



## 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

#### Special Meeting

August 16, 2023 | 10:30 a.m.

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**COMMISSIONERS PRESENT:** Mike Sangiacomo, Jeff Owen, Todd Mendoza

**STAFF PRESENT:** Aldo Mercado, County Counsel; Verne Ball, County Counsel; Jennifer Kuszmar, Acquisition Manager; Steph Tavares-Buhler, Senior Acquisition Specialist; Olivia Fiori, Acquisition Specialist; Sara Ortiz, Admin Aide; Howard Levy, Appraiser.

**1. Call to Order**

Commissioner Inocencio called the meeting to order at 11:11 a.m.

**2. Public Comment**

No public comment.

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

Project Name: Spring Hill Ranch

Project/Property Owners: Larry K. Peter, a single man, as to Tract One (APNs 07, -08, -09 )

Andrew R. Martin (selling to Larry K. Peter), as to Tract Two (APNs -002)

Western Dairy Properties, LLC, as to Tract Three (APNs -03)

Property Address: 3925 , 4234, 4235 [missing] & 3803 Spring Hill Road, Petaluma

Property APN(s): 022-240-007 (138 acres)

022-240-008 (135.25 acres)

022-240-009 (40 acres)

022-260-002 (163.07 acres) (100 acres to be owned by Larry K. Peter)

022-260-003 (165.26 acres)

Negotiating Parties::

Owner's Representative: Bill Keene, Larry Peter

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

Under Negotiation:

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

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

Project Name: Lafranchi (Laguna)

Property Owners: Lafranchi Land and Cattle Company, LLC

Property Address: 4100 Piner Rd, Santa Rosa

APNs: 057-080-029

Negotiating Parties:

Owner's Representative: Ken Lafranchi

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

Under Negotiation:

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

## 5. Report Out of Closed Session

The commission reconvened to Open Session at 11:59 a.m. and reported the following:

On a motion by Commissioner Owen and second by Commissioner Mendoza the Commission adopted Resolution No. 2023-008 Spring Hill Ranch Conservation Easement with a unanimous vote.

On a motion by Commissioner Mendoza and second by Commissioner Owen the Commission adopted Resolution No. 2023-009 Lafranchi (Laguna) Conservation Easement with a unanimous vote.

## 6. Next Regular Meeting

September 7, 2023

## 7. Adjournment

The meeting was adjourned at 12:01 p.m.

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**SUPPLEMENTAL MATERIALS:** Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at Ag + Open Space's 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.

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