Resolution No.

County of Sonoma
Santa Rosa, CA 95403

Date: 12/13/2011

Resolution of the Board of Supervisors of the County of Sonoma, State of California, Resolution of the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District, State of California, Accepting a Deed and Agreement Conveying an Open Space Easement and Assigning Development Rights on Property Owned by Campagna Land LP, a California Limited Partnership, and Campagna Hotel, LP, a California Limited Partnership, and Authorizing the President to Execute, on behalf of the District, the Deed and Agreement and a Certificate of Acceptance Pursuant to Government Code Section 27281.

Whereas, on November 2, 2004, by Resolution No. 04-1037, the Sonoma County Board of Supervisors certified an Environmental Impact Report and adopted a Statement of Overriding Considerations; adopted a Mitigation Monitoring Program; approved a General Plan Amendment and Amended the North Sonoma Valley Specific Plan; approved zone changes; approved a conditional use permit for a 50-unit country inn, 10,000 case per year winery, and country store; and approved an eleven lot subdivision and lot line adjustments on 186 acres of the 476-acre Graywood Ranch ("the property"); and

Whereas, as a condition of approval of the major subdivision, the applicant agreed to enter into an open space easement with the Sonoma County Agricultural Preservation and Open Space District (the District) in support of General Plan policies OS-1(f) and OS-2(g); and

Whereas, this Board of Directors finds that the property possesses open space values of importance to the people of Sonoma County and which deserve to be protected in perpetuity; and

Whereas, this Board of Directors further finds that acceptance of a perpetual open space easement over the property is consistent with the Sonoma County General Plan 2020;

Now, Therefore, Be It Resolved that the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District hereby accepts the Deed and Agreement by and between Campagna Land LP and the Sonoma County Agricultural Preservation and Open Space District Conveying an Open Space Easement and Assigning Development Rights ("the Deed and Agreement"); and

Be It Further Resolved that the President is authorized and directed to sign the Deed and Agreement on behalf of the District and to execute a Certificate of Acceptance pursuant to Government Code Section 27281; and

Be It Further Resolved that, prior to execution of the Deed and Agreement by the President of this Board, the District's General Manager is authorized to make any necessary
technical, non-substantive changes in the Deed and Agreement with the prior approval of the District's Counsel.

**Be It Further Resolved** that the Deed and Agreement accepted by this Resolution is hereby dedicated to open space purposes pursuant to Public Resources Code Section 5540; and.

**Be It Further Resolved** that the Clerk of the Board of Directors is authorized and directed to take the necessary steps to have the Deed and Agreement and Certificate of Acceptance recorded with the office of the Sonoma County Recorder, with all costs of recordation to be borne by Campagna Lands LP; and.

**Be It Further Resolved** that the acquisition of the open space easement authorized by this Resolution is excluded from the requirements of the California Environmental Quality Act (Public Resources Code Sections 21000 and following) because the acquisition is not a project as that word is defined in Section 15378 of Title 14 of the California Code of Regulations; and alternatively, is exempt pursuant to Section 15313 of the California Code of Regulations because the purpose of the acquisition is to preserve fish and wildlife habitat; and alternatively, is exempt pursuant to Section 15317 of Title 14 of the California Code of Regulations because the purpose of the acquisition is to maintain the open space character of the area; and alternatively, is exempt pursuant to Section 15325(a) of Title 14 of the California Code of Regulations because the purpose of the acquisition is to preserve the existing natural conditions, including plant or animal habitats; and.

**Be It Further Resolved** that the Clerk of the Board is designated as the custodian of documents and other material which constitute the record of the proceedings upon which the Board's decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, CA 95403.

**Supervisors:**

Brown: Rabbitt: Zane: McGuire: Carrillo:

Ayes: Noes: Absent: Abstain:

So Ordered.