



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION
COMMISSIONERS

Mike Sangiacomo (First District)
Todd Mendoza (Second District)
Gary Wysocky (Third District)

Ariel Kelley (Fourth District)
Jorge Inocencio (Fifth District)
Jeff Owen (Alternate)

SPECIAL MEETING AGENDA

Virtual Meeting Due to Sonoma County's Shelter in Place Order
December 15, 2022 | 3:00 p.m.

In accordance with AB 361, Governor Newsom's March 4, 2020 State of Emergency due to the COVID-19 pandemic, Sonoma County Public Health Officer's Recommendation for Teleconferenced Meetings, and the Sonoma County Board of Supervisors Resolution 21-0399, the December 15, 2022 Fiscal Oversight Commission meeting will be held virtually.

MEMBERS OF THE PUBLIC MAY NOT ATTEND THIS MEETING IN PERSON

*UPDATE REGARDING VIEWING AND PUBLIC PARTICIPATION IN
December 15, 2022 FISCAL OVERSIGHT COMMISSION MEETING*

The December 15, 2022 Fiscal Oversight Commission Meeting will be facilitated virtually through Zoom. Members of the public can watch or listen to the meeting using one of the three following methods:

1. Join the Zoom webinar on your computer, tablet or smartphone by clicking <https://sonomacounty.zoom.us/j/94827319733?pwd=S3Jja1JneVE0ZHhMbHliZTZsMVB3QT09> password: cows707
2. If you have a Zoom account, click Join Meeting by number: 948 2731 9733 password: cows707
3. Call-in and listen to the meeting: Dial (669) 900-9128 Enter meeting ID: 948 2731 9733

Public Comment During the Meeting: You may email public comment to mariah.robson@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. In addition, if you have joined as a member of the public through the Zoom app or by calling in, there will be specific points throughout the meeting during which live public comment may be made via Zoom and phone.

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 Mariah Robson by phone at (707)565-7363 or by email to mariah.robson@sonoma-county.org by 12 p.m. Wednesday, December 14, 2022 to ensure arrangements for accommodation.

END OF UPDATE

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 Services Manager
9. **Approval of FOC Annual Report Attachment 3**
Julie Mefferd | Administrative & Fiscal Services Manager
10. **Projects in Negotiation Attachment 4**
11. **Suggested Next Meeting**
January 5, 2023
12. **Adjournment**

AGENDAS AND MATERIALS: Agendas and most supporting materials are available on the District's website at 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/Committee after distribution of the agenda packet will be made available for public inspection at the District office at 747 Mendocino Avenue, Santa Rosa, CA during normal business hours. You may also email Mariah.Robson@sonoma-county.org for materials.

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Jeff Owen (Alternate)

UNAPPROVED MINUTES

Virtual Meeting Due to Sonoma County's Shelter in Place Order

November 10, 2022 | 2:00 pm

COMMISSIONERS PRESENT: Ariel Kelly, Gary Wysocky, Jeff Owen, Jorge Inocencio

STAFF PRESENT: Misti Arias, General Manager; Lisa Pheatt, County Counsel; Julie Mefferd, Administrative & Fiscal Services Manager; Jennifer Kuszmar, Acquisition Manager; Olivia Fiori, Acquisition Specialist; Amy Ricard, Community Resources Manager; Pierre Ratte, Acquisition Specialist; Ceara McKetchnie-Stanley, Administrative Aide; Mariah Robson, Executive Secretary

Others Present: Howard Levy, MAI, AI-GRS Appraiser; Lori MacNab, LS MacNab Consulting, 2022 Matching Grant Program Cycle Coordinator; Pamela Swan

1. Call to Order

Commissioner Kelly called the meeting to order at 2:01 p.m.

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

3. General Announcements Not Requiring Deliberation or Decision

No general announcements.

4. Public Comment

No public comment.

5. Correspondence/Communications

Greg Colvin sent an email regarding the Matching Grant Program funding recommendations on the Kelly Creek protection project and the Scott Ranch Project. The email was forwarded to the Commissioners yesterday.

6. General Manager's Report

- The Annual Countywide Landscape Management Report FY 21/22 (Joint Item with Sonoma Water and Others) is going to the Board on December 6, 2022.
- The Vegetation Management Program Update and Proposed Recommendations for Future PG&E Settlement Expenditures for 2023/24, the Matching Grant Program Recommendations, and Sonoma Mtn Vernal Pools Fee Title and Conservation Easement Acquisition are all going to the Board on December 13, 2022.

7. Approval of Commission Minutes

Chair Kelly asked for any changes to the minutes and there were none. On a motion by Commissioner Wysocky and second by Commissioner Inocencio the October 6, 2022 and October 20, 2022 minutes were approved.

8. Financial Report

Julie Mefferd reviewed the monthly financial statements for October 2022.

9. Matching Grant Program Funding Recommendations

Amy Ricard, Community Resources Manager, presented the Matching Grant Program Funding Recommendations. Ms. Ricard discussed the history of the program, eligibility and requirements, the evaluation criteria and the 2022 MGP process. Two applications were received. Both are being recommended by the MGP subcommittee for full funding.

On a motion by Commissioner Owen and second by Commissioner Inocencio, the Commission accepted the recommendations.

10. Creation of Appraisal Ad Hoc Subcommittee

Misti Arias, General Manager, asked that an Appraisal Ad Hoc Subcommittee be created. It was decided to wait until the January 2023 meeting and this item will be re-agendized to that meeting.

11. Audit Subcommittee Report Out & Staff Report

Ms. Mefferd, Administrative and Fiscal Services Manager, presented the Annual Subcommittee Report Out and Staff Report. The subcommittee met and reviewed the audit and no problems were detected.

12. Projects in Negotiations

Jennifer Kuszmar, Acquisition Manager, discussed the Projects in Negotiations spreadsheet and said that there will be many more properties going into appraisal phase in early 2023.

13. Closed Session

The commission entered Closed Session.

Project Name: Sonoma Mountain Vernal Pools

Property Owners: Carolyn Zecca Ferris and Patricia S. Dinner, Trustees

Property Address: 8301 Bennett Valley Road in Glen Ellen, California

APNs: 055-040-013 and 055-030-029

Negotiating Parties:

Seller's Representative: Lucas Heldfond and Alex Zecca; Carolyn Zecca Ferris and Patricia S. Dinner, Tenants in Common and Trustees of the Dorothy Better Dinner Residuary Trust

Conservation Buyers Representative: Eamon O'Byrne, Executive Director, Sonoma Land Trust

Ag + Open Space's Representative: Misti Arias, General Manager

Under Negotiation:

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

14. Report Out of Closed Session

The commission reconvened to Open Session and reported the following:

Resolution 2022-004

On a motion by Commissioner Owen and second by Commissioner Inocencio the Commission determined that the value to be received by the District for the conveyance of the fee interest in the Sonoma Mountain Vernal Pools to the County of Sonoma satisfies the fair market value standard.

15. Suggested Next Meeting

December 1, 2022

16. Adjournment

The meeting was adjourned at 3:54 p.m.

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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
November 30, 2022

Assets

Cash and Investments	\$90,230,941
Accounts Receivable	20,702
Other Current Assets	19,639
Intergovernmental Receivables	(57,993)

Total Assets	<u><u>\$90,213,289</u></u>
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Liabilities and Fund Balance

Current Payables	\$18,515
Other Current Liabilities	8,650
Due to Other Governments	0
Deferred Revenue	0
Long-Term Liabilities	0

Total Liabilities	<u><u>27,165</u></u>
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Fund Balance

Nonspendable	1,125
Restricted - District Activities	90,184,999
Total Fund Balance	90,186,124

Total Liabilities and Fund Balance	<u><u>\$90,213,289</u></u>
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Cash by Fund

OSSTA - Measure F	\$74,081,625
Open Space District	3,376,277
Stewardship Reserve*	0
Cooley Reserve	152,256
Operations and Maintenance	12,620,783

Total Cash by Fund	<u><u>\$90,230,941</u></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 one month ended November 30, 2022
42% of Year Complete

	Budget Final	Actual Year to Date	Encumbrances Year to Date	Remaining Balance	% of Budget Remaining
Revenues					
Tax Revenue *	\$31,897,720	\$8,827,367		\$23,070,353	72.33%
Intergovernmental	5,095,000	1,047,458		4,047,542	79.44%
Use of Money & Prop	145,000	215,279		(70,279)	-48.47%
Miscellaneous Revenues	490,300	617,165		(126,865)	
Other Financing Sources	650,988			650,988	100.00%
Total Revenues	38,279,008	10,707,268		27,571,740	72.03%
Expenditures					
Salaries and Benefits	6,652,471	1,731,762		4,920,709	73.97%
Services and Supplies	12,187,167	1,188,381	\$4,249,905	6,748,881	55.38%
Other Charges	2,676,843	1,533,522	318,972	824,349	30.80%
Capital Expenditures**	28,415,000	903,217	154,395	27,357,388	96.28%
Other Financing Uses	7,901,663	2,398,250		5,503,413	69.65%
Total Expenditures	57,833,144	7,755,133	4,723,272	45,354,739	78.42%
Net Earnings (Cost)	(\$19,554,136)	2,952,135	(\$4,723,272)	(\$17,782,999)	
Beginning fund balance		87,233,989			
Ending Fund Balance		90,186,124			

Note: Sales tax collected as of November 30, 2021 was \$8,190,400. Current collections are 7.78% above the prior year. There continue to be collection and timing issues with CDTFA and COVID relief programs.

(California Department of Tax and Fee Administration)

**Capital expenditure breakdown

El Recreo \$ 903,217



AG + OPEN SPACE
SONOMA COUNTY

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TENTH ANNUAL REPORT

December 15, 2022

Board of Directors

Sonoma County Agricultural Preservation and Open Space District

575 Administration Drive

Santa Rosa, CA 95403

Dear Board Members,

This letter constitutes the Fiscal Oversight Commission's ("Commission") Tenth Annual Report as required by Board of Supervisors' Resolution No. 10-0832 dated December 7, 2010. The report covers the period from July 1, 2021 to June 30, 2022.

This report was approved by the Commission at its meeting held on December 15, 2022.

Respectfully submitted,

Ariel Kelley

Sonoma County Open Space Fiscal Oversight Commission Chair

cc: **Ms. Misti Arias** Sonoma County Agricultural Preservation and Open Space District General Manager

Mr. Erick Roeser Sonoma County Auditor-Controller Treasurer-Tax Collector

Mr. Robert Pittman Sonoma County Counsel

Ms. Sheryl Bratton Sonoma County Administrator

Executive Summary

During this reporting period the Commission has received no information of any transfer of funds other than for the reasonable value of goods and services provided by the County to Sonoma County Agricultural Preservation and Open Space District ("District"), and no Measure F funds were directly or indirectly appropriated or transferred to the County's General Fund for other than reasonable value of goods and services.

After review of audit reports and agreements on the District's expenditures for operations and maintenance on recreational properties, it appears the District is in compliance with the expenditure plan and Resolution 16-0040. The Commission has also determined that the District is continuing to utilize the County's procurement practices, and is in compliance with Generally Accepted Accounting Principles (GAAP) regarding procurement.

Background

Following the voters' approval of Measure F in 2006, the Board of Supervisors reorganized the Sonoma County Open Space Authority into the current Commission effective April 1, 2011. As part of that reorganization, the Commission is required to perform certain fiscal oversight duties with respect to the use of funds held in the County's Open Space Special Tax Account, and to review and comment on the District's annual audit as set forth in Resolution No. 10-0832.

The Commission's Tenth Annual Report to the District's Board of Directors on the Commission's actions in performing its assigned tasks are as follows:

Commission's Tenth Annual Report

A. Role of Commission

In conjunction with the periodic audits of the District, the Commission shall serve as an audit committee in order to determine: (1) that no Measure F funds are directly or indirectly appropriated or transferred to the County's General Fund for other than reasonable value of goods and services, (2) that District's expenditures for operations and maintenance on recreational properties are in compliance with the expenditure plan and Resolution 16-0040, Initial Public Access Operations and Maintenance (IPAOM) Policy adopted February 2, 2016, and (3) determine whether or not the District's procurement practices assure that it is paying reasonable prices for appropriate goods and services and providing sufficient detail to provide an audit trail.

1. Transfer of funds and reasonable value of goods and services

During this reporting period, the Commission's Annual Report/Audit Review subcommittee met as needed to review the reports issued by the District's external audit firm, Maze and Associates, and the Sonoma County Auditor-Controller-Treasurer-Tax Collector's office.



The reports reviewed were for the fiscal year ending June 30, 2022 and included audited Basic Financial Statements, the Independent Accountant's Report on Applying Agreed upon Procedures for IPAOM related transactions, the Memorandum on Internal Control and Required Communications, and the Measure F Government Code Section 50075.3 Reporting. These reports are available on the District's website using the links at the end of this report (links 3,4,5).

To date, the Commission has received no information of any such transfer of funds other than for the reasonable value of goods and services provided by the County to the District.

2. Initial Public Access Operations and Maintenance Expenditures

The Commission is required to review District Initial Public Access- Operations and Maintenance expenditures for compliance with the 2006 Expenditure Plan and the District's implementing policies. Over the past several years, the process for recording and reviewing these expenditures has been enhanced. The Commission participated in the development of the District processes, as well as in the development of the policy adopted by the District's Board on February 2, 2016. For Fiscal Year 2021-22 Maze & Associates, the District's independent auditing firm, conducted a transaction review, involving expenditures coded to the operations and maintenance fund, and eighteen (18) transfer agreements between the District and the entity receiving the transferred property. The Initial Public Access Operation and Maintenance (IPAOM) review was completed on October 20, 2022. There were no findings nor any communications indicating that there were any concerns regarding the accuracy of the staff account coding for invoices or timecards. The District provides on-going account coding instruction to staff to ensure that these expenditures, and all others, are coded correctly.

3. Procurement Practices

The commission reviewed the Memorandum on Internal Control and Required Communications issued by Maze & Associates for the Fiscal Year 2021-22, which did not report any material weaknesses or deficiencies identified during the audit regarding procurement practices or other material processes. The District's practice is to follow the County's procurement practices. The Commission has determined that the District is continuing to utilize the County's procurement practices. The General Manager is satisfied that the practice meets the District's needs.



B. Respond to requests from the Board of Directors for Advice

During this report period, there were no requests for advice from the District Board. The Commission has received and dealt with the following matters as requested by the District's General Manager. Following is a summarization of the activities addressed by the Commission during this reporting period. Appraisal Reviews are shown in Task F below.

August 5, 2021:

- Creation of Acquisition Subcommittee
- Presentation of Vital Lands Network

October 19, 2021:

- Review and approval that the acceptance of the fee interest in the Paulin Meadow (Parcel J) property satisfies the fair market value standard

December 2, 2021:

- Review and approval of the Annual Audit for Fiscal Year 2021-22

February 3, 2022:

- Presentation of Organizational Priorities and Draft Evaluation Criteria
- Review of Rules of Governance

March 3, 2022:

- Review and approval that the acceptance of the acquisition price for the conservation easement and recreation covenant to be secured by the District as a condition of the Matching Grant to the City of Sebastopol for the Americorps Trail Project does not exceed fair market value

For more details of the Commission's effort on the above matters, please refer to the Commission's meeting agendas and minutes. A link is provided at the end of this report. (link 6)



C. Preview District Borrowing Transactions

For this reporting period, there were no borrowing transactions to preview.

D. District's Annual Audit

The Commission's Audit Report Review Committee examined the District's Fiscal Year 2021-22 Audit Report as prepared by Maze & Associates. As part the refunding of the Measure F Sales Tax Revenue Bonds in Fiscal Year 2015-16, the strategy proposed by the Commission to use the existing Stewardship Reserve Fund, and other funds to pay down bond principal, shorten the term, and fund the Stewardship Reserve fund at the end of the debt issue was implemented. During this reporting period the Commission discussed the need to continue to document the original intent of the change in term and principal amount for the purpose of funding the Stewardship Reserve fund at the end of the debt issue. The audited financial statements continue to discuss details of the strategy in NOTE 5 of the Annual Audited Financial Statements, as does the monthly internal financial statements.

E. Appraisal Review

During the term of this report the Commission reviewed the following real property appraisals for compliance with the District's Appraisal Guidelines and Standards and, when appropriate, reported its comments to the District's General Manager for consideration by the Board of Directors:

- El Recreo Conservation Easement (October 7, 2021)
- Pauling Meadow (Parcle J) Conservation Easement (October 7, 2021)
- Mark West Wikiup Conservation Easement and Recreation Covenant (March 3, 2022)

This report was approved by the Commission at its meeting held on December 15, 2022.



F. Annual Report to the Board of Directors

This report documents review, comments and endorsement of (1) the District's annual audit (2) the County Auditor's Annual Report on the Activities of the District (Government Code §50075.3), (3) administration of the Stewardship Reserve Fund and (4) comments on other matters regarding the District's compliance with Measure F.

1. As discussed throughout this report, the Commission did participate in the selection of the District's external auditor and has reviewed and commented on the District's Basic Financial Statements, Memorandum on Internal Control and Agreed Upon Procedures relating to Initial Public Access Operations and Maintenance (IPAOM) transactions. For the fiscal year ending June 30, 2022 there were no findings or recommendations from the audit firm Mazand Associates regarding District accounting, financial reporting, or internal control processes.
2. As of the date of this report, District staff in conjunction with the Sonoma County Auditor prepared the report for the period ending June 30, 2022. The Commission's Annual Report/ Audit Report Review Committee reviewed the report and is satisfied that it summarizes the Measure F annual sales tax revenue and allowable expenditures, and pending project status.
3. Regarding the Stewardship Reserve Fund, as part of the Measure F Bond Refunding there are presently no funds in the Stewardship Reserve Fund: As discussed previously, and detailed in Note 5 and the monthly internal financial reports, the Commission is currently reviewing the model for calculating the Stewardship Reserve Fund requirement, and has recommended replenishing the fund at the end of the refunded debt or earlier.
4. To date, no information has come to the attention of the Commission showing non-compliance with Measure F.



Links:

1. BOARD OF SUPERVISORS' MEETING MINUTES FROM DECEMBER 7, 2010

<https://www.sonomaopenspace.org/wp-content/uploads/2015/05/Board-Reso-10-0832.FOC-Role-Responsibilities.pdf>

2. RESOLUTIONS 10-0832, 10-0833, 10-0834

<http://sonoma-county.granicus.com/MetaViewer.php?view%20id=2&clip%20id=130&meta%20id=41975>

3. SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT'S BASIC FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED JUNE 30, 2022

<https://www.sonomaopenspace.org/wp-content/uploads/SCAPOS-D-BFS-2022-Final-11.2.22.pdf>

4. SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT MEMORANDUM ON INTERNAL CONTROL AND REQUIRED COMMUNICATIONS FOR THE FISCAL YEAR ENDING JUNE 30, 2022

<https://www.sonomaopenspace.org/wp-content/uploads/SCAPOS-D-MOIC-FY-22.pdf>

5. INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED UPON PROCEDURES FOR SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT FOR THE FISCAL YEAR ENDED JUNE 30, 2022

<https://www.sonomaopenspace.org/wp-content/uploads/SCAPOS-D-AUP-IPAOM-FY22.pdf>

6. SONOMA COUNTY OPEN SPACE DISTRICT FISCAL OVERSIGHT COMMISSION'S ROLE, RULES OF GOVERNANCE, MEETING AGENDAS & MINUTES

<http://www.sonomaopenspace.org/who-we-are/board-and-advisors/fiscal-oversight-commission/>

7. OFFICIAL STATEMENT COUNTY OF SONOMA MEASURE F SALES TAX REVENUE BONDS ISSUED NOVEMBER 2007

<http://emma.msrb.org/MS61446-MS262167-MD505658.pdf>

8. COUNTY OF SONOMA AGENDA ITEM SUMMARY REPORT ON THE 2007 MEASURE F SALES TAX REVENUE BONDS REFUNDING

http://sonoma-county.granicus.com/MetaViewer.php?view_id=2&clip_id=505&meta_id=162825

9. COUNTY OF SONOMA MEASURE F SALES TAX REVENUE REFUNDING BONDS SERIES 2015 A (LIMITED TAX BONDS -AGRICULTURAL PRESERVATION AND OPEN SPACE)

<http://emma.msrb.org/EA725772-EA569231-EA965212.pdf>

10. SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT'S BOARD OF DIRECTORS' FEBRUARY 2, 2016 MEETING AGENDA ITEM #27 INITIAL PUBLIC ACCESS, OPERATIONS AND MAINTENANCE POLICY@ 1:17 MINUTE MARKER ON MEETING VIDEO

<http://sonoma-county.granicus.com/MediaPlayer.php?view%20id=2&clip%20id=581>



Conservation Easement Project Name	Acreage (approx)	Sup. District	<div><div>Project Evaluation</div><div>Initiating Project</div><div>Due Dilligence</div><div>Project Structure</div><div>CE Negotiations</div><div>Appraisal Process</div><div>FOC</div><div>BOD</div><div>Escrow/Closing</div></div>									Comments
			Step 1	Step 2				Step 3			Step 4	
Abril Ranch	1,929	4										Due Diligence - mineral rights review
Armstrong Redwoods State Natural Reserve - Ayers Addition	320	5										Appraisal phase - seeking appraiser
Baumert Springs	372	5						+				Appraisal underway
Big Sulphur Creek (Krasilsa)	507	4										Initiating Project
Chanslor Ranch	378	5			+							Due Diligence
Correia	146	2										Initiating project
Crawford Gulch	92	5										Project Structure - development
Deniz Ernest & Beverly Trust	217	2										Project Structure - development
Deniz Family Farm	355	2										Project Structure - development
Denner Ranches	489	5										Appraisal phase - appraiser hired
Diamond W Ranch	849	2										Project Structure - CE drafting
Healdsburg Ridge Open Space Preserve - South Expansion	149	4										Appraisal phase - awaiting final draft appraisal
Lafranchi (Laguna)	127	5						+				Appraisal phase - seeking appraiser
Limping Turkey Ranch	158	2										Initiating project
Lobban – Creekside Addition	3	1					+					Due Dilligence
Lobban – Mark West Creek	266	1					+					Appraisal phase - fee appraisal being updated
Mark West Wikiup Preserve	31	4										Appraisal phase
McClelland Dairy	348	2										Project Structure - CE drafting
McCormick Ranch - Regional Parks	253	1										Appraisal phase
Miguel-Tocci	489	5										Initiating project
Preston Farm	133	4										Project Structure - CE Drafting
Riebli Family Dairy	139	2					+					Negotiating CE - Internal Review
Rincon Hills	218	1										Project Structure - development
Rowland Mack	168	1										Project Structure - development
Russian River Habitat Restoration	63	4										Initiating project

			Project Evaluation	Initiating Project	Due Dilligence	Project Structure	CE Negotiations	Appraisal Process	FOC	BOD	Escrow/Closing	
Conservation Easement Project Name	Acreage (approx)	Sup. District	Step 1	Step 2				Step 3			Step 4	Comments
Soda Springs Ranch Open Space Preserve	209	4										FOC Date: 10/20/2022
Sonoma Developmental Center 5 (Transformation)	945	1										Project Structure - waiting for County process
Sonoma Mountain Vernal Pools	174	1								+		Approvals Phase - Going to BOD on 12/13
Spring Hill Ranch	642	2										Appraisal phase - seeking appraiser and final CE terms
Starrett Hill	319	5										Project Structure - development
Triangle G Ranches	1,782	2										Initiating project
Witt Home Ranch	395	2										Initiating project
Wolf Creek Ranch	1,195	5										Initiating project
Total Acres	13,860											

+ indicates change in phase since last update (10/21/2022)

			<div>Project Evaluation</div> <div>Initiating Project</div> <div>Due Dilligence</div> <div>Project Structure</div> <div>CE Negotia-tions</div> <div>Appraisal Process</div> <div>FOC</div> <div>BOD</div> <div>Escrow/ Closing</div> <div>Implementation + Tracking Match</div>										
Matching Grant Project Name	Acreage (approx)	Sup. District	Step 1	Step 2				Step 3			Step 4	Step 5	Comments
A Place to Play	87	5											Initiating project
AmeriCorps Trail	12	5											Implementation - CE/RC will be recorded following trail construction.
Badger Park	20	4											On hold at applicant's request
Bayer Farm Development ***	6**	3			N/A	N/A	N/A	N/A	N/A	N/A	N/A		Reimbursement ongoing; Grant extended
Bodega Bay Trail	178	5											Initiating project
Colgan Creek Phase 3 MG***	7**	3			N/A	N/A	N/A	N/A	N/A	N/A	N/A		Restoration work complete
Crane Creek Regional Trail	75	1											Negotiating CE, Rec Covenant
Denman Reach	2	2											Negotiating CE
Falletti Ranch	4	2											Tracking match
Forever Forestville***	4	5											Tracking match
Graton Green	1	5											Completed
Healdsburg Montage Park	36	4											Initiating project
Helen Putnam Regional Park Extension	56	2											Initiating project
Keiser Park Expansion 2	2	4											Project Structure - development
Maxwell Farms	79	1											Drafting Documents
Paula Lane Open Space Preserve	11	2											Tracking match
Petaluma River Park	20	2											Letter of intent in negotiation
River Lane***	1	5											Finalizing docs; Grant extended to 10/25/24 - ON HOLD
Roseland Creek Community Park - Phase 1c	3	3											Negotiating CE, Rec Covenant
SMART Pathway - Payran to Southpoint	14	2											Negotiating CE, Rec Covenant
Southeast Santa Rosa Greenway***	61	1											Initiating project; extended to 10/25/24
Steamer Landing Park Development (McNear Peninsula)	27**	2											Initiating project
Taylor Mountain Regional Park & Open Space Preserve - Cooper Creek Addition	54	3											Closed 4/1/20. Tracking match
Tierra de Rosas***	1	3											Drafting documents
Total Acres	727												

* 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 (10/21/2022)

		<div><div>Project Evaluation</div><div>Initiating Project</div><div>Due Dilligence</div><div>Project Structure</div><div>CE Negotiations + Transfer Agreement</div><div>Appraisal Process</div><div>FOC</div><div>BOD</div><div>Escrow/ Closing</div></div>											
Transfer Project Name	Acreage (approx)	Sup. District	Transaction Type	Step 1	Step 2				Step 3			Step 4	Comments
Saddle Mountain Open Space Preserve	960	1	Transfer										Initiating project
Tierra Vegetables	15	4	Resale										CE and Covenant negotiation
Young-Armos	56	5	Transfer/Sale										Initiating project
Total Acres		1,031											