



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION  
**COMMISSIONERS**

Mike Sangiacomo  
Todd Mendoza  
Patrick Emery

Brian Ling  
Jorge Inocencio  
Jeff Owen

**REGULAR MEETING AGENDA**

September 4, 2025 | 5:00 p.m.

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MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON

The September 4, 2025 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/91884250504?pwd=wLbRUHkw8JwFotjqwdk4c53tdSuAbd.1> password: 753158

If you have a Zoom account, click Join Meeting by number: 918 8425 0504 password: 753158

Call-in and listen to the meeting: Dial (669) 900-9128 Enter meeting ID: 918 8425 0504

**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 [AOS-adminaide@sonoma-county.org](mailto:AOS-adminaide@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 [AOS-adminaide@sonoma-county.org](mailto:AOS-adminaide@sonoma-county.org). by 12 p.m. Wednesday, September 3, 2025 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 Attachment 2 Attachment 3**

**8. Ad Hoc Committee Reports**

Annual Report/Audit Report Review (Owen, Sangiacomo)

Appraisal (Owen, Mendoza)

Matching Grant Program Evaluation (Inocencio, Emery)

Ag + Open Space Endowment (Ling, Sangiacomo)

**9. Projects in Negotiation Attachment 4**

Jennifer Kuszmar | Acquisition Manager

**10. Closed Session Conference with Real Property Negotiators (Government Code Section 54956.8)**

Project Name: Graton Town Square

Property Address: 9155 Graton Road, Graton, CA 95444

APNs: 130-151-004

Property Owners: Graton Community Services District (GCSD)

Negotiators: For the landowners: Chad Davisson, General Manager

For Ag + Open Space: Misti Arias, General 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)

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

**12. Suggested Next Meeting**

October 2, 2025

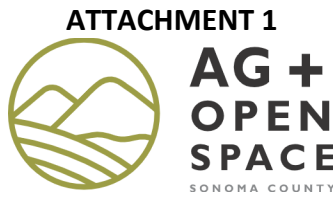
**13. Adjournment**

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**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 will be made available for public inspection between 9:00 a.m. and 4:00 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 [AOS-adminaide@sonoma-county.org](mailto:AOS-adminaide@sonoma-county.org) for materials.





## SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION

### COMMISSIONERS

Mike Sangiacomo  
Todd Mendoza  
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Patrick Emery  
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Jeff Owen

### UNAPPROVED MINUTES

June 5, 2025 | 5:00 pm

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**COMMISSIONERS PRESENT:** Todd Mendoza, Brian Ling, Jeff Owen

**STAFF PRESENT:** Misti Arias, General Manager; Lisa Pheatt, County Counsel; Julie Mefferd, Administrative and Fiscal Manager; Jennifer Kuszmar, Acquisition Manager; Stephanie Tavares, Senior Acquisition Specialist; Michelle Nozzari, Administrative Aide.

**1. Call to Order**

Commissioner Mendoza called the meeting to order at 5:00 p.m.

**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**

No public comment.

**5. Correspondence/Communications**

**6. General Managers Report**

**7. Approval of Commission Minutes Attachment 1**

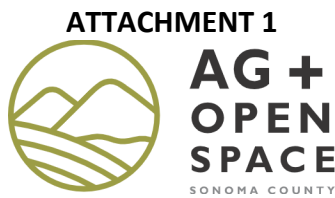
On a motion from Commissioner Ling and a second by Commissioner Owen, the minutes from the April 3, 2025 meeting were approved.

**8. Financial Report Attachment 2**

Julie Mefferd gave the Financial Report.

**9. Helen Putnam Matching Grant Attachment 3**

On a motion from Commissioner Ling and a second by Commissioner Owen, the Commission adopted Resolution No. 2025-003



Resolution of the Board of Commissioners determining that the District is not paying more, or receiving less, than Fair Market Value for the CE and Rec Covenant to be acquired by the District as a condition of Matching Grant Funding for the Helen Putnam Regional Park Extension project.

Public Comment:

- Tamara Galanter, Counsel from Shute, Mihaly & Weinberger LLP

**10. Ad Hoc Committee Reports**

- No reports

**11. Projects in Negotiations** Attachment 4

**12. Next Suggested Meeting**

Next meeting is previously scheduled for July 10 may be moved. More details to be determined.

**13. Adjournment**

Chair Mendoza adjourned the meeting at 5:46pm.



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION  
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Mike Sangiacomo  
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Jeff Owen

**UNAPPROVED SPECIAL MEETING MINUTES**

**July 16, 2025 | 9:00 am**

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**COMMISSIONERS PRESENT:** Jorge Inocencio, Brian Ling, Mike Sangiacomo, Jeff Owen, Todd Mendoza

**STAFF PRESENT:** Misti Arias, General Manager; Lisa Pheatt, County Counsel; Jennifer Kuszmar, Acquisition Manager; Steph Tavares, Senior Acquisition Specialist; Sara Ortiz, Fiscal Oversight Commission Clerk; Howard Levy; Review Appraiser.

**1. Call to Order**

Commissioner Mendoza called the meeting to order at 9:00 a.m.

**2. Public Comment on items not on the Agenda**

Dwayne Dewitt

**3. Public Comment on Closed Session:**

Dwayne Dewitt

**Adjourn to Closed Session (Real Property Negotiations - Government Code Section 54956.8)**

The Commission entered into Closed Session at 9:08 am.

**4. Report of Closed Session**

The commission reconvened to Open Session at 9:35 a.m.

On a motion by Commissioner Sangiacomo and second by Commissioner Owen the Commission adopted Resolution No. 2025-004

Resolution of the Board of Commissioners of the Sonoma County Open Space Fiscal Oversight Commission Determining that the Acquisition Price for the Purchase of the McClelland Dairy Conservation Easement by the Sonoma County Agricultural Preservation And Open Space District Does Not Exceed Fair Market Value.

**5. Suggested Next Meeting**

August 7, 2025

**6. Adjournment**

The meeting was adjourned at 9:36 am.



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION  
COMMISSIONERS

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**UNAPPROVED SPECIAL MEETING MINUTES**

**August 14, 2025 | 5:00 pm**

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**COMMISSIONERS PRESENT:** Brian Ling, Jeff Owen, Todd Mendoza, Patrick Emery

**STAFF PRESENT:** Misti Arias, General Manager; Jennifer Kuszmar, Acquisition Manager; Lisa Pheatt, County Counsel; Luke Bowman, County Counsel; Steph Tavares, Senior Acquisition Specialist; Sara Ortiz, Fiscal Oversight Commission Clerk; Howard Levy; Review Appraiser; Brenda Schick, Singing Stream Conservation Consultants.

**1. Call to Order**

Commissioner Mendoza called the meeting to order at 5:00 pm.

**2. Public Comment on items not on the Agenda**

**3. Adjourn to Closed Session (Real Property Negotiations - Government Code Section 54956.8)**

The Commission entered into Closed Session at 5:03 pm.

**4. Report of Closed Session**

The commission reconvened to Open Session at 6:42 pm.

On a motion by Commissioner Emery and second by Commissioner Ling the Commission adopted Resolution No. 2025-006

Resolution of The Board of Commissioners of The Sonoma County Open Space Fiscal Oversight Commission Determining that the Acquisition Price for the Purchase of The South Sonoma Mountain Rodgers Creek North Conservation Easement to be Retained by The Sonoma County Agricultural Preservation And Open Space District, Does Not Exceed Fair Market Value

On a motion by Commissioner Emery and second by Commissioner Ling the Commission adopted Resolution No. 2025-007

Resolution of The Board of Commissioners of The Sonoma County Open Space Fiscal Oversight Commission Determining that the Acquisition Price for the Purchase of The South Sonoma Mountain Rodgers Creek South Conservation Easement to be Retained by The Sonoma County Agricultural Preservation And Open Space District, Does Not Exceed Fair Market Value

On a motion by Commissioner Emery and second by Commissioner Ling the Commission adopted Resolution No. 2025-008

Resolution of The Board of Commissioners of The Sonoma County Open Space Fiscal Oversight Commission Determining that the Acquisition Price for the Purchase of The South Sonoma Mountain Skyline Conservation

## **ATTACHMENT 3**

Easement to be Retained by The Sonoma County Agricultural Preservation And Open Space District, Does Not Exceed Fair Market Value

**5. Suggested Next Meeting**

September 4, 2025

**6. Adjournment**

The meeting was adjourned at 6:47 pm.



































































ATTACHMENT 4



## ATTACHMENT 4

				Agricultural Lands Community Identity Wealthy Communities Water Wetlands Project Evaluation Initiating Project Due Diligence Project Structure CE Negotiations Appraisal Process FCC BOD Escrow/Closing Purchase Price (BOD Approved)															
	Conservation Easement Project Name	Acreage (approx)	Sup. District	Vital Lands Initiative Goals				Step 1	Step 2					Step 3		Step 4		Status	Comments
1	Bavarian Lion Vineyards	1,858	4															Initiating Project	Initiating Project
2	Berry Forest Preserve	133	5															Initiating Project	Project Structure - development
3	Bianchi Ranches - Two Rock	633	2															Negotiating CE	Draft CE in Internal Review
5	Crane Creek Ranch	290	1															Initiating Project	Initiating project
6	Crawford Gulch	92	5															Initiating Project	Project Structure - development
7	Deniz Ernest & Beverly Trust	217	2															Initiating Project	Project Structure - development
8	Deniz Family Farm	315	2											+				Negotiating CE	Project Structure - development
9	Diamond W Ranch	849	2															Negotiating CE	Internal review of CE
10	Gill Creek Confluence	51	4															Initiating Project	Initiating Project
11	Osprey Hill Ranch (Hendren Ranch)	347	5															Initiating Project	Initiating Project
12	Landwell	22	5						+						+	+		Other	Project Structure - development
13	Ielmorini Ranch - Sonoma Mountain	417	2															Initiating Project	Initiating project
14	Limping Turkey Ranch	158	2															Initiating Project	Initiating project
15	Little Rancharia Creek	276	5															Initiating Project	Work scheduled to begin next year
16	Lobban – Mark West Creek	266	1															Negotiating CE	Initiating Project
17	McClelland Dairy	348	2															Approvals/Baseline	BOD scheduled for 8/12/25
18	Monte Rio Redwoods Expansion	1,517	5													+		Approvals/Baseline	BOD scheduled for 6/3/25
19	Peters Ranch	278	2														+	Negotiating CE	Draft CE in Internal Review
20	Rincon Hills	218	1															Initiating Project	Updating project structure/transaction
21	Roberts Oaks	398	1															Initiating Project	
22	Rowland Mack	168	1															Appraisal Process	Appraisal work underway + internal review of CE
23	Laguna Oakwild (Rued Ranch)	168.9	5															Initiating Project	
24	Sea Way	247	5						+	+								Initiating Project	
25	South Fork Gualala River	299	5															Initiating Project	Project Structure - development
26	South Sonoma Mountain - Grove	366	1 & 2															Negotiating CE	Project Structure - development
27	South Sonoma Mountain - Rodgers Creek North	393	1 & 2															Negotiating CE	Appraisal work underway + internal review of CE
28	South Sonoma Mountain - Rodgers Creek South	421	2															Negotiating CE	Appraisal work underway + internal review of CE
29	South Sonoma Mountain - Skyline	480	1 & 2															Negotiating CE	Appraisal work underway + internal review of CE
30	Starrett Hill	319	5															Initiating Project	Project Structure - development
31	Willow Avenue Farm	8	2															Negotiating CE	Negotiating CE
32	Witt Home Ranch	395	2															Initiating Project	Initiating project
Total Acres		11,947																	

+ indicates change in phase since last update










































On Hold projects																			
4	Bucher-Russell Ranch	562	4															Initiating Project	Initiating project
1	Lafranconi		5															On-Hold	On hold at request of owner
2	Laguna Edge	29	5															Initiating Project	Project is on hold at landowner's request
3	Nolan Creek 1	317	5															On-Hold	Project Structure - development
4	Nolan Creek 2	171	5															On-Hold	Project Structure - development
5	Nolan Creek 3	49	5															On-Hold	Project Structure - development
6	Oak Ridge Angus (LaFranchi)		4															On-Hold	On hold
7	Preston Farm	133	4															Negotiating CE	Project Structure - development and CE negotiations
8	Reynoso Vineyard	395	4															On-Hold	On-Hold due to landowner finances
9	Russian River Habitat Restoration	63	4															On-Hold	Site Evaluation October 16
10	Spring Hill Ranch	579	2															On-Hold	On-Hold
																		\$2,620,000	On hold pending subordination of loans

Recently closed - move to tracking sheet





## ATTACHMENT 4

[illegible]

## ATTACHMENT 4

Matching Grant Project Name	Acreage (approx)	Sup. District	<div><div>Agricultural Lands</div><div>Community Open Space</div><div>Water</div><div>Wildlands</div><div>Initiating Project</div><div>Due Diligence</div><div>Project Structure</div><div>CE Negotiations</div><div>Appraisal Process</div><div>FOC</div><div>BOD</div><div>Escrow/Closing</div><div>Implementation + Monitoring</div></div>												Status	Comments
			Vital Lands Initiative Goals	Step 2				Step 3				Step 4	Step 5			
A Place to Play	87	5							N/A				N/A		Initiating Project	
AmeriCorps Trail	12	5	 												Negotiating CE	Implementation - CE and Rec Covenant will be recorded following trail construction
Badger Park	20	4	 												Initiating Project	MGA in negotiation. CE is being reviewed internally.
Bodega Bay Trail	178	5	  												Initiating Project	Letter of Intent submitted for Regional Parks Review. Matching Grant Agreement drafting pending review
Colgan Creek Phase 4 MG	4	3	 												Initiating Project	Matching Grant Agreement and CE RC in internal review,. Next steps sharing legal docs with City. 100% construction
Colgan Creek Phase 5	4	3	 												Initiating Project	Pending closure of Colgan Creek Phase 4 MGA.
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	MGA and CE city review. MGA need documentation from City purchase price, closing statement and funding source.
Geyserville Community Plaza	1	4					+								Initiating Project	Grantee reviewing Letter of Intent approved. MGA CE RC drafting. Working on project structure.
Graton Town Square	0.6	5													Negotiating CE	MGA, CE and RC are with grantee for review.
Guerneville River Park Phase 2	3	5	 		+										Initiating Project	Reviewing Park Improvements, due diligence/title review.
Helen Putnam Regional Park Extension	56	2	  												Negotiating CE	CE Negotiation underway
Helen Putnam Regional Park Extension Phase 2	21.5	2	  						N/A				+		Escrow/Closing	BOD approved legal documents 7/8. Tracking project improvements and match.
Laura Fish Somersal Park	36	4													Initiating Project	MGA in negotiation. CE is being reviewed internally.
Los Guilicos Master Gardeners'	4.5	1													Initiating Project	Pending direction from Public Infrastructure
Mark West Area Community Park Ph 2	1	4													Negotiating CE	MGA development
Maxwell Farms	79	1	 												Negotiating CE	Negotiating MGA, CE Documents.
Occidental Community Plaza	0.7	5	 												Initiating Project	Pending direction from Public Infrastructure
Petaluma Bounty Community Farm	3	2													Initiating Project	LOI in development.
Petaluma River Park	20	2	 												Initiating Project	Letter of Intent signed. Legal agreements in development.
Roseland Creek Community Park - Phase 1c	3	3													Negotiating CE	Negotiating CE, Rec Covenant.
Russian River Community Park	3.8	5	 												Initiating Project	Initiating project.

## ATTACHMENT 4

Sonoma Schellville Trail	21	1													Initiating Project	Letter of Intent under Regional Parks review. MGA drafting.
Steamer Landing Park Development (McNear Peninsula)	27**	2						+							Initiating Project	CE amendment and Recreation Covenant needs dev that will cover McNear as well as Steamer Landing w/Catherine in development. RC req of Steamer and McNear
Tierra de Rosas Plaza	1	3													Initiating Project	LOI executed. MGA drafted
Tom Schopflin Fields Phase 2	21	4													Initiating Project	Drafting MGA and RC.
<b>Total Acres</b>	<b>658.1</b>															

\* 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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