
Date: October 21, 2025

Item Number: _____

Resolution Number: _____

☐ 4/5 Vote Required

Resolution Of The Board Of Directors Of The Sonoma County Agricultural Preservation And Open Space District Authorizing a \$300,000 Community Space Matching Grant to the Mark West Area Community Fund Toward The Planned Recreational Improvement Of Property at 4614 Old Redwood Highway, known as Mark West Area Community Park; Approving and Authorizing Execution of a Matching Grant Agreement; Determining that the Grant is Consistent with the Sonoma County General Plan 2020 and the District's Expenditure Plan; Making Certain Findings Under the California Environmental Quality Act and Directing the Filing of a Notice of Exemption; and Authorizing the General Manager to Take all Other Actions Necessary to Complete this Transaction, in Consultation with County Counsel.

Whereas, Mark West Area Community Fund, a California non-profit corporation ("MWACF"), owns a 1-acre property located at 4614 Old Redwood Highway in unincorporated Sonoma County (the "Property"); and

Whereas, on December 10, 2024, this Board approved the recommendation from staff to accept Sonoma Land Trust and MWACF's Matching Grant Program application with a funding recommendation of Three Hundred Thousand Dollars (\$300,000) towards improvement of the Property as a community park; and

Whereas, on February 25, 2025, this Board awarded the Phase 1 matching grant in the amount of \$1,169,500 towards acquisition of the Property, and as a condition of that grant, the District obtained a Conservation Easement and a Recreation Conservation to protect the Property and ensure public access in perpetuity; and

Whereas, the District's General Manager is recommending award of Matching Grant Program funds towards MWACF's improvement of the Property as a community park in the amount of Three Hundred Thousand Dollars (\$300,000) (the "Project").

Now, Therefore, Be It Resolved that this Board of Directors hereby find, determine, declare and order as follows:

1. *Truth of Recitals.* The foregoing recitations are true and correct.
2. *General Plan Consistency.* The Project further implements the 2020 Sonoma County General Plan. The Project supports goals and policies in Land Use and Open Space and Resource Conservation, in urban open space, scenic resources, and recreational and educational resources.
3. *Expenditure Plan Consistency.* 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 units, and urban open space with recreational and educational opportunities.
4. *California Environmental Quality Act; Notice of Exemption.* The Project is exempt from the requirements of CEQA pursuant to Sections 15301 (Existing Facilities), 15303 (Small Structures) and 15304 (Minor Alterations) of title 14 of the California Code of Regulations. The Property was previously developed with a preschool, playground, and garden, and the Project involves negligible expansion of the former use. The development of the park is also limited to minor alterations to land and small structures. No exceptions listed under Section 15300.2 apply. The Project is also exempt because it can be seen with certainty that there is no possibility that the Project would have a significant effect on the environment pursuant to Section 15061(b)(3). Immediately upon adoption of this Resolution, the General Manager is directed to file with the County Clerk, 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.

5. *Authority to Sign Matching Grant Agreement.* The District General Manager is authorized to execute the matching grant agreement in connection with the Project entitled “Mark West Area Community Park Phase 2 Community Spaces Matching Grant Agreement” between the MWACF and the District in the amount of \$300,000, and take such other action, in consultation with County Counsel, required for this transaction.

Directors:

Hermosillo:

Rabbitt:

Coursey:

Gore:

Hopkins:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.