General Manager has determined that the project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) because there is no possibility that the activity may have a significant effect on the environment. The project involves transfer of property rights that would not result in any change in existing environmental conditions. No other alterations to the facilities are included as part of this project. Sonoma Water staff prepared a Notice of Exemption in accordance with CEQA, the State CEQA Guidelines, and Sonoma Water's Procedures for Compliance with CEQA.

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:

04/10/2012, Item No. 9: Approved Kastania Relocation Project Utility Agreement and Right of Entry Agreement between Sonoma Water and Caltrans.

12/15/2009, Resolution No. 09-1170: Approved a Concurrent Resolution of the Board of Supervisors of the County of Sonoma and the Board of Directors of the Sonoma County Water Agency Sonoma Water and North Marin Water District easements to operate, maintain, repair, replace and

upgrade pipelines, facilities and appurtenances previously constructed and presently existing within Petaluma Boulevard South and Kastania Road.

FISCAL SUMMARY

Expenditures	FY25-26 Adopted	FY26-27 Projected	FY27-28 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures	\$0		
Funding Sources			
General Fund/WA GF			
State/Federal	\$40,585		
Fees/Other			
Use of Fund Balance			
General Fund Contingencies			
Total Sources	\$40,585		

Narrative Explanation of Fiscal Impacts:

Caltrans/State will pay Sonoma Water \$33,650 plus interest accrued from 2012 until the date that the just compensation is paid to Sonoma Water for property rights. Total compensation estimated at \$40,585. Sonoma Water has accumulated a cost basis of \$80,975 to date. This sale will result in a loss of approximately \$40,390 in the Petaluma Aqueduct Capital fund.

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

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

Draft Right of Way Contract

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

None.