

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: JASON NUTT, ASSISTANT CITY MANAGER
SUBJECT: APPROVAL OF GRANT OF EASEMENT TO COUNTY OF
SONOMA OVER A PORTION OF CITY PROPERTY LOCATED AT
5565 PINE FLAT ROAD (APN 131-150-029)

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Board of Public Utilities, Santa Rosa Water and Real Estate Services that the Council, by resolution: 1) grant a 1,511 square foot road and drainage easement to County of Sonoma ("County") over a portion of City property located at 5565 Pine Flat Road, Healdsburg, California 95448, APN 131-150-029 ("Property") for the County's 2019 FEMA-Storm Damage Road Restoration Project ("Project"); 2) approve entering into a Right of Way Contract, Easement Agreement and Encroachment and Maintenance Covenant Agreement; and 3) authorize the Assistant City Manager to execute necessary documents in connection therewith.

EXECUTIVE SUMMARY

The County of Sonoma is developing a project to repair storm damage on Pine Flat Road that occurred during the winter storms in 2019. A portion of the Property is located within the proposed project area. The County seeks to purchase easement rights from the City over a portion of the Property in order to construct the Project as well as consent to install improvements on private property currently encumbered by a City easement also within the Project area. The Board of Public Utilities reviewed the request and recommended its approval to the Council at its meeting held on April 17, 2025.

BACKGROUND

Following a series of heavy precipitation events in 2019, roadway failure occurred along a section of Pine Flat Road at approximately postmile 11.5. The County has secured FEMA funds to repair the damage through construction of a 64-foot soldier pile wall as part of the Project. This option is the recommended repair method, as it can be constructed from the existing roadway, is self-shoring, requires little excavation, and the roadway can be partially opened during construction. In connection with the Project,

APPROVAL OF GRANT OF EASEMENT TO COUNTY OF SONOMA OVER A
PORTION OF CITY PROPERTY LOCATED AT 5565 PINE FLAT ROAD (APN 131-
150-029)
PAGE 2 OF 3

County seeks to acquire a 1,511 square foot non-exclusive easement for roadway and utility purposes ("Easement") over a portion of the Property depicted on Exhibit A to the Resolution for the fair market value of \$500.

County additionally seeks rights for the Project ("Private Easement") over a portion of private property owned by Jackson Family Estate 1, LLC, commonly known as Assessor's Parcel Number 131-120-012 ("Jackson Property"), a portion of which encroaches over that certain area in which the City has a 10 foot wide perpetual easement and right of way for the Geysers Pipeline (the "Encroachment Area").

On April 17, 2025, the Board of Public Utilities reviewed the item at issue and recommended its approval by City Council.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

Staff and County have worked closely together to assure that the Project, Easement and Private Easement will not impact the existing Geysers Pipeline in the vicinity of the Project. Staff seeks Council approval of: i) a Right of Way Contract substantially in the form of Exhibit A attached to the Resolution ("Contract") and ii) an Easement Agreement substantially in the form of Exhibit B to the Contract and consent to the installation of County Improvements in the Encroachment Area, subject to the recording of the Encroachment and Maintenance Covenant Agreement substantially in the form of Exhibit C to the Contract.

FISCAL IMPACT

Approval of this action does not have a fiscal impact on the Enterprise or General Funds.

ENVIRONMENTAL IMPACT

This is a declared "Emergency Project" as designated by signed 'Proclamation of Emergency' by the State Governor pursuant to Government Code, Title 2, Division 1, Chapter 7 – California Emergency Services Act [8550-8669.7].

The proposed action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per the following: 1) State of California CEQA Guidelines Section 15269 (a), (b), (c) & (d) - Emergency Projects; 2) State of California CEQA Guidelines Section 15301 (c)–Existing Facilities; and 3) State of California CEQA Guidelines Section 15302 (c) –Replacement or Reconstruction.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On April 17, 2025, the Board of Public Utilities made a recommendation to Council to approve these actions.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Resolution
- Exhibit A – Form of Right of Way Contract and Exhibits

PRESENTERS

Andrew Allen, Supervising Engineer, Water Engineering Services
Jill Scott, Real Estate Manager