



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

July 13, 2023 | 5:00 pm

COMMISSIONERS PRESENT: 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; Amy Ricard, Community Resources Manager; Olivia Fiori, Acquisition Specialist; Pamela Swan, Matching Grant Program Coordinator; Sara Ortiz, FOC Clerk.

PUBLIC PRESENT: Howard Levy, Review Appraiser; John McCaull, Sonoma Land Trust; Ray Tovar, Community Development Commission; Elizabeth Tyree, Regional Parks.

1. Call to Order

Commissioner Inocencio called the meeting to order at 5:03 p.m.

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

There was none.

3. General Announcements Not Requiring Deliberation or Decision

There was none.

4. Public Comment

There was none.

5. Correspondence/Communications

No correspondence or communications.

6. General Manager's Report

- The Outings and Education Contracts & Denner Ranches Conservation Easement were approved by the Board on 7/11/23.
- Chanslor Ranch, which was reviewed by the FOC earlier this year, will go before the Board 8/1/23.
- The Matching Grant Program 2022 Round 2 Recommendations will go before the Board 8/22/23.
- Acquisition Specialists will be bringing several acquisition projects to the FOC in the months ahead. We anticipate the following projects in August and September: Armstrong Redwoods – Ayers Addition, LaFranchi Laguna, Spring Hill Ranch, Hood Mountain – Salt Creek Addition, and Lobban.
- PD article on May 31 about our potential purchase of 378-acre Chanslor Ranch north of Bodega Bay. There was also a PD Editorial on June 11 regarding Chanslor Ranch with messaging about the value of open space and the benefits the community receives as a result of their investment.
- 17 of 19 grant agreements were approved by the Board of Supervisors on 6/12/23 and are making their way through the administrative system to have checks prepared for each entity by the end of next week. By the end of July, the Sonoma County Vegetation Management Grant Program will have funded 65 community-driven

wildfire resilience projects throughout the County and invested close to \$11.5M of the PG&E Settlement Funds; all these groups have matched this funding with close to \$2.6M of matching funds.

- Ag + Open Space staff is working with Gold Ridge RCD to launch a series of workshops for landowners and resource managers on various topics including wildfire resilience, fuel management, forest management, watershed protection, carbon sequestration and land conservation as part of National Fish and Wildlife Foundation grant worth \$353,000 matched by PG&E Settlement Funds. Ag + Open Space will work with partners including Occidental Arts and Ecology, Sonoma Ecology Center, Sonoma Land Trust, Sonoma RCD, Fire Safe Sonoma, and others.
- Staff will be bringing information on the Stewardship Reserve Fund/Endowment to the Board as part of a Stewardship Update in September. Ag + Open Space will be seeking direction to develop an Endowment investment policy and to work towards new legislation that allows for a more diverse set of investment options.

7. Approval of Commission Minutes

On a motion by Commissioner Owen and a second by Commissioner Mendoza, the June 1, 2023 minutes were approved.

8. Ad Hoc Committee Reports

There were none.

9. Budget Presentation

Julie Mefferd gave the budget presentation for fiscal year 2023-2024.

10. Matching Grant Program Funding Recommendations

Amy Ricard, Community Resources Program Manager, and Pamela Swan, Grant Coordinator presented on the 2022 Matching Grant Program Round 2 funding cycle. Six projects were received requesting over \$8.2 million in funding. Four funding scenarios were presented.

Chair Inocencio opened the meeting for questions and comments from Commissioners and members of the public. Commissioners asked questions about the evaluation matrix and reasoning behind funding certain projects. Applicant Representatives provided public comment to express support for their projects.

Chair Inocencio closed public comment and brought the scenarios back to the Commission for deliberation. Commissioner Wysocky put forth a motion to fund Bounty Farm at \$2,040,000, the Sonoma Schellville Trail at \$900,000, Colgan Creek Neighborhood Park Phase 5 at \$0, Geyserville Community Plaza at \$500,000, Tierra De Rosas at \$1,500,000, and Mark West Community Park at \$1,000,000. The motion carried and unanimously passed.

11. Projects in Negotiation

Jennifer Kuszmar presented the projects in negotiation.

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

The Commission entered into Closed Session at 7:17 pm.

Project Name: Gillis Ranch Preserve

Property Address: 1610 Cunningham Road, Sebastopol, CA 95472

APNs: 062-010-023 and 063-090-004

Owner: Steve Riebli Ranch LLC (Lanore Riebli)

Negotiating Parties:

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

Owner's Representative: Steve Riebli Ranch LLC (Lanore Riebli), Oscar and Lorri Duckworth, Gregory Gillis

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 7:34 p.m. and reported the following:

On a motion by Commissioner Sangiacomo and second by Commissioner Mendoza the Commission adopted Resolution No. 2023-007 Gillis Ranch Preserve Conservation Easement with a unanimous vote.

14. Suggested Next Meeting

The August 3, 2023 meeting is cancelled. A special meeting will be set depending on if urgent acquisition projects are ready for Fiscal Oversight Commission review.

15. Adjournment

The meeting was adjourned at 7:37 pm.

AGENDAS AND MATERIALS: Agendas and most supporting materials are available on the District's website at 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/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.
