



# SONOMA COUNTY

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

## Legislation Details (With Text)

**File #:** 2021-1151  
**Type:** Consent Calendar Item **Status:** Passed  
**File created:** 10/5/2021 **In control:** Sonoma County Water Agency  
**On agenda:** 11/16/2021 **Final action:** 11/16/2021  
**Title:** Approve Property Conveyance to City of Santa Rosa for Fulton Road Widening Project  
**Sponsors:** Sonoma County Water Agency  
**Indexes:**  
**Attachments:** 1. Summary Report, 2. Resolution, 3. Easement Agreement, 4. Acquisition Agreement, 5. Grant Deed

Date	Ver.	Action By	Action	Result
11/16/2021	1	Board of Supervisors	Approved as recommended	Pass

**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  
**Supervisory District(s):** Fourth

**Title:**  
Approve Property Conveyance to City of Santa Rosa for Fulton Road Widening Project

### Recommended Action:

- Adopt a Resolution determining that the proposed grant of easement and conveyance of property to the City of Santa Rosa (City) will not adversely affect Sonoma County Water Agency (Sonoma Water) in any respect and will not have a significant adverse effect on the environment.
- Authorize Sonoma Water's General Manager to execute an Easement Agreement, an Acquisition Agreement, and a Grant Deed, in a form approved by County Counsel, between Sonoma Water and City.

(4/5<sup>th</sup> Vote Required) (Fourth District)

### Executive Summary:

City requires access to lands owned by Sonoma Water to complete City's Fulton Road Widening Improvement Project (Project). This item requests Board of Directors' 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), and requests a determination that the conveyance will not adversely affect Sonoma Water in any respect.

### Discussion:

Sonoma Water owns and maintains Forestview Creek, which provides flood protection within the northwest portion of City. 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 the 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 City's 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.

The City has completed environmental documentation in accordance with the California Environmental Quality Act (CEQA) for the Project. The City prepared an Initial Study and Mitigated Negative Declaration (IS/MND) for the Project. The Santa Rosa City Council approved the Project on October 25, 2017. The City filed a Notice of Determination on October 26, 2017 for the Project.

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 the City. With the incorporation of the mitigation measures identified in the IS/MND and adopted by the City, the Project would not have an adverse impact upon the environment.

The Planning Department of the City has determined that the granting of the easement and conveyance of property are in conformance with the General Plan adopted by the City pursuant to the requirements of Government Code, Section 65402.

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 will 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 was considered by the Board at a previous Board Meeting.

**County Strategic Plan:**

This item directly supports the County's Five-year Strategic Plan and is aligned with the following pillar, goal, and objective.

**Pillar:** Resilient Infrastructure

**Goal:** Goal 3: Continue to invest in critical road, bridge, bicycle, and pedestrian infrastructure.

**Objective:** Objective 2: Increase investment by 5% annually on preventive maintenance on all road infrastructure/facilities.

**Sonoma Water Strategic Plan Alignment:** Vehicle Fleet, Goal 1: Improve safety, reliability, and cost efficiency of the vehicle fleet.

The City of Santa Rosa Fulton Road Widening Project will reduce traffic congestion and improve safety for students at nearby high school. In addition, the project will provide greater access to creek pathways for residents.

**Prior Board Actions:**

11/02/2021: Consider conveyance of property to City of Santa Rosa for Fulton Road Widening project

**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>

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

None

**Attachments:**

Resolution

Draft Easement Agreement  
Draft Acquisition Agreement  
Grant Deed

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

None