



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION
COMMISSIONERS

Mike Sangiacomo (First District)
Todd Mendoza (Second District)
Gary Wysocky (Third District)

Vacant (Fourth District)
Jorge Inocencio (Fifth District)
Jeff Owen (Alternate)

REGULAR MEETING AGENDA

March 7, 2024 | 5:00 p.m.

MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON

The March 7, 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, March 6, 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 agendized.
5. **Correspondence/Communications**
6. **General Manager’s Report**
Misti Arias | General Manager
7. **Approval of Commission Minutes Attachment 1**
8. **Financial Report Attachment 2**
Julie Mefferd | Administrative + Fiscal Manager
9. **Annual Report Attachment 3**
Julie Mefferd | Administrative + Fiscal Manager
10. **Ad Hoc Committee Reports**
Annual Report/Audit Report Review (Owen, Sangiacomo)
Appraisal (Owen, Mendoza)
Matching Grant Program Application Evaluation (Sangiacomo, Wysocky)
Ag + Open Space Endowment (Wysocky, Owen)
11. **Projects in Negotiation Attachment 4**
12. **Closed Session (Real Property Negotiations - Government Code Section 54956.8)**

Project Name:	Keiser Park Expansion 2 Matching Grant Program Project
Property Owners:	Town of Windsor (current owner); James B Cornwell (at the time of appraisal)
Property Address:	625 Wall Street Windsor, CA 95492
Property APN(s):	066-170-016
Negotiating Parties:	Ag + Open Space's Representative: Misti Arias, General Manager Owner’s Representative: Jon Davis, Town Manager

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)
13. **Reconvene to Open Session and Report out of Closed Session**
14. **Suggested Next Meeting**
March 7, 2024
15. **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.



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UNAPPROVED MINUTES

February 1, 2024 | 5:00 pm

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

STAFF PRESENT: Misti Arias, General Manager; Lisa Pheatt, County Counsel; Jennifer Kuszmar, Acquisition Manager; Sara Ortiz, Fiscal Oversight Commission Clerk.

1. Call to Order

Commissioner Sangiacomo called the meeting to order at 5:01 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

- Ariel Kelley has stepped down from the Fiscal Oversight Commission, Misti is working with Director Gore's office to appoint a new Commissioner
- The Southeast Santa Rosa Greenway Matching Grant Program project that was reviewed by the Fiscal Oversight Commission in December 2023 is scheduled to go to the Board of Directors on February 6, 2024.
- Matching Grant Program Guidelines update is going to the Board of Directors on March 5, 2024.
- Farmland for All the Buy-Protect-Sell Pilot Program that was presented at the joint Fiscal Oversight Commission/Advisory Committee meeting on December 14, 2023 will be going to the Board of Directors on March 12, 2024 as a significant item with a presentation.
- A new vegetation management grant cycle will be released soon.
- The transfer of the McCormick property to Regional Parks will be happening in the next few months.

7. Approval of Commission Minutes

On a motion by Commissioner Owen and a second by Commissioner Inocencio, the December 7, 2023, December 14, 2023 and January 4, 2024 minutes were approved.

8. Financial Report

Misti Arias presented the Financial Report for December 2023.

9. Ad Hoc Committee Reports

None of the Ad Hoc Committees have met since the last meeting. There will be a meeting of the Annual Report/Audit Report Review committee to review the Annual Report.

10. Review of Rules of Governance

Commission reviewed the Rules of Governance with redline changes that were approved in 2023.

11. Review of FOC Authority

Lisa Pheatt and Misti Arias presented information regarding the Fiscal Oversight Commission's authority.

12. Projections in Negotiation

Misti Arias presented the current projects in negotiation list.

13. Suggested Next Meeting

March 7, 2024

14. Adjournment

The meeting adjourned at 6:11 pm.

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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.

ATTACHMENT 2

Sonoma County Agricultural Preservation and Open Space District
 Consolidated Balance Sheet - District and OSSTA Funds
 January 31, 2024

Assets	
Cash and Investments	\$81,783,037
Accounts Receivable	0
Other Current Assets	45,873
Intergovernmental Receivables	<u>2,986</u>
Total Assets	<u><u>\$81,831,897</u></u>
Liabilities and Fund Balance	
Current Payables	\$119,351
Other Current Liabilities	3,304
Due to Other Governments	45
Deferred Revenue	0
Long-Term Liabilities	<u>0</u>
Total Liabilities	<u>122,700</u>
Fund Balance	
Nonspendable	33,373
Restricted - District Activities	<u>81,675,823</u>
Total Fund Balance	<u>81,709,196</u>
Total Liabilities and Fund Balance	<u><u>\$81,831,897</u></u>

Cash by Fund	
OSSTA - Measure F	\$60,147,975
Open Space District	6,601,122
Stewardship Reserve*	0
Cooley Reserve	156,848
Operations and Maintenance	<u>14,877,093</u>
Total Cash by Fund	<u>\$81,783,037</u>

*On July 1, 2015 the County of Sonoma Measure F Sales Tax Refunding Bonds, Series 2015 were issued. The transaction provided a savings of \$13.6 million, in part by following the Commission's recommendation of paying down \$30 million in principal, as well as obtaining a lower interest rate. The Commission recommended using the \$10 million in the Stewardship Reserve Fund as part of the \$30 million paydown. Additionally, the Commission directed use of the \$7.5 million annual savings resulting from the shortened term to fund the Stewardship Reserve beginning in the fiscal year 2024-2025. FOC Minute Order #13 dated May 14, 2015 reflects this direction.

ATTACHMENT 2

Sonoma County Agricultural Preservation and Open Space District
 Consolidated District and OSSTA Budget to Actual
 For the Seven months ended January 31, 2024
 58% of Year Complete

	Budget Final	Actual Year to Date	Encumbrances Year to Date	Remaining Balance	% of Budget Remaining
Revenues					
Tax Revenue *	\$32,570,959	\$13,744,954		\$18,826,005	57.80%
Intergovernmental	2,845,000	43,422		2,801,578	98.47%
Use of Money & Prop	155,000	1,454,807		(1,299,807)	-838.59%
Miscellaneous Revenues	1,874,000	7,494		1,866,506	
Other Financing Sources	993,897	0		993,897	100.00%
Total Revenues	38,438,856	15,250,677		23,188,179	60.32%
Expenditures					
Salaries and Benefits	6,931,408	3,379,619	\$0	3,551,788	51.24%
Services and Supplies	12,926,151	1,846,752	7,807,498	3,271,901	25.31%
Other Charges	5,651,318	3,000	156,875	5,491,443	97.17%
Capital Expenditures**	32,621,989	30,156,313	136,989	2,328,687	7.14%
Other Financing Uses	7,209,060	912,664		6,296,396	87.34%
Total Expenditures	65,339,925	36,298,347	8,101,363	20,940,216	32.05%
Net Earnings (Cost)	(\$26,901,069)	(21,047,670)	(\$8,101,363)	\$2,247,963	
Beginning fund balance		102,756,866			
Ending Fund Balance		81,709,196			

Note: Sales tax collected as of January 31, 2023 was \$13,705,971. Current collections are 0.28% above the prior year. There continue to be collection and timing issues with CDTFA.

(California Department of Tax and Fee Administration)

**Capital expenditure breakdown

Soda Springs Ranch	\$ 2,103,352
Gillis Ranch Preserve	2,253,187
Denner Ranches	11,512,590
Chanslor Ranch	5,409,797
Hood Mt - Salt Creek	4,492,685
Lafranchi	4,379,702
Intangible Assets	5,000
	<u>\$ 30,156,313</u>

ATTACHMENT 3



AG + OPEN SPACE
SONOMA COUNTY

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ELEVENTH ANNUAL REPORT

March 7, 2024

Board of Directors

Sonoma County Agricultural Preservation and Open Space District

575 Administration Drive

Santa Rosa, CA 95403

Dear Board Members:

This letter constitutes the Fiscal Oversight Commission’s (“Commission”) Eleventh Annual Report as required by Board of Directors’ Resolution No. 10-0832 dated December 7, 2010. The report covers the period from July 1, 2022 to June 30, 2023. To date, no information has come to the attention of the Commission showing non-compliance with Measure F.

This report was approved by the Commission at its meeting held on March 7, 2024.

Respectfully submitted,

Mike Sangiacomo

Sonoma County Open Space Fiscal Oversight Commission Chair

cc: Misti Arias Sonoma County Agricultural Preservation and Open Space District General Manager
Erick Roeser Sonoma County Auditor-Controller Treasurer-Tax Collector
Robert Pittman Sonoma County Counsel
Christina Rivera Sonoma County Administrator

ATTACHMENT 3

Executive Summary

During this reporting period the Commission has received no information of any transfer of funds other than for the reasonable value of goods and services provided by the County to Sonoma County Agricultural Preservation and Open Space District (“District”), and no Measure F funds were directly or indirectly appropriated or transferred to the County's General Fund for other than reasonable value of goods and services. After review of audit reports and agreements on the District's expenditures for operations and maintenance on recreational properties, it appears the District is in compliance with the expenditure plan and Resolution 16-0040. The Commission has also determined that the District is continuing to utilize the County's procurement practices, and is in compliance with Generally Accepted Accounting Principles (GAAP) regarding procurement.

Background

Following the voters' approval of Measure F in 2006, the Board of Supervisors reorganized the Sonoma County Open Space Authority into the current Commission effective April 1, 2011. As part of that reorganization, the Commission is required to perform certain fiscal oversight duties with respect to the use of funds held in the County's Open Space Special Tax Account, and to review and comment on the District's annual audit as set forth in Resolution No. 10-0832. The Commission's Tenth Annual Report to the District's Board of Directors on the Commission's actions in performing its assigned tasks are as follows:

Commission's Eleventh Annual Report

A. Role of Commission

In conjunction with the periodic audits of the District, the Commission shall serve as an audit committee in order to determine: (1) that no Measure F funds are directly or indirectly appropriated or transferred to the County's General Fund for other than reasonable value of goods and services, (2) that District's expenditures for operations and maintenance on recreational properties are in compliance with the expenditure plan and Resolution 16-0040, Initial Public Access Operations and Maintenance (IPAOM) Policy adopted February 2, 2016, and (3) determine whether or not the District's procurement practices assure that it is paying reasonable prices for appropriate goods and services and providing sufficient detail to provide an audit trail.

1. Transfer of funds and reasonable value of goods and services

During this reporting period, the Commission's Annual Report/Audit Review subcommittee met as needed to review the reports issued by the District's external audit firm, Maze and Associates, and the Sonoma County Auditor-Controller-Treasurer-Tax Collector's office.

The reports reviewed were for the fiscal year ending June 30, 2023 and included audited Basic Financial Statements, the Independent Accountant's Report on Applying Agreed upon Procedures for IPAOM related transactions, the Memorandum on Internal Control and Required Communications, and the Measure F Government Code Section 50075.3 Reporting. These reports are available on the District's website using the links at the end of this report (links 3,4,5). To date, the Commission has received no



ATTACHMENT 3

information of any such transfer of funds other than for the reasonable value of goods and services provided by the County to the District.

2. Initial Public Access Operations and Maintenance Expenditures

The Commission is required to review District Initial Public Access- Operations and Maintenance Expenditures for compliance with the 2006 Expenditure Plan and the District's implementing policies. Over the past several years, the process for recording and reviewing these expenditures has been enhanced. The Commission participated in the development of the District processes, as well as in the development of the policy adopted by the District's Board on February 2, 2016. For Fiscal Year 2023-24 Maze & Associates, the District's independent auditing firm, conducted a transaction review, involving expenditures coded to the operations and maintenance fund, and fifteen (15) transfer agreements between the District and the entity receiving the transferred property. The Initial Public Access Operation and Maintenance (IPAOM) review was completed on October 24, 2023. There were no findings nor any communications indicating that there were any concerns regarding the accuracy of the staff account coding for invoices or timecards. The District provides on-going account coding instruction to staff to ensure that these expenditures, and all others, are coded correctly.

3. Procurement Practices

The commission reviewed the Memorandum on Internal Control and Required Communications issued by Maze & Associates for the Fiscal Year 2022-23, which did not report any material weaknesses or deficiencies identified during the audit regarding procurement practices or other material processes. The District's practice is to follow the County's procurement practices. The Commission has determined that the District is continuing to utilize the County's procurement practices. The General Manager is satisfied that the practice meets the District's needs.

B. Respond to requests from the Board of Directors for advice

During this reporting period, there were no requests for advice from the District Board. The Commission has received and dealt with the following matters as requested by the District's General Manager. Following is a summarization of the activities addressed by the Commission during this reporting period. Appraisal Reviews are shown in Task F below.

February 2, 2023:

- Review and approval of the proposed exchange of specified open space interests by and between the Sonoma County Agricultural Preservation District and Forestville Planning Association as related to the Forever Forestville conservation easement satisfies the fair market value standard.

April 6, 2023:

- Revised Rules of Governance

July 13, 2023:

- Budget Presentation
- Matching Grant Program Funding Recommendations



ATTACHMENT 3

October 5, 2023:

- Appraisal Ad Hoc Committee and Matching Grant Program Revision Ad Hoc Committee reports
- Matching Grant Program Revision Presentation

December 7, 2023:

- Review District's audit

For more details of the Commission's effort on the above matters, please refer to the Commission's meeting agendas and minutes. A link is provided at the end of this report. (link 6)

C. Preview District Borrowing Transactions

For this reporting period, there were no borrowing transactions to preview.

D. Districts Annual Audit

The Commission's Audit Report Review Committee examined the District's Fiscal Year 2022-23 Audit Report as prepared by Maze & Associates. As part the refunding of the Measure F Sales Tax Revenue Bonds in Fiscal Year 2015-16, the strategy proposed by the Commission to use the existing Stewardship Reserve Fund, and other funds to pay down bond principal, shorten the term, and fund the Stewardship Reserve fund at the end of the debt issue was implemented. During this reporting period the Commission discussed the need to continue to document the original intent of the change in term and principal amount for the purpose of funding the Stewardship Reserve fund at the end of the debt issue. The audited financial statements continue to discuss details of the strategy in NOTE 5 of the Annual Audited Financial Statements, as does the monthly internal financial statements. The bond was paid off in FY 2022-2023. The Commission established an ad hoc subcommittee to discuss how to meet the perpetual obligation of Ag + Open Space. The Commission recommended an Ag + Open Space Endowment that garners more interest income than what is earned by the County Treasury. This requires legislative change, which the Commission encouraged.

E. Appraisal Review

During the term of this report the Commission reviewed the following real property appraisals for compliance with the District's Appraisal Guidelines and Standards and, when appropriate, reported its comments to the District's General Manager for consideration by the Board of Directors:

- Chanslor Ranch Fee Acquisition (January 12, 2023)
- Denner Ranch Conservation Easement (March 10, 2023)
- Soda Springs Ranch Conservation Easement and Recreation Covenant (April 6, 2023)
- Mark West Wikiup Open Space Preserve Conservation Easement and Recreation Covenant (June 1, 2023) (December 7, 2023)
- Gillis Ranch Preserve Conservation Easement (July 13, 2023)
- Spring Hill Ranch Conservation Easement (August 16, 2023)
- Lafranchi (Laguna) Conservation Easement (August 16, 2023)
- Armstrong Redwoods State Natural Reserve – Ayers Addition Conservation Easement and Recreation Covenant (September 7, 2023)
- McCormick Ranch Conservation Easement and Recreation Covenant (November 2, 2023)
- Hood Mountain Regional Park & Open Space Preserve – Salt Creek Addition Conservation



ATTACHMENT 3

Easement and Recreation Covenant (December 7, 2023)

- Southeast Santa Rosa Greenway Conservation Easement and Recreation Covenant (December 7, 2023)

This report was approved by the Commission at its meeting held on March 7, 2024.

F. Annual Report to the Board of Directors

This report documents review, comments and endorsement of (1) the District's annual audit (2) the County Auditor's Annual Report on the Activities of the District (Government Code §50075.3), (3) administration of the Stewardship Reserve Fund and (4) comments on other matters regarding the District's compliance with Measure F.

1. As discussed throughout this report, the Commission did participate in the selection of the District's external auditor and has reviewed and commented on the District's Basic Financial Statements, Memorandum on Internal Control and Agreed Upon Procedures relating to Initial Public Access Operations and Maintenance (IPAOM) transactions. For the fiscal year ending June 30, 2023 there were no findings or recommendations from the audit firm Maze and Associates regarding District accounting, financial reporting, or internal control processes.
2. As of the date of this report, District staff in conjunction with the Sonoma County Auditor prepared the report for the period ending June 30, 2023. The Commission's Annual Report/Audit Report Review Committee reviewed the report and is satisfied that it summarizes the Measure F annual sales tax revenue and allowable expenditures, and pending project status.
3. Regarding the Stewardship Reserve Fund, as part of the Measure F Bond Refunding there are presently no funds in the Stewardship Reserve Fund: As discussed previously, and detailed in Note 5 and the monthly internal financial reports, the Commission supports directing funds to the Stewardship Reserve Fund while the Endowment legislative change is being pursued.
4. To date, no information has come to the attention of the Commission showing noncompliance with Measure F.



ATTACHMENT 3

Links

1. BOARD OF SUPERVISORS' MEETING MINUTES FROM DECEMBER 7, 2010

<https://www.sonomaopenspace.org/wp-content/uploads/2015/05/Board-Reso-10-0832.FOC-Role.Responsibilities.pdf>

2. RESOLUTIONS 10-0832, 10-0833, 10-0834

<http://sonoma-county.granicus.com/MetaViewer.php?view%20id=2&clip%20id=130&meta%20id=41975>

**3. SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT 'S
BASIC FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

www.sonomaopenspace.org/wp-content/uploads/Sonoma-AG-BFS-2023-ADA.pdf

**4. SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT
MEMORANDUM ON INTERNAL CONTROL AND REQUIRED COMMUNICATIONS FOR
THE FISCAL YEAR ENDING JUNE 30, 2023**

www.sonomaopenspace.org/wp-content/uploads/SCAPOSD-MOIC-FY23-ADA.pdf

**5. INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED UPON PROCEDURES
FOR SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

www.sonomaopenspace.org/wp-content/uploads/SCAPOSD-AUP-2023-ADA.pdf

**6. SONOMA COUNTY OPEN SPACE DISTRICT FISCAL OVERSIGHT COMMISSION'S ROLE,
RULES OF GOVERNANCE, MEETING AGENDAS & MINUTES**

<http://www.sonomaopenspace.org/who-we-are/board-and-advisors/fiscal-oversight-commission/>

**7. OFFICIAL STATEMENT COUNTY OF SONOMA MEASURE F SALES TAX REVENUE BONDS
ISSUED NOVEMBER 2007**

<http://emma.msrb.org/MS61446-MS262167-MD505658.pdf>

**8. COUNTY OF SONOMA AGENDA ITEM SUMMARY REPORT ON THE 2007 MEASURE F
SALES TAC REVENUE BONDS REFUNDING**

http://sonoma-county.granicus.com/MetaViewer.php?view_id=2&clip_id=505&meta_id=162825

**9. COUNTY OF SONOMA MEASURE F SALES TAC REVENUE REFUNDING BONDS SERIES
2015 A (LIMITED TAX BONDS – AGRICULTURAL PRESERVATION AND OPEN SPACE)**

<http://emma.msrb.org/EA725772-EA569231-EA965212.pdf>

**10. SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT'S
BOARD OF DIRECTORS' FEBRUARY 2, 2016 MEETING AGENDA ITEM #27 INITIAL
PUBLIC ACCESS, OPERATIONS AND MAINTENANCE POLICY@ 1:17 MINUTE MARKER
ON MEETING VIDEO**

<http://sonoma-county.granicus.com/MediaPlayer.php?view%20id=2&clip%20id=581>



ATTACHMENT 4

	Conservation Easement Project Name	Acres (approx)	Sup. District	Step 1	Step 2			Step 3		Step 4		Status	Comments	
1	Abril Ranch	1,929	4									On-Hold	Stalled due to federal mineral rights ownership	
2	Bavarian Lion Vineyards	1,858	4									Initiating Project	Initiating Project	
3	Bianchi Family	633	5				+					Initiating Project	Initiating Project	
4	Blucher Creek Headwaters	212	5									Initiating Project	Project back to active - initiating project structure	
5	Camp Meeker Forest Open Space Preserve (formerly Baumert Springs)	372	5									Negotiating CE	FOC date 1/4 anticipated BOD date Feb/March	
6	Chanslor Ranch (fee acquisition)	378	5						+		\$5,500,000	Negotiating CE	closed on fee purchase, negotiating transfer	
7	Crawford Gulch	92	5									Initiating Project	Project Structure - development	
8	Deniz Ernest & Beverly Trust	217	2									Initiating Project	Project Structure - development	
9	Deniz Family Farm	315	2									Initiating Project	Project Structure - development	
10	Diamond W Ranch	849	2									Negotiating CE	Project Structure - CE drafting	
11	Laguna Edge	29	5				+	+				Initiating Project	Initiating project; may only seek riparian protections	
12	Limping Turkey Ranch	158	2									Initiating Project	Initiating project	
13	Lobban – Creekside Addition	3	1									Appraisal Process	Working on project structure	
14	Lobban – Mark West Creek	266	1									Appraisal Process	Working on project structure	
15	Lobban – Miyashiro Addition	5	1									Appraisal Process	Working on project structure	
16	Mark West Wikiup Preserve	31	4								+	\$5,100,000	Escrow/Closing	BOD authorization 12/12
17	McClelland Dairy	348	2									Negotiating CE	Project Structure -- negotiating CE language	
18	McCormick Ranch - Regional Parks	253	1								+	\$3,500,000	Approvals/Baseline	BOD date 12/12
19	Nolan Creek 1	317	5									Initiating Project	Project Structure - development	
20	Nolan Creek 2	171	5									Initiating Project	Project Structure - development	
21	Nolan Creek 3	49	5									Initiating Project	Project Structure - development	
22	Peters Ranch	278	2									Initiating Project	Project Structure - development	
23	Preston Farm	133	4									Negotiating CE	Project Structure - development and CE negotiations	
24	Rincon Hills	218	1									Negotiating CE	Project Structure - development and CE negotiations	
25	Rowland Mack	168	1									Negotiating CE	Project Structure - development and CE negotiations	
26	Russian River Redwoods	394	5									Initiating Project	Project Structure - development	
27	South Sonoma Mountain - Grove	369	2									Initiating Project	Initiating project	
28	South Sonoma Mountain - Rodgers Creek	798	1 & 2									Initiating Project	Project Structure - development	
29	South Sonoma Mountain - Skyline	492	2									Initiating Project	Project Structure - development	
30	Spring Hill Ranch	579	2								\$2,620,000	Appraisal Process	Appraisal update and FOC	
31	Starrett Hill	319	5									Initiating Project	Project Structure - development	
32	Willow Avenue Farm	8	2									Initiating Project	Project Structure - development	
33	Witt Home Ranch	395	2									Initiating Project	Initiating project	
34	Wolf Creek Ranch	1,195	5									On-Hold		
Total Acres		14,103											\$16,720,000	

+ indicates change in phase since last update

On Hold - 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
	Petersen Rd Dairy											On-Hold	On hold

ATTACHMENT 4




Matching Grant Project Name	Acreage(approx)	Sup. District	Project Phases										Status	Comments
			Step 1	Step 2			Step 3			Step 4	Step 5			
			Project Evaluation	Initiating Project	Due Diligence	Project Structure	CE Negotiations	Appraisal Process	FOC	BOD	Escrow/ Closing	Implementation + Tracking Match		
A Place to Play	87	5											Initiating Project	Initiating project
AmeriCorps Trail	12	5											Other	construction.
Badger Park	20	4		+									Initiating Project	Site Assessment in process for project documentation
Bayer Farm Development ***	6**	3			N/A	N/A	N/A	N/A	N/A	N/A	N/A		Completed Project & Tracking Match	Reimbursement ongoing; Grant extended
Bodega Bay Trail	178	5											Initiating Project	Site Assessment in process for project documentation
Colgan Creek Phase 4 MG	4	3											Initiating Project	Accepted into program during 2022 MGP funding cycle
Crane Creek Regional Trail	75	1											Negotiating CE	Negotiating CE, Rec Covenant, Mtg to align around MGA agreement
Denman Reach	2	2											Negotiating CE	Negotiating CE
Geyserville Community Plaza	1	4		+									Initiating Project	Board approved 8/22/2023
Healdsburg Montage Park	36	4											Initiating Project	Getting out LOI / MGA
Helen Putnam Regional Park Extension	56	2											Negotiating CE	Revised LOI under review by landowner
Helen Putnam Regional Park Extension Phase 2	47	2											Negotiating CE	LOI under review by landowner
Keiser Park Expansion 2	2	4											Appraisal Process	Initiating appraisal review
Mark West Community Park	1	4											Initiating Project	Initiating project
Maxwell Farms	79	1											Initiating Project	Drafting Documents
Petaluma Bounty Community Farm	3	2		+									Initiating Project	Board approved 8/22/2023
Petaluma River Park	20	2											Initiating Project	Letter of intent in negotiation
River Lane***	1	5											Escrow/Closing	Neighbor complainant issues being assessed; 10/25/24 extension
Roseland Creek Community Park - Phase 1c	3	3											Negotiating CE	Negotiating CE, Rec Covenant
Sonoma Schellville Trail	21	1											Initiating Project	Board approved 8/22/2023
Southeast Santa Rosa Greenway***	49	1											Escrow/Closing	Passed by BOD 2/6/2024
Steamer Landing Park Development (McNear Peninsula)	27**	2			+								Initiating Project	Initiating project
Tierra de Rosas Plaza	1	3		+									Initiating Project	Board approved 8/22/2023
Total Acres	698													

* 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
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ATTACHMENT 4

Transfer Project Name	Page (approx)	Sup. District	Transaction Type	Process Flow										Comments
				Step 1	Step 2			Step 3			Step 4			
				Project Evaluation	Initiating Project	Due Dilligence	Project Structure	CE Negotiations + Transfer Agreement	Appraisal Process	FOC	BOD	Escrow/ Closing		
Saddle Mountain Open Space Preserv	960	1	Transfer											Initiating project
Tierra Vegetables	15	4	Resale											CE and Covenant negotiation
Young-Armos	56	5	Transfer/Sale											Initiating project
Total Acres		1,031												