



Legislation Details (With Text)

File #: 2021-0895
Type: Consent Calendar Item **Status:** Agenda Ready
File created: 8/16/2021 **In control:** Sonoma County Water Agency
On agenda: 10/26/2021 **Final action:**
Title: Consideration of agreement to transfer ownership of Kastania Pump Station and portion of Kastania Pipeline
Sponsors: Sonoma County Water Agency
Indexes:
Attachments: 1. Summary Report

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

To: Board of Directors, Sonoma County Water Agency

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

Staff Name and Phone Number: Kent Gylfe 529-4177 / Jennifer Willits 494-3094

Vote Requirement: 4/5th

Supervisory District(s): Second

Title:

Consideration of agreement to transfer ownership of Kastania Pump Station and portion of Kastania Pipeline

Recommended Action:

Consider approval of Agreement, in a form approved by County Counsel, between Sonoma County Water Agency, Marin Municipal Water District and North Marin Water District to transfer ownership of Kastania Pump Station and a portion of Kastania Pipeline. (4/5th Vote Required)(Second District)

Executive Summary:

To address drought conditions and support Marin Municipal Water District's (Marin Water) proposed Kastania Pump Station Rehabilitation Project (Project), this item involves consideration by the Board of Directors to approve an agreement to transfer ownership of the Kastania Pump Station and a portion of the Kastania Pipeline from the Sonoma County Water Agency (Sonoma Water) to Marin Water and North Marin Water District (NMWD), respectively. The Project and associated property assets proposed for transfer are located at the southern-most end of Sonoma Water's water supply transmission system, south of Petaluma along Kastania Road.

Discussion:

Marin Water has contracted with Sonoma Water for a portion of its water supply since 1975 which is delivered via the North Marin Aqueduct, a pipeline owned and operated by NMWD. To facilitate delivery of its imported water supply, Marin Water constructed the Kastania Pump Station (KPS) in 1977. The KPS, located at 4100 Kastania Road in Petaluma (APN 019-320-014), increased the flow and pressure in the North Marin Aqueduct,

from the KPS to NMWD's distribution system in Novato. The North Marin Aqueduct conveys water to both the NMWD and Marin Water. Marin Water operated the KPS until it transferred ownership to Sonoma Water in 1999.

After operating for 38 years, the KPS was taken off-line in August 2015, after Caltrans completed the Marin-Sonoma Narrows High Occupancy Vehicle Widening Project (Caltrans Project). Implementation of the Caltrans Project interfered with the alignment of the North Marin Aqueduct, which ran parallel to the west side of the freeway, requiring relocation of the Aqueduct out of the Caltrans Project footprint. As part of the relocation, much of the North Marin Aqueduct was upgraded from a 30-inch diameter pipe to a 42-inch diameter pipe, which would, under normal conditions, allow water deliveries to flow via gravity year-round to Marin Water's Ignacio Pump Station in Novato, thus eliminating the need for operation of the KPS.

In January 2021, in response to drought conditions, Marin Water began evaluating the feasibility and impact of operating the Kastania Pump Station and determined that rehabilitating and operating the Kastania Pump Station would enable Marin Water to more efficiently operate its water supply system, especially in times of dry years or drought. On May 18, 2021, the Board of Directors of Marin Water adopted Resolution No. 8635, which approved the Kastania Pump Station Rehabilitation Project, authorized an agreement with Carollo Engineers for detailed design and engineering services during construction, and found the Project categorically exempt from CEQA under CEQA Guidelines Sections 15301(b) and 15269 (b)(c).

As noted previously, the Kastania Pump Station is currently owned by Sonoma Water and has not been operational for pumping purposes since 2015. Sonoma Water also currently owns the active 30-inch diameter Kastania Pipeline within Kastania Road that feeds water to NMWD's 42-inch diameter North Marin Aqueduct as well as the inlet piping to the KPS. Both Sonoma Water and the NMWD have active telemetry and communications equipment on the KPS property.

TRANSFER AGREEMENT

In support of the Project, Sonoma Water, Marin Water and NMWD have developed the 2021 Kastania Pump Station Transfer Agreement (Transfer Agreement). The purpose of this Transfer Agreement is to provide for the transfer of the Kastania Pump Station from Sonoma Water to Marin Water, along with the subsequent conveyance of easements over the KPS property necessary to assure that NMWD maintains access to those portions of the North Marin Aqueduct located within the Kastania Pump Station property and that Sonoma Water and NMWD maintain access to their existing and future telemetry equipment located at the Kastania Pump Station. The Transfer Agreement will also provide for the transfer of a portion of the above-referenced 30-inch Kastania Pipeline located between the KPS property and Sonoma Water's Kastania Meter Station (metering station for water deliveries to Marin), located approximately 600 feet north (upstream) of the KPS property.

Following transfer of these property assets, Sonoma Water's water supply transmission system pipeline will terminate at the Kastania meter station, and Marin Water and NMWD will have operational and maintenance responsibility for all facilities south of the Kastania Meter Station (with the exception of some remaining Sonoma Water communication and telemetry equipment on the KPS site.)

Key provisions of the Transfer Agreement include:

- No cost transfer of the Kastania Pump Station from Sonoma Water to Marin Water
- No cost transfer of the Kastania Pipeline south of the Kastania Meter Station from Sonoma Water to

NMWD

- Grant of an easement for maintenance of the North Marin Aqueduct on the Kastania Pump Station property from Marin Water to the North Marin Water District
- Grant of easements from Marin Water to Sonoma Water and the North Marin Water District for telemetry equipment

OPERATIONAL MEMORANDUM OF UNDERSTANDING

In support of the Transfer Agreement, Sonoma Water, Marin Water, NMWD, and the City of Petaluma have also been coordinating on the development of operating procedures for the Kastania Pump Station (to be operated by NMWD) and the Ely Booster Pump Station (to continue being operated by Sonoma Water). The proposed operating procedures reflect similar operational procedures as had previously been agreed to among these same entities in 2001 under a separate temporary MOU. The current MOU will be presented to the Board for approval at future date, when Board approval of the property transfer is requested.

Marin Water is also coordinating with NMWD to amend the 2014 Interconnection Agreement between NMWD and the Marin Water to reflect operation of the Kastania Pump Station. The 2014 Interconnection Agreement provides a framework for NMWD to wheel Marin Water's imported water supply through its North Marin Aqueduct.

Section 9 of Sonoma Water's enabling legislation provides that a right-of-way or easement may be released or conveyed to another public entity with or without consideration. In 1999, ownership of the KPS and Kastania Pipeline facilities was conveyed from Marin Water and NMWD to Sonoma Water for one dollar (\$1.00). As such, staff is recommending no consideration be required for reconveyance of these facilities back to these entities. In accordance with Section 9 of Sonoma Water's enabling legislation, this item will be returned to the Board for further consideration and action at the Board's next scheduled Board Meeting.

Prior Board Actions:

None

FISCAL SUMMARY

Expenditures	FY 21-22 Adopted	FY22-23 Projected	FY 23-24 Projected
Budgeted Expenses	\$0		
Additional Appropriation Requested			
Total Expenditures	\$0		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	\$0		

Narrative Explanation of Fiscal Impacts:

No fiscal impact. The work includes a no cost transfer of the Kastania Pump Station from Sonoma Water to Marin Water and a no cost transfer of the Kastania Pipeline south of the Kastania Meter Station from Sonoma Water to NMWD. Staff costs are nominal operating costs under Sonoma Water's drought response activities.

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:

None.

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

None