



SUMMARY REPORT

Agenda Date: 8/31/2021

To: Board of Supervisors

Department or Agency Name(s): Regional Parks

Staff Name and Phone Number: Steve Ehret, 707-565-1107

Vote Requirement: Majority

Supervisory District(s): Fifth District

Title:

Donation of Torr Property - Addition to Torr Acquisition in Dutch Bill Creek Watershed

Recommended Action:

Adopt a resolution authorizing those actions necessary for the County to accept fee title to the Torr Property through a donation from the Sonoma County Regional Parks Foundation. (Fifth District)

Executive Summary:

Regional Parks is proposing to accept the donation of fee title to approximately 1.15 acres of undeveloped land (the "Torr Donation") adjacent to its recent acquisition of 515 acres in the Dutch Bill Creek watershed. Sonoma County Regional Parks Foundation ("The Foundation") is accepting the donation of the 1.15 acres from the Torr Family, and offers to donate the land to Regional Parks at no cost. The addition of the Torr Donation will enhance the recent Torr acquisition by providing additional options for park use, public access, connectivity, and buffer.

Discussion:

Regional Parks completed acquisition of 515 acres from the Torr Family in December of 2020. The intention behind the acquisition of the 515 acres is to create a new Regional Park in an area relatively lacking in public park amenities and trails. The current name of the park is Monte Rio Redwoods Regional Park (the "Park"). The 1.15-acre Torr Donation is located immediately adjacent to the Park. When Regional Parks was negotiating to acquire the Park, the seller desired to retain the 1.15 acre property for other purposes. After the negotiations for the Park were completed, however, the Torr family's plans changed and they approached Regional Parks and expressed an interest in donating the 1.15 acre parcel to be included as part of the Park.

The Torr Donation is a strategic parcel, as it abuts Main Street, is easily accessible and is adjacent to the Park. Accepting this donation preserves a buffer between the Park and adjacent rural residences to the north and east, and could support future park access, use, and management.

The Torr Donation is located at 9610 Main Street, Assessor Parcel Number 096-060-015-000, south of Monte Rio. The Torr Donation is primarily forested with redwood and Douglas fir forest habitat, and contains an intact riparian corridor along an unnamed creek, which flows under Main Street into Dutch Bill Creek. There are no buildings on the property, it has never been commercially logged, and it currently is, and always has been, undeveloped forest with an informal trail connection.

Accepting title to the Torr Donation leverages previous investments made by the County and State, and enhances opportunities for park use and management of the Park. Regional Parks is in the initial phase of developing a Master Plan for the Park, and accepting title to the 1.15-acre property at this time will enable Regional Parks to include this parcel in that process.

As a private non-profit 501(c)(3), The Foundation accepts donations of land, and in September, 2020, The Foundation's board approved accepting the donation of this 1.15-acre parcel.

Regional Parks is seeking authorization to take all necessary actions to complete the transfer of fee title to the Torr Donation from The Foundation to Regional Parks. The Foundation will transfer the 1.15-acre property to Regional Parks at no cost. A Phase I Environmental Site Assessment has been completed at a cost of \$2,000. Regional Parks has completed a boundary survey and will install boundary markers, estimated at \$500. Regional Parks will be responsible for paying the premium for a title insurance policy, estimated at \$675, and escrow and closing fees, estimated at \$1,540. Combined, Regional Parks estimated contribution is \$4,715.

The Grant Deed (on file) will restrict the Torr Donation to general park use. Allowable uses are limited to public recreational and park use, educational opportunities and scientific research. In allowing these uses, Regional Parks shall ensure compatibility with the conservation, protection, and restoration of the property's ecological functions. No significant new additional management costs are anticipated to result from the acquisition.

California Environmental Quality Act. The Board must make findings under the California Environmental Quality Act (CEQA). Regional Parks' acceptance of title to the 1.15 acres is categorically exempt from CEQA pursuant to 14 California Code of Regulations Section 15316(b) (transfer of ownership of land in order to create parks).

Prior Board Actions:

August 18, 2020 by Resolution No. 20-0308 approved accepting fee title to 515 acres of land in the lower Dutch Bill Creek watershed near Monte Rio.

June 8, 2021 received the County of Sonoma Capital Project Plan 2021-2026, including subject "Dutch Bill Creek Bikeway".

FISCAL SUMMARY

Expenditures	FY 21-22 Adopted	FY22-23 Projected	FY 23-24 Projected
Budgeted Expenses	4,715		
Additional Appropriation Requested			
Total Expenditures	4,715		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	4,715		
Use of Fund Balance			
Contingencies			
Total Sources	4,715		

Narrative Explanation of Fiscal Impacts:

Total expenses for Phase I Environmental Site Assessment, boundary survey, and closing costs are estimated at \$4,715. Appropriations from Parks for All Measure M are available within the FY 2021-22 Dutch Bill Creek CIP Budget. Regional Parks will assume minimal additional management responsibilities.

Staffing Impacts:			
Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

Resolution
Map

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

Grant Deed
Certificate of Acceptance
Notice of Exemption

