

SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION

COMMISSIONERS

Mike Sangiacomo (Sonoma)
Todd Mendoza (Petaluma)
Dee Swanhuyser (Sebastopol)

Bob Anderson (Healdsburg)
Eric Koenigshofer (Occidental)
Jeff Owen (Alternate)

APPROVED

Minutes for Meeting of May 1, 2014

Commissioner Mendoza called the meeting to order at 5:00 pm via telephone and turned chairing the meeting over to Commissioner Anderson.

Commissioners Present: Anderson, Koenigshofer, Mendoza, (arrived on site at 5:50 pm), Sangiacomo, Swanhuyser, Owen (alternate).

Staff Present: Bill Keene, General Manager; Mary Dodge, Administrative & Fiscal Services Manager; Misti Arias, Program Manager – Acquisition; Sheri Emerson, Program Manager – Stewardship; Karen Gaffney, Program Manager – Planning; Jacob Newell, Associate Planner – Stewardship; Kathleen March, Stewardship Coordinator; Alex Roa, Assistant Planner – Stewardship; Stuart Martin, Land Acquisition Specialist; Sara Press, Associate Planner – Acquisition; Kristine Acquino, Assistant Planner - Matching Grant Program; Curtis Kendall, Acquisition Assistant – Acquisition; Sue Gallagher, Deputy County Counsel; Lisa Pheatt, Deputy County Counsel; Elizabeth Coleman, Deputy County Counsel; James Botz, District Special Counsel; Christine Minkel, Administrative Aide to the Commission; Sue Jackson, Deputy Clerk.

Others Present:

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

Staff requested that the Haroutunian North/Caltrans Airport Blvd. at Fulton Rd item be heard before the Haroutunian North-Sonoma County, Airport Blvd. at Fulton Rd item. Both items are on the closed session agenda. The request was granted.

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

General Manager Bill Keene made the following announcements:

- East Slope Trail Easement and Operations & Maintenance Agreement is going to the Board of Directors on May 6, 2014.
- The Cresta II acquisition closed on April 4, 2014.
- The application period for the 2014 Matching Grant Program closed. The District received approximately \$3.6 million in requests. The District will schedule Matching Grant Program subcommittee meetings to continue the process.

3. **Public Comment.**

There was none.

4. **Correspondence/Communication.**

On May 1, 2014, the Commission members were sent and received a letter (attached) from Supervisor Shirlee Zane related to Agenda Item #9 Tier One Status Update.

5. **Approval of Commission Minutes.**

On a motion by Commissioner Koenigshofer and second by Commissioner Mendoza, the minutes of April 3, 2014 were approved as submitted with one correction, i.e., Ms. Arias was present at the Initial Public Access/Operations and Maintenance subcommittee meeting held on March 28, 2014.

6. **Ad Hoc Committee Reports.**

Investment and Long Term Planning (Mendoza/Owen)

Nothing to report.

Review of County Services (Mendoza)

Nothing to report.

Stewardship (Mendoza/Sangiaco)

The committee will schedule a meeting to address modifications to the proposal submitted.

Initial Public Access/Operations and Maintenance (Anderson, Koenigshofer)

The committee met on March 28, 2014 (Anderson, Koenigshofer, Keene, Arias, Emerson, Minkel). A second meeting has been scheduled for April 25, 2014.

Annual Report/Audit Report Review (Anderson)

Nothing to report.

Matching Grant Program (Koenigshofer/Owen)

The committee met on April 28, 2014 (Koenigshofer, Owen, Acquino, Arias, Dodge, Press, Gallagher, Minkel). Staff presented a draft process and procedure for reimbursing recipients of the program.

7. **Hall Open Space Easement Condition of Approval**

Resolution No.: 2014-006

On April 10, 2007, (Resolution # 07-0274), the District's Board of Supervisors approved a tentative map, a mitigation monitoring program and final conditions of approval for a proposed subdivision development south of Geyserville. The final conditions of approval include conveyance of an open space easement to the District. District staff have reviewed the open space easement and have determined that the lands have important open space values appropriate for preservation, and that the terms of the easement meet District requirements.

The Commission discussed the District's obligations regarding monitoring costs and oversight, easement enforcement mechanisms, cost reimbursement policies and procedures, and other factors related to management of open space easements. As a result of the discussion, the Commission will request in writing that the District Board of Directors establish a policy whereby all open space easements that are accepted include a provision that provides funding for easement monitoring and enforcement. The Commission will also request that an endowment be requested for the Hall Open Space Easement, which could be prorated per parcel, to be paid at close of escrow of each parcel.

On a motion by Supervisor Koenigshofer and second by Commissioner Swanhuysen the Commission is satisfied that by accepting the open space easement, the District is not paying more or receiving less than the fair market value for the interest received, and the resolution passed unanimously.

8. **Pole Mountain Funding Agreement**

The District is proposing to acquire a conservation easement over the Pole Mountain property. The acquisition of the conservation easement will be simultaneous to Sonoma Land Trust's acquisition of the property. Sonoma Land Trust is requesting \$200,700 for initial public access and operations and maintenance activities for the first three years of property ownership. Amy Chesnut (Acquisitions Director) and Bob Neale (Stewardship Director) of the Sonoma Land Trust discussed their preliminary expenditure estimates with the Commission.

The matter was continued until May 15, 2014, at which time Sonoma Land Trust will provide additional background information about the stewardship costs related to recreational use, and the Commission will consider further the terms of the funding agreement.

9. **Tier One Status Update.**

Ms. Arias presented a status update of Tier One projects identified in the Fee Land Strategy, adopted by the Board of Directors on November 20, 2012. The Commission discussed the letter sent by Supervisor Zane. Staff noted that Calabazas and Poff properties are Tier Two, and not Tier One as stated in the letter. The Commission commended Staff on their progress. Commissioners requested that project acreage be included in future updates.

10. **Closed Session.**

The Commission adjourned to closed session at 7:20 pm.

11. **Report on Closed Session.**

The Commission reconvened to Open Session 8:25 pm and reported the following:

- Haroutunian North/Caltrans Airport Blvd/Fulton Rd Interchange Improvement Project, parcel #62308 **Resolution No. 2014-003**

On a motion by Commissioner Koenigshofer and second by Commissioner Anderson, the Commission determined that the staff recommendation reflects just compensation for the interests being acquired by the State and related improvement costs to the District due to the State's acquisition of those interests for highway and utility easement purposes, and the resolution passed. Commissioner Swanhuysen abstained.

- Haroutunian North-Sonoma County, Airport Blvd/Fulton Rd Signal Project, #C05016 **Resolution No. 2014-004**

On a motion by Commissioner Koenigshofer and second by Commissioner Anderson, the Commission determined that the staff recommendation reflects just compensation for the fee interest being acquired by the County for road purposes, and the resolution passed. Commissioner Swanhuysen abstained.

- Windsor Town Green Conservation Easement

Resolution No. 2014-005

On a motion by Commissioner Koenigshofer and second by Commissioner Swanhuysen, the Commission determined that the proposed added lands do not meet or exceed the fair market value of the lands to be removed from the easement. As proposed, the project is inconsistent with the financial obligations of the District and the fiduciary duties of the Board. Further, the Commission stated its support for finding a quick resolution to the conundrum, and finds that the expansion of the existing easement to include the entire Windsor Town Green area should be considered, including whether the addition of bathrooms and expansion of the existing stage would be consistent with the easement. The resolution passed unanimously.

The Commission directed the General Manager to convey to the Board of Directors that the Commission is supportive of an Easement amendment that would remove the entire area west of Duvander Lane from the Easement in exchange for adding the remaining lands of the park to the Easement so that the entirety of the Windsor Town Green is within the Easement.

The Commission committed to having a presence at the Board of Directors meeting on May 6th. Commissioner(s) Anderson and/or Koenigshofer will attend.

12. **Suggested Next Meeting.** **May 15, 2014**

13. **Adjournment.**

Commissioner Mendoza adjourned the meeting at 8:45 pm.

Respectfully submitted,

Sue Jackson
Deputy Clerk