



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION
COMMISSIONERS

Mike Sangiacomo
Todd Mendoza
Vacant

Brian Ling
Jorge Inocencio
Jeff Owen

REGULAR MEETING AGENDA

July 11, 2024 | 5:00 p.m.

MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON

The July 11, 2024 Fiscal Oversight Commission Meeting will be conducted in person at Ag + Open Space's office located at 747 Mendocino Avenue, Santa Rosa, CA. The public may also participate virtually through Zoom.

Members of the public can watch or listen to the meeting using one of the two following methods:

1. JOIN THE ZOOM MEETING

On your computer, tablet or smartphone by clicking

<https://sonomacounty.zoom.us/j/94827319733?pwd=S3Jja1JneVE0ZHhMbHliZTZsMVB3QT09> password: cows707

If you have a Zoom account, click Join Meeting by number: 948 2731 9733 password: cows707

Call-in and listen to the meeting: Dial (669) 900-9128 Enter meeting ID: 948 2731 9733

2. ATTEND IN PERSON:

Members of the public may attend in person at Ag + Open Space's office at 747 Mendocino Avenue, Santa Rosa, CA in the large conference room.

Public Comment During the Meeting: You may email public comment to Sara.Ortiz@sonoma-county.org. All emailed public comments will be forwarded to all Commissioners. Please include your name and the relevant agenda item number to which your comment refers. Public Comment may be made live during the Zoom meeting or live, in person, in the Ag + Open Space large conference room. Available time for comments is determined by the Commissioner Chair based on agenda scheduling demands and total number of speakers.

Disability Accommodation: If you have a disability which requires an accommodation or an alternative format to assist you in observing and submitting comments at this meeting, please contact Sara Ortiz by phone at (707) 565-7360 or by email to Sara.Ortiz@sonoma-county.org by 12 p.m. Wednesday, July 10, 2024 to ensure arrangements for accommodation.

1. Call to Order

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

3. General Announcements Not Requiring Deliberation or Decision

4. Public Comment

The Brown Act requires that time be set aside for public comment on items not agendaized.

5. Correspondence/ Communications

6. General Manager's Report

Misti Arias | General Manager

7. Approval of Commission Minutes Attachment 1

8. Ad Hoc Committee Reports

Annual Report/Audit Report Review (Owen, Sangiacomo)

Appraisal (Owen, Mendoza)

Matching Grant Program Application Evaluation (Sangiacomo)

Ag + Open Space Endowment (Owen)

9. Projects in Negotiation Attachment 2

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

Project Name: Camp Meeker Forest Open Space Preserve

Property Owners: Camp Meeker Recreation & Park District

Property Address: 5225 Bohemian Hwy, 5600 Bohemian Hwy, 4900 Camp Meeker Road, and more, Camp Meeker, CA 95419

Negotiating Parties:

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

Camp Meeker Recreation & Park District's Representative:

Episcopal Bishop of California's (St. Dorothy's Rest Association) Representative:

Under Negotiation:

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

11. Reconvene to Open Session and Report out of Closed Session

12. Suggested Next Meeting

August 1, 2024

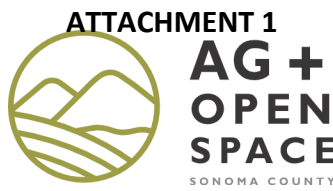
13. Adjournment

AGENDAS AND MATERIALS: Agendas and most supporting materials are available on Ag + Open Space's website at sonomaopenspace.org. Due to legal, copyright, privacy or policy considerations, not all materials are posted online. Materials that are not posted will be made 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 will be made available for public inspection at the Ag + Open Space office at 747 Mendocino Avenue, Santa Rosa, CA during normal business hours. You may also email Sara.Ortiz@sonoma-county.org for materials.





SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION
COMMISSIONERS

Mike Sangiacomo
Todd Mendoza
Gary Wysocky

Vacant
Jorge Inocencio
Jeff Owen

UNAPPROVED MINUTES

March 7, 2024 | 5:00 pm

COMMISSIONERS PRESENT: Jorge Inocencio, Gary Wysocky, Mike Sangiacomo, Jeff Owen

STAFF PRESENT: Misti Arias, General Manager; Lisa Pheatt, County Counsel; Luke Bowman, County Counsel; Olivia Fiori, Acquisition Specialist; Sara Ortiz, Fiscal Oversight Commission Clerk.

1. Call to Order

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

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

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. General Manager's Report

- The Buy-Protect-Sell pilot program that was presented to the Advisory Committee and Fiscal Oversight Commission will be presented to the Board on 3/12/2024
- The Vegetation Management Grant Program is open for the next round of grants

7. Approval of Commission Minutes

On a motion by Commissioner Owen and a second by Commissioner Inocencio, the February 1, 2024 minutes were approved.

8. Financial Report

Misti Arias presented the Financial Report for January 2024.

9. Annual Report

Sara Ortiz presented the Annual Report. On a motion by Commissioner Owen and second by Commissioner Inocencio the Commission adopted the Annual Report on the following vote: Commissioners Sangiacomo, Owen, Inocencio in favor and Commissioner Wysocky against.

10. Ad Hoc Committee Reports

The Appraisal ad hoc committee met with Commissioner Owen in attendance. The meeting discussed financial penalties and incentives for appraisers and ways to simplify the appraisal process.

11. Projects in Negotiation

Misti Arias presented the Projects in Negotiation.

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

The Commission entered into Closed Session at 5:45 pm.

13. Reconvene to Open Session and Report out of Closed Session

The commission reconvened to Open Session at 6:12 p.m.

On a motion by Commissioner Owen and second by Commissioner Inocencio the Commission adopted Resolution No. 2024-002 with updated certification language

Resolution Of The Board Of Commissions Of The Sonoma County Agricultural Preservation And Open Space Fiscal Oversight Commission Determining That The Acquisition Of A Conservation Easement And Recreation Covenant As A Condition Of The District's Contribution Towards The Fee Purchase Of The Keiser Park Expansion 2 Property Does Not Result In The District Paying More Than The Fair Market Value For The Acquisition Of Such Interests.

14. Suggested Next Meeting

April 4, 2024

15. Adjournment

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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.

ATTACHMENT 2

+ indicates change in phase since last update

On Hold - On Hold projects

On Hold Projects																		
	Oak Ridge Angus (LaFranchi)																On-Hold	On hold
	Terrilinda Dairy																On-Hold	On hold at request of owner
	Lafranconi																On-Hold	On hold at request of owner
	Fornage Ranch (move to inactive)																On-Hold	On hold
	Abril Ranch	1,929	4														On-Hold	Stalled due to federal mineral rights ownership
	Nolan Creek 1	317	5														On-Hold	Project Structure - development
	Nolan Creek 2	171	5														On-Hold	Project Structure - development
	Nolan Creek 3	49	5														On-Hold	Project Structure - development
	Russian River Habitat Restoration	63	4														Initiating Project	Initiating project
	Wolf Creek Ranch	1,195	5														On-Hold	On hold
	Petersen Rd Dairy																On-Hold	On hold

ATTACHMENT 2

						<div>Project Evaluation Initiating Project Due Diligence Project Structure CE Negotiations + Transfer Agreement Appraisal Process FOC BOD Escrow/ Closing</div>									
Transfer Project Name	Database Conservation Easement Project Name	Acreage (approx)	Sup. District	Transaction Type	Vital Lands Goals	Step 1	Step 2				Step 3			Step 4	Comments
Saddle Mountain Open Space Preserve		960	1	Transfer	Healthy Communities										Initiating project
Tierra Vegetables		15	4	Resale	Community Identity, Healthy Community, Wildlands										CE and Covenant negotiation
Chanslor Ranch (Transfer)	Chanslor_Ranch	378	5	Transfer	Healthy Communities, Community Identity, Water, Wildlands					+					Closed on fee purchase, negotiating transfer and CE
Young-Armos		56	5	Transfer/Sale	Healthy Communities, Water										Initiating project
Total Acres		1,409													

ATTACHMENT 2

			Project Evaluation	Initiating Project	Due Diligence	Project Structure	CE Negotiations	Appraisal Process	FOC	BOD	Escrow/Closing	Implementation + Tracking Match	
Matching Grant Project Name	Acreage (approx)	Sup. District	Step 1	Step 2			Step 3			Step 4	Step 5	Status	Comments
A Place to Play	87	5										Initiating Project	Initiating project
AmeriCorps Trail	12	5										Other	Implementation - CE and Rec Covenant will be recorded following trail construction
Badger Park	20	4			+							Initiating Project	Letter of Intent and Matching Grant Agreement submitted to City of Healdsburg for review.
Bayer Farm Development ***	6**	3		N/A	N/A	N/A	N/A	N/A	N/A	N/A		Other	Final improvements and reimbursement ongoing; grant extended
Bodega Bay Trail	178	5										Initiating Project	Letter of Intent and Matching Grant Agreement drafting pending review
Colgan Creek Phase 4 MG	4	3										Initiating Project	Project structure launching
Crane Creek Regional Trail	75	1										Negotiating CE	Negotiating CE and Rec Covenant; meeting to align around Matching Grant Agreement
Denman Reach	2	2										Negotiating CE	Negotiating CE
Geyserville Community Plaza	1	4		+								Initiating Project	Board accepted 8/22/2023
Guerneville River Park Phase 2	3	5										Initiating Project	
Healdsburg Montage Park	36	4										Initiating Project	Letter of Intent and Matching Grant Agreement drafting, City reviewing.
Helen Putnam Regional Park Extension	56	2					+					Negotiating CE	Revised Letter of Intent underway; appraisal review
Helen Putnam Regional Park Extension Phase 2	47	2										Negotiating CE	Letter of Intent, Matching Grant Agreement, and CE initiating
Keiser Park Expansion 2	2	4							+			Approvals/Baseline	Baseline under review. Anticipated BOD date: July 9
Mark West Community Park	1	4				+						Negotiating CE	Initiating project
Maxwell Farms	79	1										Negotiating CE	Drafting Documents
Petaluma Bounty Community Farm	3	2										Initiating Project	Board accepted 8/22/2023
Petaluma River Park	20	2										Initiating Project	Letter of Intent in negotiation
River Lane***	1	5										Escrow/Closing	10/25/25 extension, proceeding to closing pending legal direction
Roseland Creek Community Park - Phase 1c	3	3										Negotiating CE	Negotiating CE, Rec Covenant, Draft EIR Public Notice
Sonoma Schellville Trail	21	1										Initiating Project	Board accepted 8/22/2023
Southeast Santa Rosa Greenway***	49	1								+		Escrow/Closing	City of Santa Rosa got State approval 5/16 to acquire property
Steamer Landing Park Development (McNear Peninsula)	27**	2			+							Initiating Project	Initiating project
Tierra de Rosas Plaza	1	3										Initiating Project	Board accepted 8/22/2023; Groundbreaking Ceremony 5/3
Total Acres		701											
* District approved a 2-year extension ** Restoration/Development Project on previous acquisition. *** District approved 5-year extension (MGP 2 year, fire 3 year) + indicates change in phase since last update (October 2023)													
Out of Program (funding request withdrawn)													
SMART Pathway - Payran to Southpoint	14	2										Out of Program (other)	Funding request withdrawn by SMART 7/10/2023