



SONOMA COUNTY OPEN SPACE AUTHORITY
Minutes of September 6, 2007

5:10 p.m. Jean Kapolchok called the regular meeting of the Open Space Authority to order at 747 Mendocino Avenue, Santa Rosa.

Directors Present: Jean Kapolchok, Bob Anderson, Al Alys, Paul Hammond, Liza Prunuske

Directors Absent: Mike Sangiacomo

District Staff: Andrea Mackenzie, General Manager; Misti Arias, Interim Conservation Program Manager; Sheryl Bratton, Chief Deputy County Counsel; Stuart Martin, Land Acquisition Specialist; Maureen Middlebrook, District Community Affairs Officer

Public Attendees: Elizabeth Tyree, Sonoma County Regional Parks Department Analyst; Hally Swan, representative for Cresta Ranch; Jeff Spita; Carol Cresta Spita; Jeanne Giannini; Bob Ginannini; Bill Cresta; Mark Cresta; Bill Spita; and Bob Cresta.

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

Chair Kapolchok 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 Board of Directors approved the District's Budget on August 21, 2007. The Board also approved the acquisition of the Poff property on the Sonoma Coast on August 22.

3. **Public Comment.** None.

4. **Bookkeeper's Report and Approval of Claims.**

Resolution No. 2007-019

Jonathan Kadlec presented supporting documentation for a variety of items, including the Poff property and Clover Springs. He noted that Director Prunuske was not in attendance August 16, and that this would be corrected in the records.

Director Anderson had questions regarding the journal voucher, and the transfer to the District. Mr. Kadlec noted that he would investigate this item and report back to the Authority. Chair Kapolchok recommended that action be suspended on the journal voucher transfer item pending this investigation.

Motion by Director Anderson and second by Director Alys to approve the only the bookkeeper's claims as presented, and not the journal voucher transfer item. Motion carried.

5 Ayes 0 Noes 0 Abstain 0 Absent

5. **Authority 2007-08 Final Budget Public Hearing.** *Resolution No. 2007-020*

Chair Kapolchok announced that this public hearing also includes the public hearing on the Proposition 4 limit. There is no resolution for Proposition 4 limit; this resolution will be brought back, however, the public hearing portion of this item was duly noticed.

Mr. Kadlec noted that a couple of minor changes have been made. Mr. Anderson had questions regarding how interest earned was treated, as shown in the General Fund vs. the Reserve Fund. Mr. Kadlec explained that it is much easier to estimate the Reserve Fund because it is a known amount of funds that does not fluctuate throughout the year, but it is not as easy to estimate the General Fund, given possible future unknown acquisitions and unforeseen expenditures.

Director Prunuske confirmed that the non-County contribution is a transfer of funds from the Authority to the District.

Mr. Kadlec noted that there is no contribution for debt services because it is anticipated that the District will pay off the line of credit, and will not require a transfer from the Authority to the District, because this will be paid off from the proceeds of the bond issue.

In response to Director Anderson's questioning as to the timing of when this is to occur, Mr. Kadlec explained that staff is waiting for the State, which is stalling on a staffing bill that requires a bigger majority, and the session runs until the end of September.

Chair called for any members of the public who wished to address the Authority to do so. Hearing none, she called for a motion.

Director Prunuske moved, and Director Hammond seconded, a resolution adopting the final budget of the Authority for Fiscal Year 2007-08. Motion passed.

5 Ayes 0 Noes 0 Abstain 0 Absent

6. **Approval of Authority Minutes.**

Action Item: Minutes of August 9, 2007. Director Anderson noted the following change to be made, on page 1, wording of the last sentence to read "many tasks have already been initiated and/or completed." Page 3, under Item 9, to read "The District is also in the process of completing a reorganization and staffing plan." Under this same item, page 4, to read "This reflects an increase of almost \$115,000 over last year due to health benefits and COLA."

Director Alys moved, and Director Prunuske seconded, a motion to approve the minutes with corrections as noted. Motion carried.

4 Ayes 0 Noes 1 Abstain 0 Absent

Minutes of August 16, 2007. Motion by Director Anderson and second by Director Hammond to approve minutes as presented. Motion carried.

3 Ayes 0 Noes 2 Abstain 0 Absent

7. **Report from the General Manager of the Sonoma County Agricultural and Preservation District.**

Cresta Property

Resolution No. 2007-021

Ms. Mackenzie presented the Authority with a resolution determining that the acquisition of the Cresta property is consistent with the Expenditure Plan. She thanked Stu Martin and Misti Arias for their hard work, and acknowledged the efforts of District staff, some of whom are no longer with the District, in working on this project over the years. She then introduced Misti Arias.

Ms. Arias expressed how pleased District staff is to see this project come to fruition, and the protection of the land and its subsequent benefits to wildlife, and potential for recreational enjoyment. She then introduced Land Acquisition Specialist Stu Martin, who presented slides depicting features of the site. She also introduced Holly Swan, representative for the property owners, and several family members.

Mr. Martin showed slides depicting various features of the site. The property is located on Porter Creek Road, just past where Porter Creek Road meets Mark West Springs Road. The property is on both sides of the road. It is adjacent to a number of District projects, and is in a very strategic location for protecting wildlife. A significant wildlife corridor would thereby be created. There is a significant riparian corridor on this property. It includes both Mark West Creek and Porter Creek; they join on the property.

A major feature of the site is a large, open meadow. Director Prunuske asked if there had been any thought as to how to maintain and keep the meadow open. Mr. Martin responded that staff has been discussing potential park use with the County Regional Parks Department. Various aspects of public access have to be evaluated, while maintaining the scenic view of the property.

Elizabeth Tyree of Sonoma County Regional Parks noted that the County would not be opposed to managing grazing at the site in order to retain the open nature of the site.

Director Anderson asked if this is a recreation project or if it is a natural resource project. Ms. Mackenzie responded that the primary driver of this project is natural resources.

Director Hammond asked if the fact that this property is so close in proximity to the Shiloh Ranch Regional Park a detriment to utilization of this property. Ms. Tyree

responded that she would see this as an asset, with County Regional Parks staff patrolling the park nearby. They are serving that general area. Director Anderson asked what the time frame is for opening trails on the DeLang property. Ms. Tyree said she would find out and get back to him with this information.

Chair Kapolchok opened the public hearing. Hearing none, the property owner, Bill Cresta, was requested to address the Authority and give a background on his family's ownership of the property. Mr. Cresta explained that the property was purchased by his parents 70 to 75 years ago, as a resort, or summer home. Then they ran cattle on the property. He noted that his parents would be very pleased to know that the property is open and that the public can enjoy it.

Ms. Tyree thanked Mr. Cresta and the Authority for the opportunity to be involved in working on such a scenic property, and expressed the County's support of the project.

Further discussion ensued regarding fish and their regeneration on the property. Mr. Cresta noted that the fish population has decreased significantly, but that this could come back.

Following further discussion regarding planning of access with minimal impact to sensitive features of the property, Ms. Mackenzie reported that staff will be working with Regional Parks to establish funding.

Director Anderson moved, and Director Prunuske seconded, a resolution determining that the acquisition of the Cresta property is consistent with the Expenditure Plan. Motion passed.

5 Ayes 0 Noes 0 Abstain 0 Absent

8. Closed Session.

5:57 p.m. Board recessed to Closed Session RE: Conference with Real Property Negotiator for Hayfork Ranch property.

6:50 p.m. Board reconvened to Open Session.

9. Report on Closed Session.

Instructions were given to Real Property Negotiator. No action to report.

8. Suggested Next Meeting. September 20, 2007

9. Adjournment. Meeting adjourned at 6:50 p.m.

Nina Donofrio
Deputy Clerk/Recorder
Open Space Authority