

AGENDA ITEM TRANSMITTAL REPORT

DEPARTMENT: SC AGRICULTURAL
PRESERVATION & OPEN SPACE DISTRICTSUBMITTED BY: DAVID WM. HANSEN
GENERAL MANAGER

FOR BOARD ACTION ON: 04/15/97

AS: () CONSENT (XXX) REGULAR

THIS ITEM: (Check appropriate boxes)

() 4/5 Vote

() Hearing 11 :
date time

() Appropriation Transfer

() Requests Gold Resolution

() Position Alloc List Change(s)

() Public Appearance Anticipated

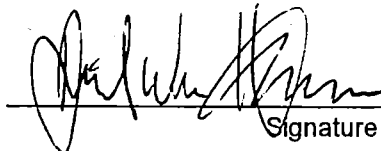
(XX) County Counsel Approval Date 4, 17, 97 BY: [Signature]

AGENDA SHORT TITLE:

ACQUISITION OF FEE TITLE TO THE YOUNG/ARMOS ET AL PROPERTIES

Requested Board Action:

Resolution authorizing and directing the President to accept Grant Deeds and execute Certificates of Acceptance for the purchase of the fee title to property located at 4314 Hunter Lane and 4315 Snyder Lane and directing the preparation of escrow instructions



Signature of Department Head

Special Instructions to Clerk of the Board:

* * Recordation will be completed by the Title Company following close of escrow

FOR AGENDA COMMITTEE USE

County Administrator's Office Recommendation:

- () Approval
() Not Recommended
() Submitted with Comment
() Policy Determination by Board

Analyst Comment:

Signature of County Administrator

Agenda Committee Action:

- () Consent Calendar
() Regular Calendar

Date Scheduled: / / Time Scheduled:
(If required)

County of Sonoma Agenda Item Summary Report			Clerk of Board Use Only Meeting Date: _____ Agenda Item No: _____ Held Until: _____ Agenda Item No: _____
Department: SC AGRICULTURAL PRESERVATION & OPEN SPACE DISTRICT			() 4/5 Vote Required
Contact: David Wm. Hansen	Phone: 524-7360	Board Date: 04/15/97	Deadline for Board Action:

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CURRENT YEAR FINANCIAL IMPACT			
<u>EXPENDITURES</u>		<u>SOURCE OF ADDITIONAL FUNDS REQUESTED</u>	
Estimated Cost	\$	Contingencies (Fund Name:)	\$ 000.00
Amount Budgeted	\$	0 Unanticipated Revenue (Sources:)	\$ 000.00
Other Avail. Approp.		Other Transfer(s)	\$ 000.00
(Explain below)		Total Source of Funds:	\$ 0.00
Additional Requested:	\$		
Explanation (if required):	All funding will be processed through the Open Space Authority		

Prior Board Action(s)

Alternatives - Results of Non-Approval:

Do not adopt resolution. Property will not be acquired by the District.

Background:**History:**

The Young/Armos property encompass approximately 45 acres between Snyder and Hunter Lane on the northern boundary of Rohnert Park, east of Highway 101. The property is designated as Category One in the District's Acquisition Plan. The land lies entirely within the Santa Rosa/Rohnert Park Community Separator, representing the width of the separator from north to south. The District is presently involved in negotiations for the acquisition of conservation easements to the east and west of the property (refer to attached map). The Sonoma County Water Agency channel is adjacent to the southern property boundary, contiguous to the Rohnert Park city limits. This publicly owned channel is used informally as a hiking/bicycling trail.

Details of the Transaction:

The owners were not willing to sell a conservation easement over the property, and therefore, the District has negotiated the purchase of fee title to the property. The Santa Rosa/Rohnert Park Community Separator Preservation Study suggests fee acquisition in this area when a below market sale is offered to the District.

The proposed transaction would further the District's preservation goals by providing an open space buffer between Santa Rosa and Rohnert Park urban areas; protecting a scenic vista along a well-traveled corridor at the Rohnert Park entrance; and protecting an agricultural property from subdivision and development.

Potential disposition of the property could include sale for agricultural uses or public acquisition for recreation or other open space purposes, with the District retaining a perpetual conservation easement. On a short term basis, the District will enter into a license agreement with the adjoining landowner for limited grazing use. Restoration of Valley Oaks could potentially occur on the site to help lessen the visual impacts of adjacent development.

District Acquisition Plan: Category One

Acreage: 45.31 acres

Existing Use:

The site is characterized by gently sloping and open grassland, and a large Valley Oak. It has traditionally been used as a hay field, but is currently not leased out.

Sonoma County General Plan:

Land Use: Diverse Agriculture, 10 acre density

Open Space: Santa Rosa/Rohnert Park Community Separator

Attachments:

1. Site Map

2. Resolution

On File With Clerk:

1. Certificates of Acceptance

2. Grant Deeds

3. Appraisal

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Background (continued):

Open Space Advisory Committee: The Advisory Committee reviewed and approved proceeding with the project as submitted to the members on April 18, 1996.

General Plan Consistency:

The Open Space Authority Board of Directors found this property to be consistent with the 1989 Sonoma County General Plan on January 9, 1997, by Resolution No. 97-006 .

Expenditure Plan Consistency: The Open Space Authority Board of Directors unanimously approved consistency of the project with its Expenditure Plan on March 27, 1997, by Resolution No. 97-012.

Appraisal:

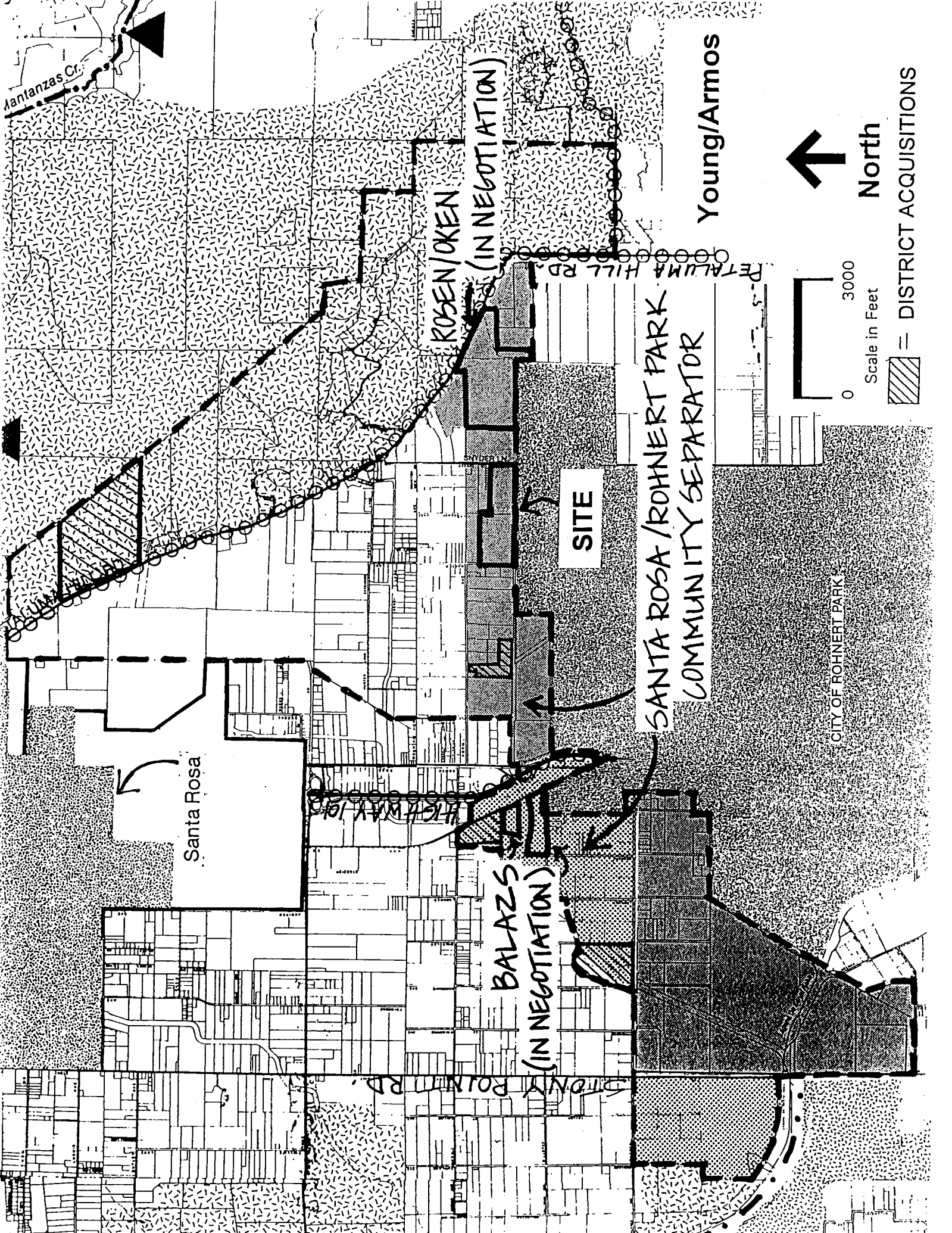
A full narrative appraisal was completed by Campbell & Rhodes on October 25, 1996. This appraisal was reviewed by District staff who agreed that the valuation methodology utilized by the appraisers was accurate and complete. The appraiser determined the fee simple value to be \$443,000. District staff has negotiated a recommended purchase price of \$370,000, which is a bargain sale discount of 16.5% or \$73,000.

Environmental Condition:

A limited Phase I Environmental Site Assessment of the property and Letter of Findings was completed January 24, 1997 by BACE Environmental. The study concluded that no hazardous material concerns existed on the site.

CEQA:

This purchase of the property is Categorically Exempt from CEQA pursuant to Section 15317, and alternatively, is exempt by virtue of Sections 15325 (a) and (b).



Antanzas Cr.

Santa Rosa

ROSEN/OKEN
(IN NEGOTIATION)

BALAZS
(IN NEGOTIATION)

SITE

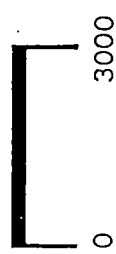
SANTA ROSA / ROHNERT PARK
COMMUNITY SEPARATOR

Young/Armos

CITY OF ROHNERT PARK



North



Scale in Feet



= DISTRICT ACQUISITIONS

THIS WITHIN INSTRUMENT A
CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE.

ATTEST: April 15, 1997
EVEE T. LEWIS, County Clerk & ex-officio
Clerk of the Board of Directors of the Sonoma
County Agricultural Preservation and Open Space
District
By: [Signature]
Deputy Clerk

#32

Resolution No. 97-0467
Dated: April 15, 1997

RESOLUTION OF THE BOARD OF DIRECTORS OF THE SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT, COUNTY OF SONOMA, STATE OF CALIFORNIA, AUTHORIZING AND DIRECTING THE PRESIDENT TO ACCEPT GRANT DEEDS FOR THE PURCHASE OF THE PROPERTIES LOCATED AT 4314 HUNTER LANE AND 4315 SNYDER LANE; AUTHORIZING EXECUTION OF CERTIFICATES OF ACCEPTANCE, DIRECTING THE PREPARATION OF ESCROW INSTRUCTIONS, AND THE DRAWING OF NECESSARY WARRANTS; AUTHORIZING AND DIRECTING DISTRICT STAFF TO FIND A FEE BUYER AND TO ASSURE THAT INTERESTED PARTIES ARE NOTIFIED AND OFFERED AN OPPORTUNITY TO PURCHASE.

WHEREAS, the General Manager has negotiated and is now recommending the purchase of fee title to approximately 45 acres located at 4314 Hunter Lane and 4315 Snyder Lane, Sonoma County;

NOW, THEREFORE BE IT RESOLVED, that this Board of Directors hereby finds, determines, declares and orders as follows:

1. *Truth of Recitals.* That the foregoing recitations are true and correct.
2. *General Plan Consistency.* That by its Resolution No. 97-006, dated January 9, 1997, the Board of Directors of the Sonoma County Open Space Authority determined that the acquisition was consistent with the 1989 Sonoma County General Plan.
3. *Expenditure Plan Consistency.* That by its Resolution No. 97-012, dated March 27, 1997, the Board of Directors of the Sonoma County Open Space Authority determined that the acquisition was consistent with the Authority's Expenditure Plan.
4. *Authority to Execute Certificates of Acceptance.* That the President is authorized and directed to accept, on behalf of the District, grant deeds conveying fee title through the execution of certificates of acceptance required by Government Code 27281.
5. *Escrow Instructions.* That the District's Counsel is directed to prepare and deliver appropriate escrow instructions and other necessary documents to North American Title Company and the General Manager is authorized to sign all closing documents and to make any technical, non-substantive changes in them with the prior approval of the District's Counsel.

6. *Payment of Purchase Price and Costs of Escrow.* That the Sonoma County Open Space Authority has directed the Auditor to draw warrants and in such other amounts necessary against the funds of the Authority for the District's purchase of fee title in the amounts of \$212,140 for 4314 Hunter Lane and \$157,860 for 4315 Snyder Lane and the close of escrows as approved and requested by the General Manager.

7. *Environmental Exemption.* That the acquisition 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 Administrative Code and, alternatively, is exempt pursuant to Section 15317 of Title 14 of the California Administrative Code 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) and (b) of Title 14 of the California Administrative Code because the purpose of the acquisition is to preserve the existing natural conditions and to allow continued agricultural use of the area.

8. *Notice.* That, immediately upon the adoption of this resolution, the General Manager is directed to post and to maintain the posting of a notice of exemption pursuant to Public Resources Code 21108(b) and 21167(d).

9. *Sale of Fee.* That following the acquisition of the 4314 Hunter Lane and 4315 Snyder Lane properties, and under the adopted Procedures Outlining Disposition of Lands Acquired in Fee, the General Manager is directed to find a fee buyer and to assure that all interested parties are notified and offered an opportunity to purchase. Concurrent with the sale of fee the General Manager is further directed to retain a conservation easement over the properties to be dedicated for open space, recreational or agricultural purposes in perpetuity.

DIRECTORS:

CALE: _____ SMITH: _____ KELLEY: _____

REILLY: _____ HARBERSON: _____

AYES: 5 NOES: _____ ABSENT: _____ ABSTAIN: _____

SO ORDERED.