



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

January 12, 2023 | 3:00 pm

---

**COMMISSIONERS PRESENT:** Gary Wysocky, Jeff Owen, Jorge Inocencio, Todd Mendoza

**STAFF PRESENT:** Misti Arias, General Manager; Lisa Pheatt, County Counsel; Jennifer Kuszmar, Acquisition Manager; Steph Tavares-Buhler, Senior Acquisition Specialist; Sara Ortiz, Admin Aide; Howard Levy, Appraiser.

**1. Call to Order**

Commissioner Inocencio called the meeting to order at 3:04 p.m.

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

There were none.

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

No general announcements.

**4. Public Comment**

No public comment.

**5. Correspondence/Communications**

No correspondence or communications.

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

Project Name: Chanslor Ranch

Property Owners: Y & N Chanslor Ranch LLC (Chuan "Jonathan" Wang, managing shareholder)

Property Address: 2660 N Hwy 1, Bodega Bay

APNs: 101-030-002

Negotiating Parties:

Owner's Representative: Eric Koenigshofer

Regional Parks Representative: Bert Whitaker, Director

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)

## 7. Report Out of Closed Session

The commission reconvened to Open Session at 4:11 p.m. and reported the following:

### Resolution 2023-001

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

## 8. Next Regular Meeting

February 2, 2023

## 9. Adjournment

The meeting was adjourned at 4:16 p.m.

---

**AGENDAS AND MATERIALS:** Agendas and most supporting materials are available on Ag + Open Space's website at [sonomaopenspace.org](http://sonomaopenspace.org). Due to legal, copyright, privacy or policy considerations, not all materials are posted online. Materials that are not posted are 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 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.

---