



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

June 1, 2023 | 5:00 pm

COMMISSIONERS PRESENT: Ariel Kelley (joined 5:06 pm virtually), 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; Pierre Ratte, Acquisition Specialist; Sheri Emerson, Stewardship Manager; Pamela Swan, Matching Grant Program Coordinator; Sara Ortiz, FOC Clerk.

PUBLIC PRESENT: Howard Levy, Review Appraiser; Duane Dewitt

1. Call to Order

Commissioner Inocencio called the meeting to order at 5:02 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

Duane Dewitt gave public comment.

5. Correspondence/Communications

No correspondence or communications.

6. General Manager's Report

The Board of Directors will have a special meeting on 6/12/23 and consider the 2023 Vegetation Management Grant Recommendations on the regular calendar and the RCPP AFA Grant on the consent calendar.

The Board has budget hearings 6/13/23-6/23/23.

The Outings and Education contracts and Denner Ranches Conservation Easement will go to the Board on 7/11/23 on the consent calendar.

A Vegetation Management Grant Program update:

- 1) The Vegetation Management Program is investing PGE Settlement Funds into the Living with Fire: Sonoma County Forest Conservation Conference to be hosted at Shone Farm (SRJC campus) on June 23-24, 2023. This conference is being hosted by the Sonoma County Forest Conservation Working Group.
- 2) The National Fish and Wildlife Foundation has awarded a grant to Ag + Open Space for \$353,173.79 for capacity building and technical assistance to landowners on wildfire resilience, watershed protection, carbon sequestration and natural resource management. This grant will be matched 1:1 by the PGE Settlement Fund

and focus on a series of workshops throughout the Russian River watershed and will be co-lead by Gold Ridge and Sonoma RCDs and many other partners.

An Acquisition Program update:

- 1) The Soda Springs Ranch Open Space Preserve project was approved by the BOD on Tuesday. This 208 acre property just outside the City limits of Cloverdale will be transferred to the City as a Park and Open Space preserve. Most of the Property is visible from Highway 101, Cloverdale Boulevard, and other public roads in Cloverdale.
- 2) Ag + Open Space is in contract to purchase Chanslor Ranch. Misti will be going out to the property Friday with the Press Democrat, landowner, Director Hopkins, and others.
- 3) There are about a dozen projects that are approaching the closing phase (if landowners accept offers). Get ready to hear about a lot of exciting closings in the near future!

7. Approval of Commission Minutes

On a motion by Commissioner Kelley and a second by Commissioner Owen, the April 6, 2023 minutes were approved.

8. Financial Report

Julie Mefferd gave the financial report for April 2023. Ag + Open Space is on track to receive nearly \$32,000,000 in revenue for the 2022-2023 fiscal year. There will be no fiscal report for June or July. The audit is coming up.

9. Ad Hoc Committee Reports

- 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. The County fund is currently receiving 1.9% interest, the goal of the Ag + Open Space endowment is a 4% return. There is a long process to approve legislation allowing this.
- Commissioner Wysocky gave an update on the Matching Grant Program Application Evaluation committee. The Committee has met and the full slate of projects will be coming to the Fiscal Oversight Commission in July. The Committee approved of the staff recommendations.
- Commissioner Owen gave an update in the Appraisal Committee. Howard Levy was in attendance at the Committee. The Committee recommended a review of the Ag + Open Space appraisal guidelines.

10. Projects in Negotiation

Jennifer Kuszmar presented the projects in negotiation, along with maps showing the array of projects countywide and by supervisorial district.

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

The Commission entered into closed session at 5:32 pm.

Project Name: Mark West Wikiup Open Space Preserve Conservation Easement Acquisition

Property Address: 5001 Carriage Lane, Santa Rosa, CA 95403

APNs: 039-062-010, 039-070-013, 039-070-019, 039-070-021, 039-210-006, 039-230-003

Owner: WBR, LLC

Negotiating Parties:

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

Owner's Representative: Tony Korman

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)

12. Report out of Closed Session

The commission reconvened to Open Session at 6:47 p.m. and reported the following:

On a motion by Commissioner Kelley and second by Commissioner Mendoza the Commission adopted Resolution No. 2023-006 Mark West Springs Conservation Easement and Recreation Covenant on the following vote: Commissioners Inocencio, Mendoza, Sangiacomo, and Kelley in favor and Commissioner Wysocky against.

13. Suggested Next Meeting

July 13, 2023

14. Adjournment

The meeting was adjourned at 6:49 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.
