

COASTAL CONSERVANCY

Staff Recommendation
January 19, 2012

**BORDESSA RANCH
PROPERTY INTERESTS ACQUISITION
AND ACCESS PLAN**

Project No. 11-026-01
Project Manager: Lisa Ames

RECOMMENDED ACTION: Authorization to modify the Conservancy's authorization of November 10, 2011 to the Sonoma County Agricultural Preservation and Open Space District with respect to the acquisition of easement interests on the 495-acre Bordessa Ranch property on the Estero Americano in western Sonoma County.

LOCATION: Three miles northwest of the town of Valley Ford, Sonoma County

PROGRAM CATEGORY: San Francisco Bay Area Conservancy

EXHIBITS

Exhibit 1: [November 10, 2011 Staff Recommendation](#)

RESOLUTION AND FINDINGS:

Staff recommends that the State Coastal Conservancy modify its resolution of November 10, 2011 to read as follows:

“The State Coastal Conservancy hereby authorizes disbursement of an amount not to exceed \$650,000 (six hundred fifty thousand dollars) to Sonoma County Agricultural Preservation and Open Space District (“SCAPOSD”) for the purpose of acquiring ~~conservation and public access easements~~ easement interests over the 495-acre Bordessa Ranch Property (Sonoma County Assessor’s Parcel No. 026-030-011). The State Coastal Conservancy further authorizes disbursement of an amount not to exceed \$50,000 (fifty thousand dollars) to Sonoma County Regional Parks Department (“SCRPD”) to conduct resource assessment studies and prepare a public access plan for the Bordessa Ranch Property. This authorization is subject to the following conditions:

1. Prior to the disbursement of any Conservancy funds for acquisition, SCAPOSD shall submit for review and approval of the Executive Officer of the Conservancy (the “Executive Officer”):
 - a. All relevant acquisition documents, including, without limitation, appraisals, environmental assessments, title reports, purchase agreements, ~~conservation easement~~,

- ~~public access easement~~ easements, escrow instructions and documents of title.
- b. A Baseline Conditions Report and a Monitoring and Reporting Plan.
 - c. Documentation that all other funds necessary to the acquisition have been obtained.
2. The purchase price of the ~~conservation and public access easements~~ easements funded by the Conservancy shall not exceed fair market value, as established in appraisals approved by the Executive Officer.
 3. The easement interests acquired ~~under this authorization~~ with Conservancy funding shall be managed and operated in a manner consistent with the purposes of natural resource protection, public access, open space preservation and limited agricultural use.
 4. SCRPD shall develop a public access plan within two years of SCAPOSD acquiring the ~~conservation and access easements~~ easement interests. Prior to the disbursement of funds to the SCRPD for planning and resource assessment, the Executive Officer shall approve in writing a work plan, including budget and schedule, and any contractors proposed to be used.
 5. Conservancy funding shall be acknowledged by erecting and maintaining on the property a sign, the design and placement of which has been reviewed and approved by the Executive Officer.”

Staff further recommends that the Conservancy adopt the following findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that the proposed project remains consistent with the Conservancy’s authorization and staff recommendation of November 10, 2011, attached as Exhibit A to the current accompanying staff recommendation.”

PROJECT SUMMARY:

Staff recommends the Conservancy modify the Conservancy’s previous authorization to the Sonoma County Agricultural Preservation and Open Space District (“SCAPOSD”) with respect to the acquisition of easement interests over the 495-acre Bordessa Ranch property on the Estero Americano in western Sonoma County. Modification of the Conservancy authorization will allow for more flexibility in negotiating the acquisition of the easement interests in the property.

On November 10, 2011, the Conservancy authorized a grant of up to \$650,000 to SCAPOSD to acquire conservation and public access easements over the 495-acre Bordessa Ranch. In addition, the Conservancy authorized a grant of up to \$50,000 to the Sonoma County Regional Parks Department (“SCRPD”) to conduct resource assessment studies and develop a public access plan for the property. The authorization specified Conservancy funding be used to acquire both conservation and public access easements. In order to allow more flexibility in negotiating with the landowners, staff recommends that the Conservancy change the authorization so that Conservancy funding can be applied to the acquisition of either easement. The project goals and outcomes remain as described in Exhibit 1.