



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)

APPROVED MINUTES

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

April 6, 2023 | 5:00 pm

COMMISSIONERS PRESENT: Ariel Kelley, Mike Sangiacomo, Gary Wysocky, Jeff Owen, Jorge Inocencio, Todd Mendoza

STAFF PRESENT: Misti Arias, General Manager; Lisa Pheatt, County Counsel; Julie Mefferd, Administrative & Fiscal Services Manager; Jennifer Kuszmar, Acquisition Manager; Olivia Fiori, Acquisition Specialist, Sara Ortiz; FOC Clerk.

PUBLIC PRESENT: Duane Dewitt

1. Call to Order

Commissioner Inocencio called the meeting to order at 5:01 p.m.

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

The Chair moved item #13 Projects in Negotiation to before the Closed Session.

3. General Announcements Not Requiring Deliberation or Decision

4. Public Comment

Duane Dewitt gave public comment thanking the Commission for returning to in-person meetings and discussing the need for open spaces, particularly in Roseland.

5. Correspondence/Communications

No correspondence or communications.

6. General Manager's Report

The Amendment to Mowing and Wildlife Surveys Contracts will be taken to the Board on April 18, 2023.

- There will be a Budget Workshop for the Ag + Open Space at the Board on April 25, 2023.
- Soda Springs Open Space Preserve, Outings and Education Contracts and the Denner Ranches Conservation Easement will all be taken to the Board on May 16, 2023.
- Armstrong Redwoods State Natural Reserve, the Ayers Addition, and Lafranchi will be taken to the Board on June 6, 2023.
- The 2023 Vegetation Management and Wildfire Resilience Program's request for proposals opened on March 22, 2023. The deadline is April 20, 2023. In preparation for the 2023 wildfire season and beyond, the County of Sonoma is directing up to \$3 million for vegetation management activities in high-risk areas. This grant cycle will support long-term vegetation management that will be sustainable and consistent with the protection of natural resources and ecosystem services.
- The 2023 Living with Fire – Sonoma County Forest Conservation conference is taking place June 23 and 24, 2023 at Shone Farm. The aim of the conference is to support our community's wildfire resilience and forest health

through collaboration and sharing best management practices to protect our communities, land, and natural resources.

- Sonoma Mountain Vernal Pools project closed. Ag + Open Space will hold the easement over the 174-acre property. Sonoma Land Trust will hold fee title with the goal of eventually transferring ownership to Regional Parks.
- Ag + Open Space is launching a riparian conservation easement program to expand our efforts to protect critical streamside areas throughout Sonoma County. We are outreaching now to agricultural properties in floodplain areas, including the Laguna de Santa Rosa, Russian River, Sonoma Creek, and Atascadero Creek, among others where we and partners are interested in balancing agricultural use and protection and restoration of historic floodplains.
- Ag + Open Space recruited for two Community Relations Assistants. Each position has different priorities. The recruitment closed March 29, 2023.

7. Approval of Commission Minutes

On a motion by Commissioner Kelley and a second by Commissioner Sangiacomo, the February 2, 2023 and March 10, 2023 minutes were approved.

8. Financial Report

Julie Mefferd gave the financial report for February 2023.

9. Ad Hoc Committee Reports

- Commissioner Kelley gave a report on the Matching Grant Program Evaluation of Guidelines committee, which is working on revising the application and making it more accessible to the community. The program is being updated to meet the needs of the community. Committee is looking at historic outcomes of the Matching Grant Program. Changes will be brought to the Board of Directors by the end of calendar year 2024.
- Commissioner Owen gave an update of the Endowment Committee, which has met to discuss the need for change in legislation to allow Ag + Open Space to invest funds for long-term stewardship of easements.

10. Adoption of the Revised Rules of Governance

On a motion by Commissioner Kelley and a second by Commissioner Wysocky, the revised Rules of Governance were approved.

11. Projects in Negotiation

Jennifer Kuszmar presented the projects in negotiation.

Public comment on closed session items: Graham Seresey, Healdsburg Sotheby real estate agent spoke in favor of the Soda Springs Ranch project. The property is publicly listed at \$2,500,000.

12. Closed Session (Real Property Negotiations - Government Code Section 54956.8)

The Commission entered into closed session at 5:46 pm.

Project Name: Soda Springs Ranch Open Space Preserve

Property Owners: Lyda Family Trust

Property Address: 600 Cherry Creek Road, Cloverdale, California

APNs: 115-220-006, 115-220-007, and 115-220-019

Negotiating Parties:

Owner's Representative: Greg Lyda, Lyda Family Trust

City of Cloverdale's Representative: David Kelley, City Manager

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)

13. Report out of Closed Session

The commission reconvened to Open Session at 7:01 p.m. and reported the following:

Resolution 2023-003

On a motion by Commissioner Kelley and second by Commissioner Mendoza the Commission determined that the acquisition price for the purchase of the Soda Springs Ranch Open Space Preserve property, including a conservation easement and recreation conservation covenant to be retained by the Sonoma County Agricultural Preservation and Open Space District, does not exceed fair market value.

14. Suggested Next Meeting

May 4, 2023

15. Adjournment

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SUPPLEMENTAL MATERIALS: Materials related to an item on this agenda submitted to the Commission/Committee after distribution of the agenda packet are available for public inspection at the District office at 747 Mendocino Avenue, Santa Rosa, CA during normal business hours.

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.
