



SONOMA COUNTY OPEN SPACE AUTHORITY
Minutes of October 11, 2007

5:05 p.m. Jean Kopolchok called the regular meeting of the Open Space Authority to order at 747 Mendocino Avenue, Santa Rosa.

Directors Present: Bob Anderson, Al Alys, Jean Kopolchok, Liza Prunuske

Directors Absent: Mike Sangiacomo, Paul Hammond

District Staff: Andrea Mackenzie, District General Manager; Maria Cipriani, Assistant General Manager; Misti Arias, Associate Open Space Planner

Public Attendees: Wendy Eliot, Sonoma Land Trust; Brendan and Colleen Roche; Brandon Roche; Patrice Cox, Park Planning Manager, Sonoma County Regional Parks

1. **Agenda Items to be Held or Taken Out of Order; Off Agenda Items.**

Chair Kopolchok called for items to be held, taken out of order, or off the agenda. Hearing none, the agenda moved on to Item 2.

2. **General Announcements Not Requiring Deliberation or Decision.**

District General Manager Andrea Mackenzie announced that the District had three closings take place on September 28; Poff, Pitkin Marsh, and Clover Springs.

This Sunday two public events are taking place, one of which will be on the Pitkin Marsh property, which is being hosted by the Sonoma Land Trust, and the other is on the Bayer property in Roseland, which will be hosted by LandPaths. The Bayer property in Roseland will be a community garden and park.

Ms. Mackenzie reported that she had attended the North Coast Integrated Regional Water Management Conference. She attended because of the prospect of potential funding for water projects. She was recently appointed to the Statewide Watershed Committee. The Director of Public Administration was a keynote speaker at this conference.

Director Anderson added that this is a great plan which has brought the entire north coast region together, and which generated a list of \$103 million in projects. They funded \$25 million. Other speakers at the conference included Jared Huffman and Senator Charlie Huggins.

Ms. Mackenzie announced that the National Land Trust Rally recently took place, and Sue Gallagher, County Counsel, attended, and noted how Sonoma County has legal experience in addressing many of the issues connected with easements that were addressed at this conference.

Director Anderson reported that he recently attended a conference in Iowa, and that issues addressed reflected many of those facing Sonoma County, with regard to easements and protecting land.

Chair Kapolchok reported that she had attended a LAFCO (Local Agency Formation Commission) conference the previous week which dealt with the issue of preserving open space. She noted that Sonoma County was well represented in terms of what they do through the LAFCO process in protecting open space.

3. **Public Comment.** None.

4. **Bookkeeper's Report and Approval of Claims** *Resolution No. 2007-022*

Action Item: Jonathan Kadlec present claims for approval, reiterating that the District had closed on three properties in September.

A transfer was made to the District for its 2007/2008 annual operating expenses, to make a correction in the budget, as noted by Director Anderson.

The sales tax revenue through the first quarter of the year is ahead of what was forecast.

Motion by Director Alys and second by Director Prunuske to approve a Resolution acknowledging the bookkeeper's report and approving claims for services and supplies. Motion carried.

4 Ayes 0 Noes 0 Abstain 1 Absent

5. **Approval of Authority Minutes.**

Action Item: Minutes of September 6, 2007.

This item was tabled until the next meeting due to lack of a quorum.

6. **Report of the General Manager.**

Hayfork Ranch

Resolution No. 2007-23

Ms. Mackenzie presented a proposed acquisition of 217 acres on the Hayfork Ranch for a conservation easement. She introduced Misti Arias, District Land Acquisition Specialist, to provide details and features of the property.

Ms. Arias described the property as being located along Calistoga and St. Helena Road. It includes level to moderately sloping terrain, vineyard property, and a pond with steelhead trout. It is a critical habitat area. No further subdivision of the land is planned, and any expansion of existing residences would be contained within the existing building footprint. Limited grazing would be allowed.

Discussion ensued regarding grazing to be allowed; residential (horses) vs. agricultural (cattle), and proposed land use.

A purchase price of \$650,500 was negotiated and agreed upon for the conservation easement.

Mr. Kadlec noted a correction to be made to the resolution, in paragraph seven, to change the wording to read "...to create a new sub-object, as he deems necessary," eliminating "is authorized to modify the language of 8646..."

Director Anderson asked about potential connection or parking for Saddle Mountain, the adjacent property. Ms. Arias replied that staff met with Mig O'Brien, the owner of the property, and that he is willing to pursue this. Staff is proceeding with granting a portion of the property to be used for parking. Further discussion ensued regarding access to the property.

Director Anderson moved, and Director Alys seconded, a motion approving the acquisition of a conservation easement over the Hayfork Ranch. Motion carried.

4 Ayes 0 Noes 0 Abstain 1 Absent

7. Closed Session

5:35 p.m. The Board convened to Closed Session RE: Conference with Real Property Negotiator for Roche Ranch.

6:35 p.m. Board reconvened to Open Session.

8. Report on Closed Session

Chair Kapolochok reported that the The Board met in closed session and gave staff direction regarding negotiations for the Roche property.

9. Roche Property

Resolution No. 2007-024

Assistant General Manager Maria Cipriani presented a resolution determining that the acquisition of the Roche property is consistent with the Expenditure Plan, explaining that the language in paragraph seven was revised, as per the recommendation of Jonathan Kadlec, bookkeeper.

Director Alys inquired as to the procedure followed by other agencies in making a contribution, and whether a motion could be passed subject to this occurring. Discussion followed regarding the language of the resolution. Director Prunuske voiced some concern regarding the change in language, stating that there have been instances where a fair market value has been agreed upon between the Authority and property owner, and others contributed to this above and beyond this; and that the new language would set a precedent that would preclude the Authority stating that they have the authority to exceed the fair market value.

Wendy Eliot of the Sonoma Land Trust addressed the Authority with a description of the property, explaining that the project structure is the acquisition of 657 acres in fees by the Sonoma Land Trust. The property was appraised at \$14,086,000. Funding is from a number of sources. \$250,000 will be allocated to the Sonoma Land Trust in stewarding the property; fencing repair, grazing management plan, and public access. Staff has been working on the property with a number of partners. These include the Gordon and Betty Moore Foundation, the State Coastal Conservancy, and Wildlife Conservation Board. A closing date is scheduled for December 14, 2007. Grazing on the property will be used as a means of managing vegetation and fire.

Patrice Cox, Park Planning Manager, Sonoma County Regional Parks, expressed the County's support for the project, noting that this property is a great connection to Tolay Park.

Brandon Roche, property owner, addressed the Authority, noting the striking views of the entire San Francisco Bay from the top of the property clear to the Napa Valley, and expressed his appreciation for the work of the Sonoma Land Trust and Ms. Eliot, and District Staff on this proposal.

Director Alys moved, and Director Prunuske seconded, a motion approving the acquisition of a conservation easement over the Roche Ranch. Motion carried.

4 Ayes 0 Noes 0 Abstain 1 Absent

10. Suggested Next Meeting. November 8, 2007

11. Adjournment. Meeting adjourned at 6:35 p.m.

Nina Donofrio
Deputy Clerk/Recorder
Open Space Authority