County Of Sonoma
Agenda Item
Summary Report

Department: Sonoma County Agricultural Preservation and Open Space District

Name and Phone Number: Misti Arias - (707) 565-7264

AGENDA SHORT TITLE:
Open Space Easement - Sonoma Country Inn - PLP 01-0006

REQUESTED BOARD ACTION:
Resolution accepting a Deed and Agreement Conveying an Open Space Easement as conditioned by Sonoma County Inn Project (PLP 01-0006) and authorizing the President of the Board to execute a Certificate of Acceptance in connection therewith.

CURRENT FISCAL YEAR FINANCIAL IMPACT

EXPENDITURES:

<table>
<thead>
<tr>
<th></th>
<th>ADDITIONAL FUNDS REQUIRING BOARD APPROVAL:</th>
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</thead>
<tbody>
<tr>
<td>Estimated Cost</td>
<td>Contingencies</td>
</tr>
<tr>
<td></td>
<td>(Fund Name:) $0</td>
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<tr>
<td>Amount Budgeted</td>
<td>Unanticipated Revenue</td>
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<td></td>
<td>(Source:) $0</td>
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<tr>
<td>Other Available</td>
<td>Other Transfers</td>
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<tr>
<td>Appropriations</td>
<td>(Source:) $0</td>
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<td></td>
<td>Additional Requested</td>
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<td>(Explain Below) $0</td>
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Additional Requested $0  Additional Funds Requested $0

Explanation (if required): No Funding Applicable

Prior Board Action: On November 2, 2004 by Resolution No. 04-1037, the Sonoma County Board of Supervisors certified an Environmental Impact Report, adopted a Statement of Overriding Considerations and a Mitigation Monitoring Program, and approved the Sonoma County Inn project over a portion of the Graywood Ranch in Sonoma Valley. Conditions of approval included the conveyance of an open space easement to the District over portions of the property, and the conveyance of a 65.51-acre Ceanothus Preserve to the County. On December 16, 2008, the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District accepted a Grant Deed conveying the 65.51-acre Ceanothus Preserve.

Alternatives – Results of Non-Approval: Do not adopt resolution. Conditions of approval for the Sonoma Country Inn project will not be met and the District’s acceptance of interests in open space will not occur.
Background:

On November 2, 2004, by Resolution No. 04-1037, the Board of Supervisors certified an Environmental Impact Report, adopted a Statement of Overriding Considerations and a Mitigation Monitoring Program, and approved the Sonoma County Inn project located on 186 acres of the 476-acre Graywood Ranch in Sonoma Valley ("the Project"). The Project approvals included a General Plan Amendment, an Amendment to the North Sonoma Valley Specific Plan, zone changes, a conditional use permit for a 50-unit country inn, a 10,000 case per year winery, and a country store, a major subdivision, and related lot-line adjustments. The project applicant was Campagna Lands LP.

The Board of Supervisor’s approval of the Project was conditioned, in part, upon the conveyance of a perpetual open space easement over portions of the property, so as to preserve the property’s scenic, natural, biotic, rare and endangered species habitat, and recreational, educational, agricultural, and open space values. The easement areas include significant scenic vistas, a grassland preserve, a Valley Oak preserve, a riparian corridor, and a Brodiaea and seasonal wetland preserve. The scenic and natural resources of the property are of significant value to the community and are deserving of permanent protection through an open space easement. The District staff and the project applicant have negotiated appropriate terms of the open space easement and the easement is now ready for execution.

Pursuant to the Project’s conditions of approval, the dedication of the open space easement is required prior to recordation of the final map for the Project subdivision. A resolution approving and accepting the Final Map for the Project is also being considered by Board of Supervisors on this same agenda under Permit and Resource Management.

Approval of the attached resolution will result in acceptance of the open space easement by the District.

Attachments:
1. Site Location Map
2. Resolution

On File With Clerk:
1. Open Space Easement Deed and Agreement
2. Certificate of Acceptance

CLERK OF THE BOARD USE ONLY

Board Action (If other than “Requested”) | Vote: