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Date: December 12, 2023

Item Number: \_\_\_\_\_

Resolution Number: \_\_\_\_\_

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☐ 4/5 Vote Required

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**Resolution Of The Board Of Directors Of The Sonoma County Agricultural Preservation  
And Open Space District Findings and Authorizing the Purchase and Conservation of Property  
Commonly Known as Weeks Ranch North and the Transfer of Fee Interest to the County of  
Sonoma as an addition to Hood Mountain Regional Park & Open Space Preserve**

**Whereas,** John M. Rasmason, as Trustee under the John M. Rasmason 2006 Trust dated January 6, 2006, as to an undivided 50% interest; and Barbara L. Mix and Alfred C. Mix, as Trustees of The Barbara L. Mix and Alfred C. Mix Revocable Living Trust dated February 17, 2009, as to an undivided 50% interest is the fee title owner of an approximately 888-acre property located at 2300 Weeks Ranch Road, Santa Rosa, California (“Weeks Ranch North”); and

**Whereas,** the General Manager is recommending amending the Weeks Ranch North Conservation Easement, which encumbers the Property, to confirm the allowance of shared water use between Weeks Ranch North and the property encumbered by the Weeks Ranch South Conservation Easement and 1700 Los Alamos Road; and the purchase of the fee interest in Weeks Ranch North; and the transfer of fee interest in Weeks Ranch North to the County of Sonoma as an expansion to Hood Mountain Regional Park & Open Space Preserve in exchange for acquisition of a recreation covenant interest therein; and

**Whereas,** the conservation easement fulfills policies in the District’s Vital Lands Initiative, including policies to preserve Community Identity, Healthy Communities, Water, and Wildlands; and is appropriate for Regional Parks purposes; and

**Whereas,** by its Resolution No. 2023-012, dated November 2, 2023, the Sonoma County Agricultural Preservation and Open Space Fiscal Oversight Commission determined that proposed purchase price for the fee interest, which is equal to or less than the value set forth in

the appraisal, does not exceed the fair market value; and

**Now, Therefore, Be It Resolved** that this Board of Directors hereby finds, determines, declares and orders as follows:

1. *Truth of Recitals.* That the foregoing recitations are true and correct.
2. *General Plan Consistency.* That amending the Weeks Ranch North Conservation Easement, the acquisition of the fee interest in Weeks Ranch North, transfer of the fee interest to Sonoma County as Hood Mountain Regional Park & Open Space Preserve – Salt Creek Addition, and acquisition of a Recreation Covenant by Ag + Open Space (“the Project”) further implements the 2020 Sonoma County General Plan. The Project supports goals and policies in Land Use, Open Space and Resource Conservation, in water, scenic resources, natural resources and recreational and educational resources.
3. *Expenditure Plan Consistency.* That the Project is consistent with the Expenditure Plan approved by the voters of Sonoma County in 2006 via Measure F, because it will protect the highest priority lands using a conservation easement as the primary tool for protection, and specifically preserves scenic landscape, agriculturally productive land, biotic habitat areas, riparian corridors and other areas of biotic significance, and publicly accessible open space with recreational and educational opportunities.
5. *California Environmental Quality Act; Notice of Exemption.*  
That the Project authorized by this resolution is exempt from the requirements of the California Environmental Quality Act (Public Resources Code Sections 21000 and following) pursuant to Public Resources Code Section 21080.28(a)(1)(A), (B) & (F) and Cal. Code of Regs. Tit. 14, § 15325(a), (c) & (f)), which exempts from CEQA the acquisition, sale, or other transfer of interest in land by a public agency for the preservation of the natural condition of the property including plant and animal habitats; restoration of natural conditions including plant and animal habitats; and preservation of open space or lands for park purposes. It is also exempt pursuant to Sections 15316 and 15317 of Title 14 of the California Code of Regulations, because the purpose of the acquisition is to expand a park and to maintain the open space character of the area. Immediately upon adoption of this resolution, the General Manager of the District is directed to file with the County Clerk and the Office of Planning and Research, and the County Clerk is directed to post and to maintain the posting of a notice of exemption pursuant to Public Resources Code Section 21152.
6. *Authority to Sign Contracts.* That the President is authorized and directed to execute, on behalf of the District that certain agreement entitled “Deed and Agreement By and Between John M. Rasmason, as Trustee under the John M. Rasmason 2006 Trust dated January 6, 2006, as to an undivided 50% interest; and Barbara L. Mix and Alfred C. Mix, as Trustees of The Barbara L. Mix and Alfred C. Mix Revocable Living Trust dated February 17, 2009, as to an undivided 50% interest, and the Sonoma County Agricultural Preservation and Open Space

District Conveying a Conservation Easement and Assigning Development Rights” together with the certificate of acceptance required by Government Code Section 27281.

7. *Closing Documents.* That the District’s Counsel is hereby authorized and directed to prepare and deliver appropriate escrow instructions and other necessary documents to Fidelity National Title Company to complete the transaction as described. The General Manager is authorized to make any technical, non-substantive changes in the Conservation Easement and other closing documents prior to recordation with the prior approval of the District’s Counsel. With approval of the District’s Counsel and the District’s surveyor, the General Manager is further authorized to make minor changes to the Project Structure Map that do not change the total acreage protected, in order to make the map conform to features that may be surveyed. The General Manager is further authorized and directed to execute any other documents, including grant agreements, necessary to complete this transaction as described.

8. *Payment of Purchase Price and Costs of Escrow.* That, at the request of the General Manager, the County Auditor is authorized and directed to draw a warrant or warrants against available funds in the County’s Open Space Special Tax Account for the proposed acquisition in an amount not to exceed \$4,490,000 payable to Fidelity National Title Company (Escrow No. FSNX-7052201350-CT), and in such other amounts necessary for associated transactional costs requested by the General Manager.

9. *Authorization for Recordation.* That the General Manager is authorized and directed to record with the Sonoma County Recorder the Conservation Easement and Certificate of Acceptance, and to deliver conformed copies of these documents, bearing evidence of recording, to the Clerk of the Board of Directors.

10. *Dedication.* That the Conservation Easement to be acquired by the District is hereby dedicated to open space purposes pursuant to Public Resources Code Section 5540.

**Directors:**

Gorin:	Rabbitt:	Gore:	Hopkins:	Coursey:
Ayes:	Noes:	Absent:	Abstain:	

**So Ordered.**