

SONOMA COUNTY OPEN SPACE AUTHORITY
Minutes of November 19, 2008



5:00 p.m. Chair Pro Tem Mike Sangiacomo called the special meeting of the Open Space Authority Board to order at 747 Mendocino Avenue, Santa Rosa.

Directors Present: Mike Sangiacomo, Al Alys, Paul Hammond, alternate

Directors Absent: Jean Kapolochok, Liza Prunuske, Bob Anderson

District Staff: Andrea Mackenzie, General Manager; Maria J. Cipriani, Assistant General Manager; Misti Arias, Conservation Program Manager; Marta Puente, Land Acquisition Specialist; Paul Rowan, Land Acquisition Specialist; Sheryl Bratton, Chief Deputy County Counsel

Public Attendees: Bill Kortum; Wendy Eliot, Sonoma Land Trust

1. Public Comment.

Bill Kortum spoke in support of the Sonoma Mountain project. Born and raised in Petaluma, he has great affection for the mountaintop that been a constant presence in his life. Mr. Kortum stated that this is the last mountain in the circle of mountains around San Francisco Bay to make public access possible to the top of the mountain; this mountaintop is ecologically important as it is the headwaters of many streams; there is a possible trail connection from Petaluma to the Sonoma Valley; and, this is a project that would be popular with the supporters of Measure F.

2. Closed Session

5:20 p.m. The Board adjourned to Closed Session RE: Conference with Real Property Negotiator for the Sonoma Mountain Ranch.

6:20 p.m. The Board reconvened to Open Session.

3. Report on Closed Session

Chair Pro Tem Sangiacomo reported that the Board met in closed session and gave direction to staff regarding negotiations for the Sonoma Mountain Ranch project.

4. Sonoma Mountain Ranch

Resolution No. 2008-025

Ms. Puente presented the proposed project and resolution for fee title acquisition of the Sonoma Mountain Ranch. The resolution before the Board requests that the Open Space Authority find that the acquisition is consistent with the Expenditure Plan and that the appraisal completed by Dana Burwell, MAI dated October 7, 2008 meets the District's standards and guidelines. Additionally, the resolution states that the Open Space Authority's bookkeeper is directed to draw a warrant against the funds of the Authority at the end of the due diligence period in an amount not to exceed \$149,250 representing the deposit on the purchase price. At the close of escrow the deposit will be returned to the Authority representing the deposit on the purchase price. Escrow is scheduled to close by the end of the year.

Director Hammond inquired as to additional funds coming from the Coastal Conservancy in the amount of \$1.5 million and how those funds would factor into the final purchase price of \$9,950,000. Ms. Puente responded that the Coastal Conservancy will consider the grant at its December 4 meeting. Ms. Cipriani recommended that the language in the resolution be revised to a not to exceed amount of \$9,950,000 for the purchase.

Chair Pro Tem Sangiacomo called for a motion determining that the fee acquisition of the Sonoma Mountain Ranch is consistent with the Expenditure Plan.

Director Alys moved, and Director Hammond seconded the motion passing the resolution, as amended, to acquire the Sonoma Mountain Ranch property. The motion carried.

3 Ayes 0 Noes 0 Abstain 3 Absent

Director Alys requested that the Open Space Authority be notified when the communication leases are negotiated in the future.

5. **Suggested Next Meeting** December 11, 2008

6. **Adjournment** Meeting adjourned at 6:25 p.m.

Janet Christensen
Deputy Clerk
Open Space Authority