



## COUNTY OF SONOMA

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

### SUMMARY REPORT

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**Agenda Date:** 9/21/2021

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**To:** The Board of Directors of Sonoma County Agricultural Preservation and Open Space District, County of Sonoma Board of Supervisors

**Department or Agency Name(s):** Sonoma County Agricultural Preservation and Open Space District, Sonoma County Regional Parks

**Staff Name and Phone Number:** Louisa Morris, 565-1537; Steve Ehret, 565-1107

**Vote Requirement:** Majority

**Supervisorial District(s):** Fifth District

**Title:**

Carrington Coast Ranch Transfer and Funding, Correction to Transfer Agreement and Initial Public Access Operations & Maintenance (IPAO&M) Funding Amount

**Recommended Action:**

- A) Adopt Resolution of the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District Amending Resolution No. 20-0202 dated June 9, 2020 to Correct the Funding Amount Authorized Therein for Initial Public Access Operations & Maintenance of the Carrington Coast Ranch Regional Park and Open Space Preserve; and
- B) Direct the Ag + Open Space General Manager and the Regional Parks Director to execute a First Amendment to the Land Transfer Agreement dated December 9, 2020 to increase the amount payable to the County by \$250,000 for a new total amount of \$1,600,000.

(Fifth District)

**Executive Summary:**

On June 9, 2020, through Board Resolution Nos. 20-0202 and 20-0203, the Sonoma County Board of Supervisors and the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District ("Ag + Open Space") approved the transfer of the 335-acre Carrington Coast Ranch ("Property") from Ag + Open Space to Sonoma County's Regional Parks Department ("Regional Parks"). The June 9, 2020 board item was intended to authorize funding to Regional Parks of up to \$1.6 million for Initial Public Access Operations & Maintenance (IPAO&M) of the Property. However, due to unintended discrepancies and ambiguities in the described funding amounts in the agenda item, transfer agreement and Resolution No. 20-0202, the June 9, 2020 Board actions authorized only up to \$1.35 million in funding to the County's Regional Parks department.

By approving the attached resolution amending Board Resolution No 20-0202, the funding amount authorized by the Ag + Open Space Board of Directors will be corrected to provide for the intended funding amount of \$1.6 million. To implement the corrected funding amount, the Ag + Open Space General Manager and the Director of Regional Parks are also requesting authority to execute a First Amendment to the Land Transfer

Agreement between Ag + Open Space and the County dated December 9, 2020 to increase the amount payable to the County to \$1.6 million.

**Discussion:**

County Counsel has reviewed the record of the Board’s action on June 9, 2020 and has concluded that the discrepancies regarding the funding amounts described in the staff report, resolution, and transfer agreement cannot be resolved without the Board’s concurrence.

All of the allocated \$1.6 million in funding is included in both Regional Parks’ and Ag + Open Space’s current budgets.

**Prior Board Actions:**

- May 6, 2003 Fee Acquisition of Carrington Coast Ranch (Reso. #03-0470)
- June 9, 2020 Transfer, Carrington Coast Ranch from Ag + Open Space (Reso. #20-0202)
- June 9, 2020 Transfer, Carrington Coast Ranch to Regional Parks (Reso. #20-0203)
- June 9, 2020 State Coastal Conservancy Grant, Carrington Coast Ranch Master Plan (Reso. #20-204)

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY 21-22 Adopted</b>	<b>FY 22-23 Projected</b>	<b>FY 23-24 Projected</b>
Budgeted Expenses	\$270,000	\$665,000	\$665,000
Additional Appropriation Requested			
<b>Total Expenditures</b>	<b>\$270,000</b>	<b>\$665,000</b>	<b>\$665,000</b>
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal			
Fees/Other	\$270,000	\$665,000	\$665,000
Use of Fund Balance			
Contingencies			
<b>Total Sources</b>	<b>\$270,000</b>	<b>\$665,000</b>	<b>\$665,000</b>

**Narrative Explanation of Fiscal Impacts:**

IPAO&M expenditures will be over Ag + Open Space’s FY 21-22, 22-23, and 23-24 and will be eligible for Operations and Maintenance Fund classification. Appropriations in the current fiscal year are sufficient to cover expected expenditures. Appropriations will be made in the IPAO&M fund in all of these years to include this commitment.

**Staffing Impacts:**

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<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):**

**Attachments:**

1. Resolution of the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District

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

1. First Amendment to Transfer Agreement between the County and Ag + Open Space