



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION  
**COMMISSIONERS**

Mike Sangiacomo  
Todd Mendoza  
Patrick Emery

Brian Ling  
Jorge Inocencio  
Jeff Owen

**REGULAR MEETING AGENDA**

April 3, 2025 | 5:00 p.m.

MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON

The April 3, 2025 Fiscal Oversight Commission Meeting will be conducted in person at Ag + Open Space's office located at 747 Mendocino Avenue, Santa Rosa, CA. The public may also participate virtually through Zoom.

Members of the public can watch or listen to the meeting using one of the two following methods:

**1. JOIN THE ZOOM MEETING**

On your computer, tablet or smartphone by clicking

<https://sonomacounty.zoom.us/j/91884250504?pwd=wLbRUHkw8JwFotjqwdk4c53tdSuAbd.1> password: 753158

If you have a Zoom account, click Join Meeting by number: 918 8425 0504 password: 753158

Call-in and listen to the meeting: Dial (669) 900-9128 Enter meeting ID: 918 8425 0504

**2. ATTEND IN PERSON:**

Members of the public may attend in person at Ag + Open Space's office at 747 Mendocino Avenue, Santa Rosa, CA in the large conference room.

**Public Comment During the Meeting:** You may email public comment to [AOS-adminaide@sonoma-county.org](mailto:AOS-adminaide@sonoma-county.org). All emailed public comments will be forwarded to all Commissioners. Please include your name and the relevant agenda item number to which your comment refers. Public Comment may be made live during the Zoom meeting or live, in person, in the Ag + Open Space large conference room. Available time for comments is determined by the Commissioner Chair based on agenda scheduling demands and total number of speakers.

**Disability Accommodation:** If you have a disability which requires an accommodation or an alternative format to assist you in observing and submitting comments at this meeting, please contact Sara Ortiz by phone at (707) 565-7360 or by email to [AOS-adminaide@sonoma-county.org](mailto:AOS-adminaide@sonoma-county.org) by 12 p.m. Wednesday, April 2, 2025 to ensure arrangements for accommodation.

1. **Call to Order**
2. **Agenda Items to be Held or Taken Out of Order; Off- Agenda Items**
3. **General Announcements Not Requiring Deliberation or Decision**
4. **Public Comment**  
The Brown Act requires that time be set aside for public comment on items not agendized.
5. **Correspondence/ Communications**
6. **General Manager's Report**  
Misti Arias | General Manager
7. **Approval of Commission Minutes Attachment 1**
8. **Financial Report Attachment 2**  
Julie Mefferd | Administrative + Fiscal Manager
9. **Community Spaces Matching Grant Program Update Attachment 3**  
Amy Ricard | Community Resources Manager  
Pamela Swan | Grants Coordinator
10. **Ad Hoc Committee Reports**  
Annual Report/Audit Report Review (Owen, Sangiacomo)  
Appraisal (Owen, Mendoza)  
Matching Grant Program Evaluation (Inocencio, Emery)  
Ag + Open Space Endowment (Ling, Sangiacomo)
11. **Projects in Negotiation Attachment 4**  
Jennifer Kuszmar | Acquisition Manager
12. **Closed Session Conference with Real Property Negotiators (Government Code Section 54956.8)**  
  
Project Name: Haroutunian North  
Property Address: 651 Airport Blvd., Santa Rosa CA 95403 (APN: 059-230-88 and 059-230-89)  
Negotiators: For Tierra Vegetables, Inc.: Wayne James and Lee James  
For Ag + Open Space: Misti Arias, General Manager  
Under Negotiation: Potential sale of restricted real property for agricultural purposes. The Commission will give instruction to its negotiator(s) on the price.
13. **Closed Session Conference with Real Property Negotiators (Government Code Section 54956.8)**  
  
Project Name: Monte Rio Redwoods Expansion  
Property Address: Willow Creek Road, Occidental, CA 95446 (There is no known physical address for the Property) (APNs: 097-290-001, 097-290-002, 097-290-003, 097-290-004, 097-290-005, 097-290-006, 097-290-007)  
Negotiators: For Sonoma County Regional Parks: Bert Whitaker, Director  
For Save the Redwoods League: Sam Hodder, President  
For Wildlife Conservation Board: Jennifer Norris, Executive Director  
For Ag + Open Space': Misti Arias, General Manager

Under Negotiation: Acquisition of Real Property by Ag + Open Space. The Commission will give instruction to its negotiator(s) on the price. (Government Code Section 54956.8)

#### 14. Reconvene to Open Session and Report out of Closed Session

#### 15. Suggested Next Meeting

May 1, 2025

#### 16. Adjournment

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**AGENDAS AND MATERIALS:** Agendas and most supporting materials are available on Ag + Open Space's website at [sonomaopenspace.org](http://sonomaopenspace.org). Due to legal, copyright, privacy or policy considerations, not all materials are posted online. Materials that are not posted will be made available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at 747 Mendocino Avenue, Santa Rosa, CA.

**SUPPLEMENTAL MATERIALS:** Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet will be made available for public inspection at the Ag + Open Space office at 747 Mendocino Avenue, Santa Rosa, CA during normal business hours. You may also email [AOS-adminaide@sonoma-county.org](mailto:AOS-adminaide@sonoma-county.org) for materials.

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## SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION COMMISSIONERS

Mike Sangiacomo  
Todd Mendoza  
Brian Ling

Patrick Emery  
Jorge Inocencio  
Jeff Owen

### UNAPPROVED MINUTES

March 6, 2025 | 5:00 pm

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**COMMISSIONERS PRESENT:** Patrick Emery, Brian Ling, Mike Sangiacomo, Jeff Owen

**STAFF PRESENT:** Misti Arias, General Manager; Lisa Pheatt, County Counsel; Julie Mefferd, Administrative and Fiscal Manager; Jennifer Kuszmar, Acquisition Manager; Pierre Ratte, Acquisition Specialist; Michelle Nozzari, Administrative Aide; Mariah Robson, Executive Secretary; Sara Ortiz, Fiscal Oversight Commission Clerk.

**1. Call to Order**

Commissioner Ling called the meeting to order at 5:00 p.m.

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

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

Michelle Nozzari will be doing the FOC Clerk duties while Sara Ortiz is on leave.

**4. Public Comment**

No public comment.

**5. Correspondence/Communications**

**6. General Manager's Report**

- On 2/25, the Board of Directors approved the Mark West Area Community Park Matching Grant Project with Sonoma Land Trust on behalf of the Mark West Area Community Fund.
- Ag + Open Space had a financial resource fair for the Buy-Protect-Sell program, which has received 9 applications so far. 20 to 25 farmers attended the resource fair.
- There has been a lot of media coverage surrounding the Monte Rio Redwoods Expansion, which should come before the Fiscal Oversight Commission in April. Misti was interviewed by ABC 7 News.
- Challenging times managing the remainder of the National Fish and Wildlife Foundation grant (NRCS funded) for the Vegetation Management program as we are conducting these workshops under the threat of Federal funding freezes. Fortunately, we do have PGE Settlement funds that can be used as part of the match.
- The Commission requested agendizing the Community Spaces Matching Grant Program at the next meeting to discuss changes to the Program.

**7. Approval of Commission Minutes**

On a motion from Commissioner Owen and a second by Commissioner Emery, the minutes from the January 9, 2025 meeting were approved.

**8. Financial Report**

Julie Mefferd presented the Financial Report for December 2024.

## 9. Annual Report

On a motion from Commissioner Owen and a second by Commissioner Sangiacomo, the Annual Report to the Board of Directors was approved.

## 10. Appraisal Guidelines Update

Pierre Ratte presented the Appraisal Guidelines Update, noting the change in the Guidelines to be more concise, narrow the audience to appraisal professionals, and align with industry standards.

## 10. Ad Hoc Committee Reports

There will be a meeting or email exchange of the Annual Report/Audit Report Review committee to review the Annual Report.

## 11. Ad Hoc Committee Reports

The Annual Report/Audit Report Committee approved the Annual Report that was presented to the Commission. The Appraisal Committee met and approved the Appraisal Guidelines Update that was presented to the Commission.

Misti Arias reported that the Ag +Open Space Endowment Committee has not met, but may be called to meet to review investment options. The plan to pursue legislation at the California state legislature has been paused.

## 12. Projects in Negotiation

Jennifer Kuszmar reviewed the projects in negotiation.

## 13. Suggested Next Meeting

April 3, 2025

## 14. Adjournment

The meeting was adjourned at 6:33 pm.

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**DISABLED ACCOMMODATION:** If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact Julie Mefferd at 707-565-7368, as soon as possible to ensure arrangements for accommodation.

Sonoma County Agricultural Preservation and Open Space District  
Consolidated Balance Sheet - District and OSSTA Funds  
February 28, 2025

**Assets**

Cash and Investments	\$92,828,088
Accounts Receivable	44,910
Other Current Assets	32,562
Intergovernmental Receivables	2,986

<b>Total Assets</b>	<u><u>\$92,908,547</u></u>
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**Liabilities and Fund Balance**

Current Payables	\$0
Other Current Liabilities	2,087
Due to Other Governments	4
Deferred Revenue	2,986
Long-Term Liabilities	0

<b>Total Liabilities</b>	<u>5,077</u>
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**Fund Balance**

Nonspendable	32,562
Restricted - District Activities	92,870,908
Total Fund Balance	<u>92,903,470</u>

<b>Total Liabilities and Fund Balance</b>	<u><u>\$92,908,547</u></u>
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**Cash by Fund**

OSSTA - Measure F	\$65,012,924
Open Space District	2,535,796
Stewardship Reserve*	7,500,000
Cooley Reserve	168,244
Operations and Maintenance	17,611,123

<b>Total Cash by Fund</b>	<u>\$92,828,088</u>
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\*On July 1, 2015 the County of Sonoma Measure F Sales Tax Refunding Bonds, Series 2015 were issued. The transaction provided a savings of \$13.6 million, in part by following the Commission's recommendation of paying down \$30 million in principal, as well as obtaining a lower interest rate. The Commission recommended using the \$10 million in the Stewardship Reserve Fund as part of the \$30 million paydown. Additionally, the Commission directed use of the \$7.5 million annual savings resulting from the shortened term to fund the Stewardship Reserve beginning in the fiscal year 2024-2025. FOC Minute Order #13 dated May 14, 2015 reflects this direction.

Sonoma County Agricultural Preservation and Open Space District  
Consolidated District and OSSTA Budget to Actual  
For the Eight months ended February 28, 2025  
67% of Year Complete

	Budget Final	Actual Year to Date	Encumbrances Year to Date	Remaining Balance	% of Budget Remaining
<b>Revenues</b>					
Tax Revenue *	\$32,390,873	\$16,760,124		\$15,630,749	48.26%
Intergovernmental	21,371,253	45,175		21,326,078	99.79%
Use of Money & Prop	245,000	1,726,764		(1,481,764)	-604.80%
Miscellaneous Revenues	5,430,000	36,432		5,393,568	
Other Financing Sources	4,361,237	106,362		4,254,875	97.56%
<b>Total Revenues</b>	<b>63,798,363</b>	<b>18,674,858</b>		<b>45,123,505</b>	<b>70.73%</b>
<b>Expenditures</b>					
Salaries and Benefits	7,578,212	4,445,937	\$0	3,132,275	41.33%
Services and Supplies	15,676,574	2,354,613	8,764,967	4,556,994	29.07%
Other Charges	23,320,085	8,250	113,639	23,198,196	99.48%
Capital Expenditures**	45,893,352	10,109,548	93,352	35,690,452	77.77%
Other Financing Uses	462,031			462,031	100.00%
<b>Total Expenditures</b>	<b>92,930,254</b>	<b>16,918,349</b>	<b>8,971,958</b>	<b>67,039,947</b>	<b>72.14%</b>
<b>Net Earnings (Cost)</b>	<b>(\$29,131,891)</b>	<b>1,756,509</b>	<b>(\$8,971,958)</b>	<b>(\$21,916,442)</b>	
Beginning fund balance		<u>91,146,961</u>			
<b>Ending Fund Balance</b>		<u><b>\$92,903,470</b></u>			

Note: Sales tax collected as of February 28, 2024 was \$17,159,939. Current collections are 2.33% below the prior year. There continue to be collection and timing issues with CDTFA.

(California Department of Tax and Fee Administration)

\*\*Capital expenditure breakdown

Keiser Park Exp 2	\$ 652,729
Russian River Redwoods	6,184,810
SE SR Greenway - MGP/CS	1,002,643
Camp Meeker Forest OSP	2,233,070
River Lane MGP/CS	36,296
	<u>\$ 10,109,548</u>



## MEMORANDUM

**Date:** April 3, 2025  
**To:** Fiscal Oversight Commission  
**From:** Pamela Swan, Grants Coordinator  
Amy Ricard, Community Resources Manager

**Subject:** 2025 Community Spaces Matching Grant Program Assessment & Recommendations

### REQUESTED ACTION

Receive a report on the current status of the [Community Spaces Matching Grant Program](#) and a proposed revised approach based on an assessment of the pilot program and recent funding cycles and provide feedback.

### SUMMARY

Since its inception, Ag + Open Space has continuously worked to increase the impact and efficiency of the Community Spaces Matching Grant Program. Over the last few cycles, we have learned much about the changing needs of the community, the interests of our Board, and the type of process that would best meet both.

The current competitive process is extensive, time-consuming, and results in several new projects being activated at one time. It is important to engage in this intensive process when it is being used to make challenging funding recommendations based on a limited budget amount. Yet, in the last three cycles, despite staff and advisory body recommendations to partially fund some projects, the Board has prioritized full funding for all grant requests, exceeding budget amounts they had previously authorized for each cycle. In 2024, the first year of a 2-year rolling application pilot program, the Board committed **\$6.8M – \$800,000 more than the \$6M authorized for both 2024 and 2025**, the entirety of the pilot program. Staff fully understands and supports the Board's interest in maximizing our ability to help realize these critical community projects; however, we no longer feel that a competitive process is the best way to do so.

Instead, staff proposes that we use the Board-approved guidelines, evaluation criteria, and selection matrix to evaluate individual projects on a true rolling basis, as we do with traditional conservation easement acquisition projects. Shifting from the competitive process would give staff more time to conduct outreach to priority communities, build awareness and relationships, and support partners and community organizations in developing Community Spaces projects that are ready to implement when they apply for funding. This process would still employ the same level of scrutiny when evaluating projects, but the process would be more streamlined and create a more even and steady cadence of new projects.

Staff further proposes that there would no longer be a specific budget amount for a given year or cycle. The Advisory Committee and Fiscal Oversight Commission would review projects, and the Board would evaluate and accept them individually throughout each fiscal year in consideration of available revenue, other current acquisition commitments, unencumbered obligations, and organizational priorities.



This recommended approach maximizes the support and technical assistance staff can provide to community project proponents, honors our guidelines and transparent evaluation process, is financially prudent, and provides our advisory bodies and Board of Directors more time and flexibility in selecting and funding individual projects.

## EVALUATION OF CURRENT COMMUNITY SPACES MATCHING GRANT PROGRAM PROCESS

### POSITIVE OUTCOMES

#### Priority Communities Supported

- Pre-Application, priority community outreach, and technical assistance enabled organizations to apply who otherwise lack awareness and capacity

#### Expanded Project Diversity

- 2024 projects included 70% in park gap areas, 70% in low-income communities, and 57% new to CSMGP

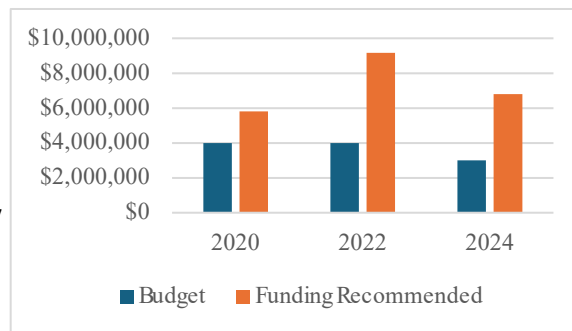
#### Robust Project Pipeline

- Currently discussing potential applications with 9 organizations; at least 5 applications likely in 2025

### AREAS FOR IMPROVEMENT

#### Evaluation Process

- The competitive evaluation process is designed to objectively evaluate projects to make tough funding recommendations based on Board-approved guidelines and budget amounts
- It takes at least six months to launch, evaluate projects, and present funding recommendations to the Board
  - This comprehensive process involves staff, the Advisory Committee, Fiscal Oversight Commission, and several public meetings
- In the last three funding cycles, the Board has recommended full funding for all Community Spaces grant requests, exceeding their own pre-approved budget amounts
- A competitive evaluation process is unnecessary if we are not using that process to make tough financial decisions based upon a limited budget amount



#### Project Readiness

- Funding cycle deadlines incentivize application submittal prior to project readiness, tying up staff and financial resources prematurely and delaying project completion
- Average project tenure (from acceptance into the program to completion of the project) is **6.5 years**, which exceeds initial grant terms and requires extensions, impacting staff capacity and delaying project delivery

28 current active projects represent 40% of the 71 projects accepted since 1994

### REASONS FOR RECOMMENDED NEW APPROACH

#### Increases impact and efficiency of the Community Spaces Matching Grant Program by:

- Incentivizing applicants to apply when projects are ready, not rushing to meet unnecessary deadlines
  - Truly ready projects deliver open space to community faster
  - Funding and implementing ready projects help scale project management and planning
  - Applicants will still be able to apply *anytime* this year and in the future when their project is ready
- Following a process that reflects our shared commitment to fiscal prudence and accountability by taking into consideration existing funding commitments and projected revenues
- Freeing up more time for staff to focus on active and emerging projects
- Eliminates conflicts among projects when several new projects are activated at the same time

## Why Now?

- Community-based organizations, non-profits, and public agencies are making us aware of future projects, so we want to communicate changes to potential applicants as soon as possible
- Removing the pressure of deadlines allows organizations to focus on getting projects truly ready before applying for funding
- We want to dedicate staff time that would have been used launching the cycle and conducting the evaluation process this year to providing technical assistance to support development of new projects
- A break in “funding cycles” would allow staff to make greater progress in addressing the backlog of current active projects (**see Exhibit 1**)
- Fiscal Oversight Commission and Advisory Committee members are questioning the need for the in-depth, time-consuming evaluation process if funding recommendations are set aside
- We are actively spending down the fund balance, so it is critical that all funding decisions are informed by available revenue and obligations (**see table below**) and other priority projects (**see Exhibit 2**)

As of December 31, 2024

<b>Cash by Fund</b>	
OSSTA – Measure F	<b>\$60,836,919</b>
Ag + Open Space	1,951,776
AOS Reserve	7,500,000
Cooley Reserve	166,606
IPAOM Available	13,550,417
<b>Total Cash</b>	<b>\$84,005,718</b>
<b>Unencumbered Obligations</b>	
Community Spaces Matching Grant Program Active Projects	<b>\$25,046,855</b>

With 26 active CE projects and 28 active CSMGP projects, we will spend this down very quickly.

We have pledged over \$25M in CSMGP funds, with more projects on the way.

## Next Steps

As the Board of Directors makes the final decision of which projects are accepted into the Community Spaces Matching Grant Program with associated funding amounts, and the process to determine a project’s acceptance into the program, staff will consider the feedback from the Fiscal Oversight Commission when it brings a revised approach to our Board of Directors at a future board meeting.

**EXHIBIT 1**  
**ACTIVE COMMUNITY SPACES MATCHING GRANT PROJECTS**

	<b>CSMGP Project Name</b>	<b>Applicant</b>	<b>Acceptance Date</b>	<b>Remaining Obligated Funds</b>
<b>1</b>	A Place to Play	City of Santa Rosa	3/3/2021	\$1,000,000
<b>2</b>	AmeriCorps Trail	City of Sebastopol	11/13/2018	\$126,943
<b>3</b>	Badger Park	City of Healdsburg	11/13/2018	\$1,000,000
<b>4</b>	Bayer Farm Development	LandPaths	9/9/2008	\$37,986
<b>5</b>	Bodega Bay Trail	Regional Parks	3/3/2021	\$795,000
<b>6</b>	Colgan Creek Phase 4	City of Santa Rosa	12/13/2022	\$1,500,000
<b>7</b>	Colgan Creek Phase 5	City of Santa Rosa	12/10/2024	\$1,555,000
<b>8</b>	Crane Creek Regional Trail	City of Rohnert Park	3/3/2021	\$1,360,000
<b>9</b>	Denman Reach	City of Petaluma	10/14/2014	\$50,000
<b>10</b>	Geyserville Community Plaza	SoCo PI	8/22/2023	\$1,000,000
<b>11</b>	Graton Town Square	Graton Community Services District	12/10/2024	\$750,000
<b>12</b>	Guerneville River Park Phase 2	Regional Parks	9/18/2012	\$368,000
<b>13</b>	Healdsburg Montage Park	City of Healdsburg	3/3/2021	\$1,000,000
<b>14</b>	Helen Putnam Regional Park Extension	Earth Island Institute	11/13/2018	\$1,000,000
<b>15</b>	Helen Putnam Regional Park Extension Phase 2	Earth Island Institute	12/13/2022	\$450,000
<b>16</b>	Los Guilicos Master Gardeners Demonstration Garden	UC Regents	12/10/2024	\$1,046,084
<b>17</b>	Mark West Community Park	Sonoma Land Trust	8/22/2023	\$1,169,500
<b>18</b>	Mark West Community Park Phase 2	Sonoma Land Trust	12/10/2024	\$300,000
<b>19</b>	Maxwell Farms	Regional Parks	10/25/2016	\$250,000
<b>20</b>	Occidental Community Plaza	SoCo PI	12/10/2024	\$700,000
<b>21</b>	Petaluma Bounty Farm	Petaluma People's Services	8/22/2023	\$2,040,000
<b>22</b>	Petaluma River Park	Petaluma River Park Foundation	3/3/2021	\$1,000,000
<b>23</b>	Roseland Creek Community Park Phase 1c	City of Santa Rosa	10/25/2016	\$920,000
<b>24</b>	Russian River Community Park	SoCo PI	12/10/2024	\$1,500,000
<b>25</b>	Sonoma Schellville Trail	Regional Parks	8/22/2023	\$1,000,000
<b>26</b>	Steamer Landing Park Development (McNear Peninsula)	City of Petaluma/FOPR	10/25/2016	\$100,000
<b>27</b>	Tierra de Rosas	Sonoma County CDC	8/22/2023	\$2,000,000
<b>28</b>	Tom Schopflin Fields Phase 2	Atletico Santa Rosa	12/10/2024	\$993,342
				<b>\$25,046,855</b>

**EXHIBIT 2**  
**ACTIVE CONSERVATION EASEMENT PROJECTS**

	CE Project Name	Acreage	Sup. District	Vital Lands Goals				
				Agricultural Lands	Community Identity	Healthy Communities	Water	Wildlife
1	Bavarian Lion Vineyards	1,858	4	x		x	x	x
2	Berry Forest Preserve	133	5		x			x
3	Bianchi Ranches - Two Rock	633	2	x	x		x	
4	Bucher-Russell Ranch	562	4	x	x		x	x
5	Crane Creek Ranch	290	1	x	x	x	x	x
6	Crawford Gulch	92	5			x	x	x
7	Deniz Ernest & Beverly Trust	217	2	x	x		x	
8	Deniz Family Farm	315	2	x	x		x	
9	Diamond W Ranch	849	2	x	x		x	
10	Ielmorini Ranch - Sonoma Mountain	417	2	x	x		x	
11	Laguna Edge	29	5	x	x		x	
12	Limping Turkey Ranch	158	2	x	x		x	
13	Little Rancheria Creek	276	5				x	x
14	Lobban - Mark West Creek	266	1			x	x	x
15	McClelland Dairy	348	2	x	x		x	
16	Monte Rio Redwoods Expansion	1,517	5			x	x	x
17	Peters Ranch	278	2	x	x		x	
18	Rincon Hills	218	1		x	x	x	x
19	Rowland Mack	168	1		x		x	x
20	South Sonoma Mountain - Grove	366	1 & 2	x	x		x	x
21	South Sonoma Mountain - Rodgers Creek North	393	1 & 2	x	x		x	x
22	South Sonoma Mountain - Rodgers Creek South	421	2	x	x		x	x
23	South Sonoma Mountain - Skyline	480	1 & 2	x	x		x	x
24	Starrett Hill	319	5		x	x	x	x
25	Willow Avenue Farm	8	2	x	x			
26	Witt Home Ranch	395	2		x		x	
<b>On Hold - may/may not go to active at some point</b>								
27	Lafranconi	211	5	x	x		x	x
28	Nolan Creek 1	317	5		x	x	x	x
29	Nolan Creek 2	171	5				x	x
30	Nolan Creek 3	49	5					
31	Oak Ridge Angus (LaFranchi)	1,189	4	x	x		x	x
32	Preston Farm	120	4		x		x	x
33	Reynoso Vineyard	395	1			x	x	x
34	Russian River Habitat Restoration	63	4		x		x	
35	Spring Hill Ranch	642	2	x	x		x	

## Attachment 4

										Agricultural Lands Community Identity Healthy Communities Water Wetlands Project Evaluation Initiating Project Due Diligence Project Structure CE Negotiations Appraisal Process FOC BOD Escrow/Closing Purchase Price (BOD Approved)										
	Conservation Easement Project Name	Acreage (approx)	Sup. District	Vital Lands Initiative Goals						Step 1	Step 2				Step 3		Step 4		Status	Comments
1	Bavarian Lion Vineyards	1,858	4																Initiating Project	Initiating Project
2	Berry Forest Preserve	133	5								+								Initiating Project	Initiating Project
3	Bianchi Ranches - Two Rock	633	2																Initiating Project	Draft CE in Internal Review
4	Bucher-Russell Ranch	562	4																Initiating Project	Initiating project
5	Crane Creek Ranch	290	1																Initiating Project	Initiating project
6	Crawford Gulch	92	5																Initiating Project	Project Structure - development
7	Deniz Ernest & Beverly Trust	217	2																Initiating Project	Project Structure - development
8	Deniz Family Farm	315	2										+						Negotiating CE	Project Structure - development
9	Diamond W Ranch	849	2																Negotiating CE	Internal review of CE
10	Ielmorini Ranch - Sonoma Mountain	417	2																Initiating Project	Initiating project
11	Limping Turkey Ranch	158	2																Initiating Project	Initiating project
12	Little Rancheria Creek	276	5																Initiating Project	Work scheduled to begin next year
13	Lobban – Mark West Creek	266	1																Negotiating CE	Draft CE under review by LandPaths
14	McClelland Dairy	348	2																Appraisal Process	Responding to funder appraisal comments
15	Monte Rio Redwoods Expansion	1,517	5												+				Approvals/Baseline	FOC scheduled for 4/3/25
16	Peters Ranch	278	2																Initiating Project	Draft CE in Internal Review
17	Rincon Hills	218	1																Initiating Project	Updating project structure/transaction
18	Rowland Mack	168	1												+				Appraisal Process	Appraisal work underway + internal review of CE
19	South Fork Gualala River																		Initiating Project	Initiating Project
20	South Sonoma Mountain - Grove	366	1 & 2																Negotiating CE	Project Structure - development
21	South Sonoma Mountain - Rodgers Creek North	393	1 & 2																Negotiating CE	Appraisal work underway + internal review of CE
22	South Sonoma Mountain - Rodgers Creek South	421	2																Negotiating CE	Appraisal work underway + internal review of CE
23	South Sonoma Mountain - Skyline	480	1 & 2																Negotiating CE	Appraisal work underway + internal review of CE
24	Starrett Hill	319	5																Initiating Project	Project Structure - development
25	Willow Avenue Farm	8	2																Initiating Project	Project Structure - development
26	Witt Home Ranch	395	2																Initiating Project	Initiating project
Total Acres		10,976																		

+ indicates change in phase since last update

On Hold projects																								
1	Lafranchi																						On-Hold	On hold at request of owner
2	Laguna Edge	29	5																				Initiating Project	Project is on hold at landowner's request
	Landwell		22																				Other	Unofficial Hold (other in GIS)
3	Nolan Creek 1	317	5																				On-Hold	Project Structure - development
4	Nolan Creek 2	171	5																				On-Hold	Project Structure - development
5	Nolan Creek 3	49	5																				On-Hold	Project Structure - development
6	Oak Ridge Angus (LaFranchi)																						On-Hold	On hold
7	Preston Farm	133	4																				Negotiating CE	Project Structure - development and CE negotiations
8	Reynoso Vineyard	395	4										+										On-Hold	On-Hold due to landowner finances
9	Russian River Habitat Restoration	63	4																				On-Hold	Site Evaluation October 16
10	Spring Hill Ranch	579	2																				On-Hold	On-Hold
																							Approvals/Baseline	On hold pending subordination of loans

			<div><div>Agricultural Lands</div><div>Community Identity</div><div>Healthy Communities</div><div>Water</div><div>Wetlands</div><div>Initiating Project</div><div>Due Diligence</div><div>Project Structure</div><div>CE Negotiations</div><div>Appraisal Process</div><div>FOC</div><div>BOD</div><div>Escrow/ Closing</div><div>Implementation + Tracking Match</div></div>															
Matching Grant Project Name	Acreage (approx)	Sup. District	Vital Lands Initiative Goals				Step 2				Step 3				Step 4	Step 5	Status	Comments
A Place to Play	87	5															Initiating Project	LOI in review, MGA drafting.
AmeriCorps Trail	12	5															Negotiating CE	Implementation - CE and Rec Covenant will be recorded
Badger Park	20	4															Initiating Project	Letter of Intent signed, MGA in negotiation. CE in
Bayer Farm Development ***	6**	3						N/A	N/A	N/A	N/A	N/A	N/A	N/A			Other	Grant project closure due diligence.
Bodega Bay Trail	178	5															Initiating Project	Letter of Intent and Matching Grant Agreement drafting
Colgan Creek Phase 4 MG	4	3															Initiating Project	Matching Grant Agreement in development. Project
Colgan Creek Phase 5	4	3															Initiating Project	Pending closure of Colgan Creek Phase 4 MGA.
Crane Creek Regional Trail	75	1															Negotiating CE	Negotiating CE and Rec Covenant; meeting to align around
Denman Reach	2	2															Negotiating CE	Negotiating CE
Geyserville Community Plaza	1	4							+								Initiating Project	Grantee reviewing Letter of Intent and negotiating project
Graton Town Square	0.6	5															Initiating Project	Grantee reviewing Letter of Intent and advancing permitting
Guerneville River Park Phase 2	3	5						+									Initiating Project	Reviewing Park Improvements, due diligence/title review.
Helen Putnam Regional Park Extension	56	2															Negotiating CE	CE Negotiation underway
Helen Putnam Regional Park Extension	21.5	2									N/A						Negotiating CE	CE Negotiation underway
Laura Fish Somersal Park	36	4								+							Initiating Project	Letter of Intent signed. Internal review MGA and CE.
Los Guilicos Master Gardeners'	4.5	1															Initiating Project	Pending direction from Public Infrastructure
Mark West Area Community Park	1	4											+		+		Escrow/Closing	BOD approved 2/25. Scheduled 4/5 closing.
Mark West Area Community Park Ph 2	1	4															Initiating Project	Launching in March, with Ph1 closing pending.
Maxwell Farms	79	1															Negotiating CE	Drafting LOI, MGA, CE Documents.
Occidental Community Plaza	0.7	5															Initiating Project	Pending direction from Public Infrastructure
Petaluma Bounty Community Farm	3	2															Initiating Project	LOI in development.
Petaluma River Park	20	2															Initiating Project	Letter of Intent in development.
River Lane***	1	5														+	Escrow/Closing	Closed pending grant match and reporting due diligence.
Roseland Creek Community Park -	3	3								+							Negotiating CE	Negotiating CE, Rec Covenant.
Russian River Community Park	3.8	5															Initiating Project	Initiating project.
Sonoma Schellville Trail	21	1															Initiating Project	Drafting Letter of Intent and MGA
Southeast Santa Rosa Greenway***	49	1															Escrow/Closing	Closed pending due diligence including match
Steamer Landing Park Development	27**	2							+								Initiating Project	CE amendment and Recreation Covenant in development.
Tierra de Rosas Plaza	1	3															Initiating Project	LOI drafted, internal review; MGP drafted
Tom Schopflin Fields Phase 2	21	4															Initiating Project	Orientation meeting held, established monthly project
Total Acres	709.1																	

\* District approved a 2-year extension

\*\* Restoration/Development Project on previous acquisition.

\*\*\* District approved 5-year extension (MGP 2 year, fire 3 year)

+ indicates change in phase since last update (October 2023)

Out of Program (funding request withdrawn)

SMART Pathway - Payran to Southpoint	14	2														Out of Program (other)	Funding request withdrwan by SMART 7/10/2023
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