
Date: March 24, 2020

Item Number: _____

Resolution Number: _____

☒ 4/5 Vote Required

**Resolution Of The Board Of Directors Of The Sonoma County Agricultural Preservation
And Open Space District**

Whereas, Rob Gloeckner and Jean Turner (Gloeckner Turner Vineyards, LLC) and Gloeckner Grandchildren, LP are the fee title owners of an approximately 3,364-acre property located at 15001 Rockpile Road, Geyserville, California (the “Gloeckner Turner Ranch”); and

Whereas, the General Manager has negotiated and is recommending the purchase of a conservation easement over the Gloeckner Turner Ranch;

Whereas, the Conservation Easement fulfills policies in the District’s acquisition plan, Connecting Communities and the Land, including policies to preserve natural systems and lands that provide viable habitat linkages for wildlife, the diverse agricultural character and heritage of the county, and key scenic lands that surround cities and communities; and

Whereas, by its Resolution No. 2019-005 dated November 21, 2019, the Sonoma County Open Space Fiscal Oversight Commission determined that proposed purchase prices for the Conservation Easement that is equal to or less than the values set forth in the appraisals does not exceed their 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 the acquisition of the Conservation Easement (“the Project”) further implements the 2020 Sonoma County General Plan. The Project supports goals and policies in the Land Use, Open Space and Resource Conservation, Agricultural Resource, and Water Resources Elements, including to maintain important open space areas between and around the county’s cities and communities in a largely open or natural character with low

intensities of development; protect lands currently in agricultural production; encourage conservation of undeveloped land, open space and agricultural lands, and protection of water and soil quality; preserve roadside landscapes that have a high visual quality; preserve important scenic features; preserve the unique rural and natural character of Sonoma County for residents, businesses, visitors and future generations; maintain connectivity between natural habitat areas; and reduce economic pressure for conversion of agricultural land to non-agricultural use.

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 units and scenic corridors, agriculturally productive land, and biotic habitat areas.

4. *California Environmental Quality Act; Notice of Exemption.* That the acquisition of the Conservation Easement 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) & (C), (formerly Cal. Code of Regs. Tit. 14, §15325(a) & (b)), which exempts from CEQA the acquisition, sale, or other transfer of interest in land by a public agency for the preservation of natural conditions existing at the time of transfer, including plant and animal habitats, and for continuing agricultural use of the land. Alternatively it is exempt pursuant to Section 15317 of Title 14 of the California Code of Regulations because the purpose of the acquisition is to maintain the open space character of the area. 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 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 Gloeckner Turner LLC, Gloeckner Grandchildren LP, 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.

6. *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 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. The General Manager is further authorized and directed to execute any other documents, including grant agreements, necessary to complete this transaction as described.

7. *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 \$4,500,000 payable to Fidelity Title Company (Escrow No. 490512172A –CT and 490512172B -CT), and in such other amounts necessary for associated transactional costs requested by the General Manager.

8. *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.

9. *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:

Rabbitt: Zane: Gore: Hopkins: Gorin:

Ayes: Noes: Absent: Abstain:

So Ordered.