



## Legislation Text

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**File #:** 2024-0608, **Version:** 1

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**To:** Sonoma County Board of Supervisors  
**Department or Agency Name(s):** Regional Parks  
**Staff Name and Phone Number:** Steve Ehret, 707-565-2041  
**Vote Requirement:** 4/5th  
**Supervisorial District(s):** First

**Title:**

Acquisition of the 100-Acre Ranch Property - Addition to Hood Mountain Regional Park & Open Space Preserve

**Recommended Action:**

- A) Adopt a Resolution of the Board of Supervisors authorizing those actions necessary for the County to purchase the approximately 101-acre "100-Acre Ranch" Property, located at 1616 Los Alamos Road, Santa Rosa, as an addition to Hood Mountain Regional Park & Open Space Preserve.
- B) Adopt a budget Resolution accepting \$310,000 in new revenue from the Sonoma County Regional Parks Foundation and increasing appropriations in the FY23-24 budget for the Hood Mountain Expansion capital project for this 100-Acre Ranch Property acquisition.

(4/5th Vote).

**Executive Summary:**

Regional Parks is proposing to acquire the 100-Acre Ranch Property for a purchase price of \$555,000 to incorporate into Hood Mountain Regional Park & Open Space Preserve ("Hood Mountain Park & Preserve").

**Discussion:**

The 100-Acre Ranch property (the "Property") is located at 1616 Los Alamos Road in unincorporated Santa Rosa. The Property is contiguous with the east side of Ag + Open Space Saddle Mountain Open Space Preserve and with the west side of Hood Mountain Park & Preserve, and therefore, is a strategic acquisition for wildlife habitat connectivity, trail connectivity, and will support community wildfire protective measures.

Regional Parks has negotiated a Purchase and Sale Agreement for a Purchase Price of \$555,000, subject to conditions including approval of the acquisition by the Board of Supervisors and completing due diligence on the Property. The Purchase Price is based on an independent appraisal commissioned by Regional Parks.

Funds for the acquisition would include \$200,000 from Parks for All Measure M, \$30,000 from Park Mitigation Fees Area 4, and \$10,000 from Sonoma County Regional Parks Foundation. Funding also includes an additional \$325,000 from Sonoma County Regional Parks Foundation (Foundation) originating from a \$250,000 grant from the Sonoma Land Trust, \$50,000 grant from the Stollmeyer Foundation, and \$25,000 from their Bill & Dave Hood Mountain Legacy Fund. The Foundation has already deposited \$15,000 into escrow. A Budget Resolution for accepting \$310,000 in new Foundation funding into the Hood Mountain Expansion capital project is included for this Board's consideration.

The proposed Board Resolution would (1) approve the acquisition of the Property by the County subject to the deed restriction; (2) authorize the execution of a Certificate of Acceptance; and (3) authorize all other actions necessary to complete the transaction.

**Property.**

The 100-Acre Ranch is adjacent to the recently acquired Weeks Ranch North property, owned by the same landowners, and forms a connection between Hood Mountain Regional Park & Open Space Preserve and Saddle Mountain Open Space Preserve. This acquisition would establish a string of connected publicly owned properties, totaling more than 8,000 acres, from northeast Santa Rosa, through Saddle Mountain to the Napa County line along the eastern edge of Sugarloaf Ridge State Park.

A Phase I Environmental Site Assessment has been completed and no significant environmental issues were discovered. An appraisal has been completed and dated June 20, 2023. Regional Parks will be responsible for paying the premium for title insurance and escrow and closing fees, estimated as \$10,000. Combined, Regional Parks estimated costs for the acquisition are \$565,000.

The Grant Deed will restrict the Property to general park use. Allowable uses are limited to park access and facilities for park use and management. 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.

Following acquisition, Regional Parks will install boundary signs, provide for interim public access, and seek grant funding to support an access and resource management plan, building off the existing Hood Mountain Regional Park & Preserve Master Plan.

**California Environmental Quality Act.**

Regional Parks' acquisition of the Property is statutorily exempt from CEQA pursuant to §21080.28(a) the acquisition of this property is exempt from CEQA because the purpose of the acquisition is to preserve the land for park purposes as specified in subsection (a)(1)(F). Repair and replacement of existing fences and similar property maintenance is categorically exempt per §15301: Existing Facilities.

**Strategic Plan:**

N/A

**Racial Equity:**

**Was this item identified as an opportunity to apply the Racial Equity Toolkit?**

No

**Prior Board Actions:**

May 14, 2024, by Resolution No. 24-0183 Board of Supervisors declared its intention to purchase the Property and publish a Notice of Intent pursuant to Government Code Section 25350.

September 12, 2023, approved the County of Sonoma Capital Project Plan 2023-2028, including subject Hood Mountain Expansion project.

**FISCAL SUMMARY**

| <b>Expenditures</b>                | <b>FY23-24<br/>Adopted</b> | <b>FY24-25<br/>Projected</b> | <b>FY25-26<br/>Projected</b> |
|------------------------------------|----------------------------|------------------------------|------------------------------|
| Budgeted Expenses                  | \$240,000                  |                              |                              |
| Additional Appropriation Requested | \$310,000                  |                              |                              |
| <b>Total Expenditures</b>          | <b>\$550,000</b>           |                              |                              |
| <b>Funding Sources</b>             |                            |                              |                              |
| General Fund/WA GF                 |                            |                              |                              |
| State/Federal                      |                            |                              |                              |
| Fees/Other                         | \$310,000                  |                              |                              |
| Use of Fund Balance                | \$240,000                  |                              |                              |
| General Fund Contingencies         |                            |                              |                              |
| <b>Total Sources</b>               | <b>\$550,000</b>           |                              |                              |

**Narrative Explanation of Fiscal Impacts:**

Acquisition and closing costs associated with the transaction are estimated as \$565,000. \$240,000 is available in this year’s Hood Expansion capital project budget. \$15,000 has been deposited by Sonoma County Parks Foundation directly into escrow. The remaining \$310,000 for the purchase price is new revenue from the Sonoma County Parks Foundation.

| <b>Staffing Impacts:</b>                       |  |                               |                               |
|--|--|-------------------------------|-------------------------------|
| <b>Position Title (Payroll Classification)</b> | <b>Monthly Salary Range<br/>(A-I Step)</b> | <b>Additions<br/>(Number)</b> | <b>Deletions<br/>(Number)</b> |
|  |  |                               |                               |
|  |  |                               |                               |
|  |  |                               |                               |

**Narrative Explanation of Staffing Impacts (If Required):**

None

**Attachments:**

- Resolution
- Budget Resolution
- Map

**Related Items “On File” with the Clerk of the Board:**

- Certificate of Acceptance
- Grant Deed