



## Legislation Text

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**File #:** 2020-1029, **Version:** 1

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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:** Blake Atkerson 547-1974  
**Vote Requirement:** 4/5th  
**Supervisorial District(s):** Third

**Title:**

Grant of Easement to Sonoma County Pacific Associates, a California Limited Partnership.

**Recommended Action:**

Adopt a resolution determining that the grant of the easement to Sonoma County Pacific Associates, a California Limited Partnership will not adversely affect Sonoma County Water Agency in any respect and; authorizing Sonoma County Water Agency's General Manager to execute the Easement Agreement with Sonoma County Pacific Associates, a California Limited Partnership. (Third District) (4/5th Vote Requirement)

**Executive Summary:**

This item involves the granting of an easement by the Sonoma County Water Agency (Sonoma Water) to allow Sonoma County Pacific Associates, a California Limited Partnership to construct a storm drain outfall for the Redwood Apartments Low-income Housing Project (Project). The Project is located at 3422 Santa Rosa Avenue (APN 134-132-070). Sonoma Water owns certain real property (APN 134-132-059), within which it operates the Todd Creek Channel Improvement (Sonoma Water Property) where the proposed storm drain outfall for the Project is located.

**Discussion:**

Sonoma County Pacific Associates, a California Limited Partnership (Sonoma County Pacific Associates) has requested that Sonoma Water execute an easement agreement for installation of storm drain outfall improvements on Sonoma Water Property. The storm drain outfall improvements will allow Sonoma County Pacific Associates to meet permitting requirements necessary to build the Project, a 96-unit, 100 percent low-income housing project on Santa Rosa Avenue. Sonoma Water currently uses the property for flood control maintenance purposes. Sonoma Water staff has determined that the easement would not adversely impact with Sonoma Water's use of the property in any respect.

Section 9 of Sonoma Water's enabling legislation requires that any easement granted to a private entity must be granted for adequate consideration. Sonoma Water staff has determined that the value of the easement is nominal and that adequate consideration for granting of the easement is reimbursement of Sonoma Water's staff cost to grant the easement. Sonoma County Pacific Associates has deposited \$5,000 to Sonoma Water for reimbursement of staff cost.

Sonoma County Permit and Resource Management Department (Permit Sonoma) has completed environmental documentation in accordance with the California Environmental Quality Act (CEQA) for the

Project. Permit Sonoma prepared an Initial Study/Mitigated Negative Declaration (IS/MND) that addresses the potential impacts related to the Project and measures to mitigate adverse effects of the Project. Permit Sonoma approved the Project on June 26, 2019 and filed a Notice of Determination on July 1, 2019. The easement meet all requirements of Government Code, Section 65402, for General Plan consistency.

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 a Responsible Agency under CEQA, Sonoma Water staff considered the IS/MND as prepared by Permit Sonoma. With the incorporation of the mitigation measures identified in the IS/MND, the Project would not have an adverse impact upon the environment.

**Prior Board Actions:**

11-10-2020: Consideration of Grant of Easement to Sonoma County Pacific Associates, a California Limited Partnership.

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY 20-21 Adopted</b>	<b>FY21-22 Projected</b>	<b>FY 22-23 Projected</b>
Budgeted Expenses	\$5,000		
Additional Appropriation Requested			
<b>Total Expenditures</b>	<b>\$5,000</b>		
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal			
Fees/Other	\$5,000		
Use of Fund Balance			
Contingencies			
<b>Total Sources</b>	<b>\$5,000</b>		

**Narrative Explanation of Fiscal Impacts:**

The grant of easement is at the request of Sonoma County Pacific Associates, a California Limited Partnership. Funds for staff cost were budgeted in the Zone 1A Flood Control budget; however, Sonoma County Pacific Associates will reimburse Sonoma Water staff cost for the grant of easement.

<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>

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

None

**Attachments:**

Resolution

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

None