



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION

COMMISSIONERS

Mike Sangiacomo (District 1)
Todd Mendoza (District 2)
Jean Kapolchok (District 3)

Bob Anderson (District 4)
(District 5 - Vacant)
Jeff Owen (Alternate)

Regular Meeting
747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401
January 10, 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.
4. **Correspondence/Communication.**
5. **Approval of Commission Minutes.** [Attachment 1]
Action Item: Minutes of December 6, 2012
6. **Sales Tax Revenue Comparison Report – Measure F (Sonoma County Agricultural Preservation and Open Space District) and Measure M (Sonoma County Transportation Authority).**
Informational Item
7. **Active/Pending Project List – Quarterly Update.**
Informational Item
8. **Ad Hoc Committee Reports.**
Informational Item
 - FY 11/12 Annual Report/Audit Report Review (Anderson, Kapolchok)
 - Investment (Mendoza)
 - Review of County Services (Mendoza)
 - Stewardship (Mendoza)
 - Fee Land Transfers (Kapolchok, Owen)
9. **Creation of Ad Hoc Committees for 2013 and Assignment of Commissioners.**
Action Item
 - FY 12/13 Annual Report/Audit Report Review
 - Other?

10. **Closed Session.**

[Attachment 2]

Conference with Real Property Negotiator

Property: Taylor Mountain

Address: Southeast Santa Rosa, Sonoma County

APN: 044-061-027; 044-061-033; 044-061-035; 044-061-036; 044-180-010; 044-180-025; 044-180-026;
044-180-028; 044-180-029; 044-190-027; 044-200-035; and 049-170-040

Owner: Sonoma County Agricultural Preservation and Open Space District

Negotiating Parties:

Owner/District Representative: William J. Keene, General Manager

Sonoma County Regional Parks: Caryl Hart, Director

Under Negotiation

Transfer of Interests in Real Property by the Open Space District. The Commission will give instruction to its negotiator(s) on the price. (*Government Code Section 54954.5(b)*)

11. **Report On Closed Session.**

Action Item: Resolution determining that the value to be received by the Sonoma County Agricultural Preservation and Open Space District for the conveyance of the Fee Interest in the Taylor Mountain property to Sonoma County Regional Parks satisfies the Fair Market Value standard.

12. **Election of Officers**

Minute Order No. 7

Action Item: Minute Order approving the rotation of officers.

[Attachment 3]

13. **Suggested Next Meeting.** February 7, 2013

14. **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.



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Regular Meeting
747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401
February 7, 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.
4. **Correspondence/Communication.**
5. **Approval of Commission Minutes.** [Attachment 1]
Action Item: Minutes of January 10, 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)
7. **Mid-Year Financial Report.** [Attachment 2]
Informational Item
8. **Suggested Next Meeting.** March 7, 2013
9. **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.



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Regular Meeting
747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401
March 7, 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.
4. **Correspondence/Communication.**
5. **Approval of Commission Minutes.** [Attachment 1]
Action Item: Minutes of February 7, 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)
7. **Closed Session.** [Attachment 2]
Conference with Real Property Negotiator
Property: Cresta II
Address: 3000 Porter Road, Santa Rosa
APN: 079-090-012
Owner: William J. Cresta, as Trustee of the William J. Cresta and Margarita M. Cresta Family Revocable Trust A, et al
Negotiating Parties:
Owner's Representative:
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*)

8. **Report On Closed Session.**

Action Item: Resolution determining that the value to be received by the Sonoma County Agricultural Preservation and Open Space District for the purchase of fee title to the Cresta II Property does not exceed Fair Market Value.

9. **Suggested Next Meeting.** April 4, 2013

10. **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.



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Jeff Owen (Alternate)

Regular Meeting
747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401
April 23, 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.
4. **Correspondence/Communication.**
5. **Approval of Commission Minutes.** [Attachment 1]
Action Item: Minutes of March 7, 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)
7. **Audit Report Review** [Attachment 2]
Action Item: Minute Order Approving Audit Report prepared by Maze & Associates
8. **Annual Report Review** [Attachment 3]
Action Item: Minute Order Approving Annual Report to Board of Directors
9. **Suggested Next Meeting.** May 2, 2013
10. **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.



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

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Jeff Owen (Alternate)

Regular Meeting
747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401
June 6, 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.
4. **Correspondence/Communication.**
5. **Approval of Commission Minutes.** [Attachment 1]
Action Item: Minutes of May 2, 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)
 - Operation and Maintenance Transaction Review (Anderson, Anderson)
7. **Closed Session.** [Attachment 2]
Conference with Real Property Negotiator
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)

8. **Report on Closed Session.**

9. **Suggested Next Meeting.** July 11, 2013

10. **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.



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Jeff Owen (Alternate)

Regular Meeting
747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401
July 11, 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.
4. **Correspondence/Communication.**
5. **Approval of Commission Minutes.** [Attachment 1]
Minutes of June 6, 2013
6. **Ad Hoc Committee Reports.**
 - Investment (Mendoza)
 - Review of County Services (Mendoza)
 - Stewardship (Mendoza, Sangiacomo)
 - Operation and Maintenance Transaction Review (Anderson, Koenigshofer)
7. **Operating Budget Report** [Attachment 2]
8. **Suggested Next Meeting.** August 1, 2013
9. **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.



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Jeff Owen (Alternate)

Regular Meeting
747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401
August 1, 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.
4. **Correspondence/Communication.**
5. **Approval of Commission Minutes.** [Attachment 1]
Minutes of July 11, 2013
6. **Ad Hoc Committee Reports.**
 - Investment (Mendoza)
 - Review of County Services (Mendoza)
 - Stewardship (Mendoza, Sangiacomo)
 - Operation and Maintenance Transaction Review (Anderson, Koenigshofer)
7. **Determination of District Status in County Comprehensive Annual Financial Report (CAFR).** [Attachment 2]
8. **Board Workshop Preparation: Operations & Maintenance.** [Attachment 3]
Session 1 of 2 – Structure and Content Review
9. **Long-Range Financial Model**
10. **Suggested Next Meeting.** September 5, 2013
11. **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.