

##  **SONOMA COUNTY OPEN SPACE**

##  **FISCAL OVERSIGHT COMMISSION**

 **COMMISSIONERS**

**Mike Sangiacomo (Sonoma) Patty Fata (Bodega Bay)**

**Jean Kapolchok (Santa Rosa) Todd Mendoza (Petaluma)**

**Bob Anderson (Healdsburg) Jeff Owen (Alternate)**



##  **SONOMA COUNTY OPEN SPACE**

##  **FISCAL OVERSIGHT COMMISSION**

 **COMMISSIONERS**

**Mike Sangiacomo (District 1) Bob Anderson (District 4)**

**Todd Mendoza (District 2) Eric Koenigshofer (District 5)**

**Jean Kapolchok (District 3) Jeff Owen (Alternate)**

 **Regular Meeting**

**747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401**

**May 2, 2013 5:00 pm**

**AGENDA**

1. **Agenda Items to be Held or Taken Out of Order; Off Agenda Items.**
2. **General Announcements Not Requiring Deliberation or Decision.**
3. **Public Comment.**

 The Brown Act requires that time be set aside for public comment on items not agendized.

1. **Correspondence/Communication.**

5. **Approval of Commission Minutes.** [Attachment 1]

 ***Action Item:*** Minutes of April 23, 2013

 6. **Ad Hoc Committee Reports.**

 ***Informational Item***

* FY 12/13 Annual Report/Audit Report Review (Anderson, Kapolchok)
* Investment (Mendoza)
* Review of County Services (Mendoza)
* Stewardship (Mendoza, Sangiacomo)

 7. **Active/Pending Projects Update.**

 ***Informational Item***

 8. **Closed Session.**

 **Conference with Real Property Negotiator** [Attachment 2]

Property: Forever Forestville Matching Grant Project

 Address: 6708 Highway 116, in unincorporated Forestville

 APNs: 083-080-001, 084-031-069 and 070

 Owner: Summit State Bank

 Negotiating Parties:

 Owner’s Representative: Max Broome, Forestville Planning Association

 District’s Representative: William J. Keene, General Manager

 Under Negotiation

Purchase of Interests in Real Property by the Open Space District. The Commission will give instruction to its negotiator(s) on the price and terms of the purchase.

 *(Government Code Section 94956.8)*

 **Conference with Real Property Negotiator** [Attachment 3]

 Property: Preservation Ranch

 Address: 25255 Kelly Road, Annapolis

 APNs: 114-200-006; 114-210-001, 002, 004, 006, 008, and 009; 114-220-001, 005 to 009; 114-230-001 to 003, 005, 006, 008, 009, and 010; 121-050-001, 003, and 004; 121-060-002 to 004, 009, and 010; 121-070-005, 007, 008, and 010 to 013; 121-080-003 and 004; 121-090-014; 121-100-004, 006, 014, 016 and 017; 121-110-001, 005, 007, 009, 012, and 013; 121-120-006; 121-180-005, 006, 008, 010, 012, and 013; 121-190-001, 002, 004, 006, 007, 012, and 013; 121-200-001, 002, 005 to 009; 121-210-005, 007 and 009; 123-010-006; 123-020-001, 003, 010 to 012, 021, and 022; 123-060-012; 123-070-001, 002, 004 and 005; 123-080-005 and 011; 123-090-001 and 008; 138-010-003; 138-020-001; 138-030-002; and 138-040-014 and 015

 Owners: Buckeye Ranch, LLC; Fuller Mountain, LLC; Bear Flat, LLC; and Hoover Ridge, LLC.

 Negotiating Parties:

 Owners’ Representative: Chris Kelly, The Conservation Fund

 District’s Representative: William J. Keene, General Manager

 Under Negotiation

Purchase of Interests in Real Property by the Open Space District. The Commission will give instruction to its negotiator(s) on the price and terms of the purchase.

*(Government Code Section 94956.8)*

 9. **Report on Closed Session.**

 **Forever Forestville Matching Grant Project**

***Action Item:*** Resolution determining that the Forever Forestville fee title appraisal meets the District’s Guidelines and Standards for Preparation of Narrative Appraisal Reports.

**Preservation Ranch**

***Action Item:*** Resolution determining that the proposed purchase price does not exceed Fair Market Value for the interest being acquired.

 10. **Creation of** **Initial Public Access and O & M Costs Ad Hoc Committee/Assignment of**

 **Commissioners.** [Attachment 4]

 ***Action Item***

 11. **Suggested Next Meeting.** June 6, 2013

 12. **Adjournment.**

In compliance with Government Code §54954.2(a), the Sonoma County Open Space Fiscal Oversight Commission will, on request, make this agenda available in appropriate alternative formats to persons with a disability, as required by Section 202 of the ADA of 1990 (42 U.S.C. §12132), and the Federal rules and regulations adopted in implementation thereof. Individuals who need this agenda in another format or need a disability-related modification or accommodation should contact Sue Jackson at 707.565.7346 at least 72 hours prior to the meeting to ensure arrangements for accommodation. Pursuant to Government Code § 54957.5, a copy of all documents related to an item on this agenda submitted to the Fiscal Oversight Commission may be obtained from the Fiscal Oversight Commission office, 747 Mendocino Avenue, Santa Rosa, CA 95401.