



# COUNTY OF SONOMA

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

## SUMMARY REPORT

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**Agenda Date:** 11/2/2021

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**To:** Board of Directors, Sonoma County Water Agency

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

**Staff Name and Phone Number:** Kevin Booker 521-1865; Jennifer Willits 494-3094

**Vote Requirement:** 4/5th

**Supervisorial District(s):** Fourth

**Title:**

Consider Property Conveyance to City of Santa Rosa for Fulton Road Widening Project

**Recommended Action:**

Consider approval of an Easement Agreement, an Acquisition Agreement, and a Grant Deed, in a form approved by County Counsel, between the Sonoma County Water Agency and the City of Santa Rosa, to convey property to City required for its Fulton Road Widening Project.

**Executive Summary:**

The City of Santa Rosa (City) requires access to lands owned by Sonoma Water to complete City's Fulton Road Widening Improvement Project (Project). This item requests that the Board of Directors consider approval of agreements to grant fee title to a portion of Sonoma Water's parcel, and a perpetual easement for another portion of the parcel (APN 157-010-035).

**Discussion:**

Sonoma Water owns and maintains Forestview Creek, which provides flood protection within the northwest portion of the City of Santa Rosa. City has requested that Sonoma Water grant fee title to a portion of Sonoma Water's parcel, and a perpetual easement for another portion of the parcel (APN 157-010-035) required for City's Fulton Road Widening Improvement Project. The affected parcel is on the west side of Fulton Road near Appletree Drive.

The City's Project is funded by Measure M, as administered by Sonoma County Transportation Agency, and is intended to improve circulation in the Project area by reconstructing and widening Fulton Road between Guerneville Road and Piner Road. In addition to improving circulation throughout the corridor for all users, the Project's objectives include improving the operation and safety of the corridor for all users, including pedestrians, cyclists, transit, and motorists.

The project would reconstruct and rehabilitate Fulton Road between Guerneville Road and Piner Road to a four-lane Regional/Arterial Street, as envisioned in the Santa Rosa General Plan, and will close the existing gaps in pedestrian and bike facilities and provide additional enhanced and formal crossings. In conjunction with the Project, PG&E will be performing a Rule 20A utility undergrounding project, to relocate the existing overhead utilities underground along the corridor.

Sonoma Water staff has reviewed City's proposed plans and determined that the grant of easement and conveyance of property and the project that the easement and property are being acquired in support of, will

not adversely affect Sonoma Water in any respect.

City has completed environmental documentation in accordance with the California Environmental Quality Act (CEQA) for the Project. An Initial Study/Proposed Mitigated Negative Declaration (IS/MND) was prepared for the City of Santa Rosa (as the Lead Agency) by consultant GHD in September 2017 to satisfy the requirements of CEQA. City filed a Notice of Determination on October 24, 2017.

Section 9 of Sonoma Water’s enabling legislation provides that an easement and the property proposed to be conveyed to the City may be released or conveyed to another public entity with or without consideration. City provided Sonoma Water with an appraisal for the affected portion of the parcel and has offered to purchase a portion of the property in fee title for \$1,400.

In accordance with Section 9 of Sonoma Water’s enabling legislation, this item will be returned to the Board at a subsequent meeting for approval, with a 4/5<sup>th</sup> vote.

**Prior Board Actions:**

None

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY 21-22 Adopted</b>	<b>FY22-23 Projected</b>	<b>FY 23-24 Projected</b>
Budgeted Expenses	\$1,400		
Additional Appropriation Requested			
<b>Total Expenditures</b>	<b>\$1,400</b>		
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal			
Fees/Other	\$1,400		
Use of Fund Balance			
Contingencies			
<b>Total Sources</b>	<b>\$1,400</b>		

**Narrative Explanation of Fiscal Impacts:**

City of Santa Rosa will pay \$1400 to Sonoma Water (Flood Control Zone 1A) for fee title acquisition of a portion of the affected parcel.

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

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**Narrative Explanation of Staffing Impacts (If Required):**

N/A

**Attachments:**

None

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

None