



## Legislation Text

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**File #:** 2021-0088, **Version:** 1

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**To:** The Board of Supervisors of Sonoma County  
**Department or Agency Name(s):** Regional Parks  
**Staff Name and Phone Number:** Steve Ehret, 565-1107  
**Vote Requirement:** Majority  
**Supervisorial District(s):** 1<sup>st</sup> District

**Title:**

Donation of Fitzsimmons Property - Addition to Hood Mountain Regional Park and Open Space Preserve

**Recommended Action:**

Approve a resolution of the Board of Supervisors authorizing those actions necessary for the County to acquire the Fitzsimmons Property in fee through a donation from the Sonoma Land Trust. (First District)

**Executive Summary:**

Regional Parks is proposing to accept the donation of fee title to approximately 205.4 acres of undeveloped land (the "Fitzsimmons Property") adjacent to Hood Mountain Regional Park and Open Space Preserve ("Park") straddling the ridge between Hood Mountain and Bald Mountain. The Sonoma Land Trust ("SLT") is acquiring the Fitzsimmons Property in April 2021 and offers to donate the land to Regional Parks at no cost and subject to certain restrictions. The addition of the Fitzsimmons Property will protect significant natural resources and expand public recreational opportunities.

**Discussion:**

As a critical inholding in Hood Mountain Regional Park & Open Space Preserve, acquiring the Fitzsimmons property has been a goal of Regional Parks since the mid -1970's. When we last reached out to the family in 2008, they expected to retain the property forever. Now, over a decade later, we are thrilled that Sonoma Land Trust has secured a purchase contract.

The Fitzsimmons property, Assessor Parcel Numbers 051-010-083, -084, -085, has a diverse range of habitats from riparian, grassland, chaparral, to woodland. The property is visible from the Highway 12 scenic corridor and numerous regional vantage points. The property offers views to San Pablo and San Francisco bays and other major landmarks. It is located in the heart of the expansive Marin Coast to Blue Ridge Habitat Corridor. Acquiring this property helps expand a vast block of remaining wildlands in the highly subdivided southern Mayacamas.

This property will ultimately be able to support a diverse range of access experiences consistent with the existing park, such as hiking, equestrian use, mountain biking, nature observation, camping, and photography, offering a near wilderness experience close to population centers.

Regional Parks is seeking authorization to take all necessary actions to complete the transfer of fee title to the Fitzsimmons Property from SLT to Regional Parks. SLT will transfer the Property to Regional Parks at no cost

and has completed a Phase 1 environmental site assessment. Regional Parks will complete a boundary survey and place boundary markers, estimated at \$30,000. Regional Parks will be responsible for paying the premium for a title insurance policy, estimated at \$2,400. Combined, Regional Parks estimated contribution is \$32,400.

The Grant Deed (on file) will restrict the Fitzsimmons Property to general park use. Allowable uses are limited to public recreational use, educational opportunities and scientific research. In allowing these uses, Regional Parks shall give priority to the conservation, protection, and restoration of the property's ecological functions. Additionally, Regional Parks cannot convey, lease, or otherwise encumber all or any portion of the Fitzsimmons Property without the prior approval of SLT, which approval shall not be unreasonably withheld.

Given its location, this acquisition is not anticipated to support new recreational development in the immediate future, but will protect and buffer existing trails, natural resources, and the wilderness experience provided at the Park. This property will be planned along with a couple of other recent and pending acquisitions. No significant new additional management net costs are anticipated to result from the acquisition.

**Prior Board Actions:**

September 1, 2020 received the County of Sonoma Capital Project Plan 2020-2025, including subject Hood Mountain Expansion project.

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY 20-21 Adopted</b>	<b>FY21-22 Projected</b>	<b>FY 22-23 Projected</b>
Budgeted Expenses	31,000		
Additional Appropriation Requested			
<b>Total Expenditures</b>	<b>31,000</b>		
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal			
Fees/Other	31,000		
Use of Fund Balance			
Contingencies			
<b>Total Sources</b>	<b>31,000</b>		

**Narrative Explanation of Fiscal Impacts:**

Total expenses for closing costs, boundary survey and signage are estimated at \$32,400. Appropriations are available within the FY 2020-21 Hood Expansion CIP Budget. Regional Parks will assume minimal additional management responsibilities.

**Staffing Impacts:**

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