



## Legislation Text

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**File #:** 2020-0436, **Version:** 1

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**To:** Board of Directors, Sonoma County Water Agency  
**Department or Agency Name(s):** Sonoma County Water Agency  
**Staff Name and Phone Number:** Ryan Pedrotti 521-6209  
**Vote Requirement:** Majority  
**Supervisory District(s):** Fifth

**Title:**

Access Agreement with Gloeckner Turner Ranch

**Recommended Action:**

Authorize Sonoma County Water Agency's General Manager to execute a no-cost access agreement with Gloeckner Turner Vineyards LLC, and Gloeckner Grandchildren LLC, and, consistent with other agreements, authorize Sonoma County Water Agency's General Manager to amend or terminate this agreement with approval of County Counsel. (Fifth District)

**Executive Summary:**

In March 2020, Sonoma County Agricultural Preservation and Open Space District, in cooperation with Sonoma County Water Agency (Sonoma Water) and Sonoma Land Trust, purchased a conservation easement over the 3,364-acre Gloeckner Turner Ranch property west of Cloverdale. As part of the easement, the landowners have agreed to allow up to four public tours annually, in coordination with the Sonoma Water. An access agreement with the landowners is required to conduct the public tours for local schoolchildren.

**Discussion:**

HISTORY OF ITEM/BACKGROUND

In March 2020, Sonoma County Agricultural Preservation and Open Space District, in cooperation with Sonoma Water and Sonoma Land Trust, purchased a conservation easement over the 3,364-acre Gloeckner Turner Ranch property west of Cloverdale. The conservation easement will protect the natural, scenic, and agricultural values of the property, which is located on Rockpile Road near the Cooley Ranch conservation easement held by the Sonoma County Agricultural Preservation and Open Space District and near the Lake Sonoma Recreation Area. Sonoma Water contributed funds to the easement purchase, and as part of the easement, the landowners have agreed to allow public tours in coordination with the Sonoma Water. An access agreement with the landowners is required to conduct the public tours.

The proposed access agreement is made pursuant to the Gloeckner Turner Ranch conservation easement, Section 5.3.4, Recreational and Educational Use that allows for up to four guided tours per year of local school children from Sonoma County schools.

The tours will be guided by a member of the Gloeckner Turner Ranch families or their agent and logistics coordinated in advance of any tours. Tours may include up to sixty students, including teachers, parent chaperones, and a minimum of four Sonoma Water staff. Students may range from 5<sup>th</sup> grade through high school, and content may include land use impact on water quality for salmon, fire fuel reduction, or how land use practices can mitigate climate change. Transportation and restroom facilities will be staged from Sonoma Water's Rockpile Road property, and students will walk in groups of 15 led by Sonoma Water staff to the Gloeckner Turner property. Tours will be limited to no more than

two hours.

Staff recommend that the Board authorize Sonoma Water's General Manager to amend or terminate the agreement with approval of County Counsel.

**Prior Board Actions:**

03/24/2020: Adopted a resolution of the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District to authorize Gloeckner Turner Ranch Property Conservation Easement. Cost \$5,015,000.

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY 19-20 Adopted</b>	<b>FY20-21 Projected</b>	<b>FY 21-22 Projected</b>
Budgeted Expenses	0	0	0
Additional Appropriation Requested			
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
<b>Total Sources</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Narrative Explanation of Fiscal Impacts:**

None

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

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

N/A

**Attachments:**

Access Agreement with Gloeckner Turner Vineyards LLC and Gloeckner Grandchildren LLC

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

None

