

RECOMMENDATION TO CITY COUNCIL
TO APPROVE GRANT OF EASEMENT TO
SONOMA COUNTY WATER AGENCY
OVER PORTIONS OF CITY PROPERTY
COMMONLY KNOWN AS BROWN FARM

Board of Public Utilities

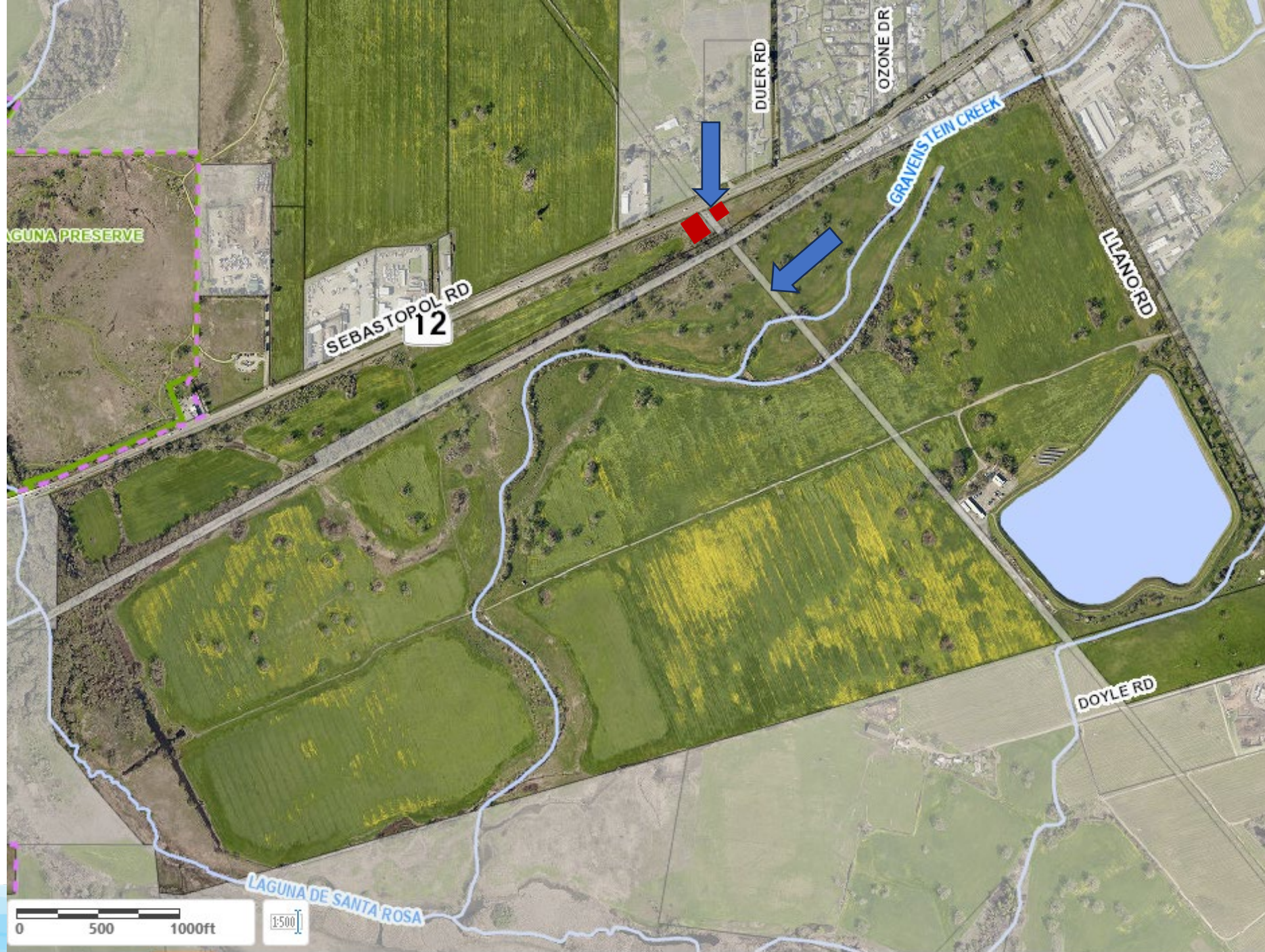
June 5, 2025

Background

- Sonoma Water owns and operates a ground water well (“Well”) adjacent to the City property located at 2200 Llano Road, APN 060-060-059, and 0 Sebastopol Road, APN 060-060-064, commonly known as Brown Farm (“Property”).
- During the most recent drought, Sonoma Water conducted upgrades to the Well under the Emergency Sebastopol Road Well Activation Project, in order to add aquifer storage and recovery (ASR) capabilities.
- The improvements made by Sonoma Water allow it to store treated drinking water in the groundwater, thus making the City’s water supply more resilient in times of drought.
- Sonoma Water is currently operating under a License Agreement entered into between the City and Sonoma Water to install a water line across, and gain access to, portions of the Property necessary to the Project.

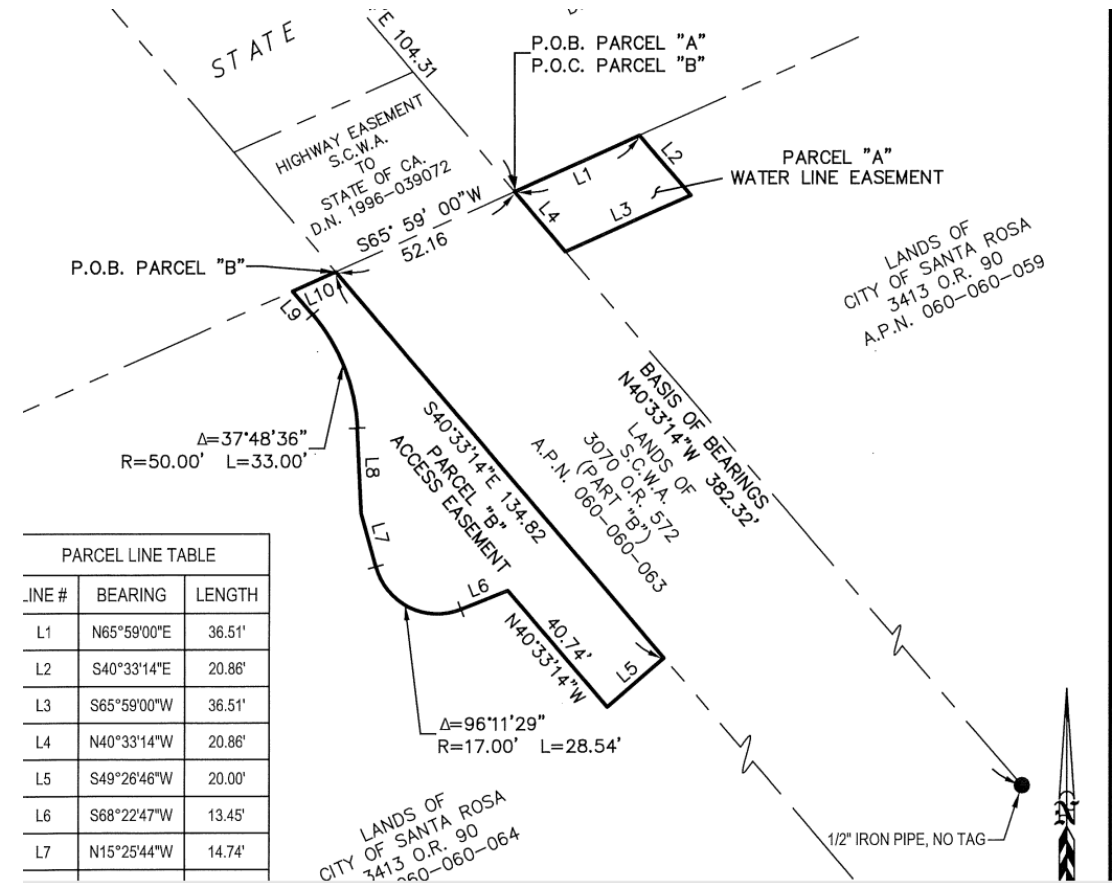
Background continued

- Sonoma Water has been awarded a grant to upgrade and maintain the Well, and as a condition to the grant, is now required to secure permanent rights for the purposes of continued access and maintenance of their infrastructure.
- The discharge of the Well water into the recycled water line is governed by a Cooperative Agreement previously approved by the Board of Public Utilities in February 2023.
- Staff and Sonoma Water have worked closely together to assure that the Project and Easement will not impact City operations on the Property.



Easement Terms

- Staff seeks the Board's recommendation to Council to approve the grant of a 730 sf water line easement and a 3,504 sf access easement.
- The parties have mutually agreed to grant easements of nominal value without consideration to assist in processing the conveyance of property rights needed for one another's projects.



Recommendation

It is recommended by Santa Rosa Water and Real Estate Services that the Board of Public Utilities, by resolution, recommend that City Council:

1) grant a 730 square foot water line easement and a 3,504 square foot access easement to Sonoma County Water Agency (“Sonoma Water”) over certain portions of City property located at 2200 Llano Road, APN 060-060-059, and 0 Sebastopol Road, APN 060-060-064, respectively (collectively, the “Property”) in connection with Sonoma Water’s Emergency Sebastopol Road Well Activation Project (“Project”); 2) approve entering into an Easement Agreement in a form to be approved by the City’s Attorney’s Office; and 3) authorize the Assistant City Manager to execute necessary documents in connection therewith.