



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION
COMMISSIONERS

Mike Sangiacomo
Todd Mendoza
Patrick Emery

Brian Ling
Jorge Inocencio
Jeff Owen

REGULAR MEETING AGENDA

September 3, 2026 | 5:00 p.m.

MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON

The September 3, 2026 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. 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 by 12 p.m. Wednesday, September 2, 2026 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. **Request Commissioner to join Ag + Open Space's Review Committee for Request for Proposals (RFP) for Audit Services**
Julie Mefferd | Administrative and Fiscal Services Manager
 9. **Public Access Audit Ad Hoc Committee Report Out Attachment 2**
Amy Ricard | Community Resources Manager
 10. **Appraisal Ad Hoc Committee Report**
Pierre Ratte | Acquisition Specialist
 11. **Potential Appointment of Ad Hoc Committee to review Fiscal Oversight Commission role pursuant to Section 3(F) Board of Supervisor's Resolution 10-0832**
 12. **Ad Hoc Committee Reports**
Annual Report/Audit Report Review (Owen, Sangiacomo)
Appraisal (Owen, Mendoza)
Matching Grant Program Application Evaluation (Emery, Inocencio)
Public Access Audit (Inocencio, Ling)
 13. **Camp Meeker Forest Open Space Preserve Initial Public Access, Operations, and Maintenance Agreement Attachment 3**
Leslie Lew | Natural Resources Specialist
 14. **Projects in Negotiation Attachment 4**
Jennifer Kuszmar | Acquisition Manager
 15. **Suggested Next Meeting**
October 1, 2026
 16. **Adjournment**
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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 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 for materials.





SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION
COMMISSIONERS

Mike Sangiacomo
Todd Mendoza
Brian Ling

Patrick Emery
Jorge Inocencio
Jeff Owen

UNAPPROVED MINUTES

July 23, 2026 | 5:00 pm

COMMISSIONERS PRESENT: Mike Sangiacomo, Brian Ling, Jeff Owen, Jorge Inocencio, Patrick Emery

STAFF PRESENT: Misti Arias, General Manager; Jennifer Kuszmar, Acquisition Manager; Michelle Nozzari, Admin Aide

1. Call to Order

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

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

None.

3. General Announcements Not Requiring Deliberation or Decision

None.

4. Public Comment

None.

5. Correspondence/Communications

None.

6. General Manager's Report

- 7/14/2026: Tierra de Rosas Public Plaza Community Spaces Matching Grant Project
- 8/4/2026: Tom Schophflin Phase 2 Community Spaces Matching Grant Project; Geyserville Community Plaza Community Spaces Matching Grant Project; Diamond W Ranch Conservation Easement
- Soda Springs Ranch Open Space Preserve opened! We purchased the CE for \$2.1M in Sept 2023 and provided \$962K in IPAOM funding.
- Grand Jury report is out. Copies online and in print in our lobby.

7. Approval of Commission Minutes

On a motion from Commissioner Owen and a second by Commissioner Emery, the minutes from the June 4, 2026 meeting were approved.

8. Ad Hoc Committee Reports

None.

9. Geyserville Community Plaza

Chair Brian Ling opened the item for public comment:

- Jovanna Quezada Montano, Assistant Engineer at Sonoma Public Infrastructure
- Adriane Garaylde, Department Analyst at Sonoma Public Infrastructure
- Gretchen Crebs, Member of the Public
- Kathy, Member of the Public

On a motion by Commissioner Emery and second by Commissioner Sangiacomo the Commission adopted Resolution No. 2026-008.

Resolution Of The Board Of Commissioners Of The Sonoma County Agricultural Preservation And Open Space Fiscal Oversight Commission Determining That The District Is Not Paying More, Or Receiving Less, Than Fair Market Value For The Conservation Easement And Recreation Covenant To Be Acquired By The District As A Condition Of Matching Grant Funding For the Geyserville Community Plaza Project.

10. Update on Acquisition projects for FY25/26

Jennifer Kuszmar provided an overview of acquisition projects presented to the Commission in fiscal year 2025-2026 and their current statuses.

11. Projects in Negotiation

Jennifer Kuszmar presented the maps of the current projects in negotiation.

11. Suggested Next Meeting

August 6, 2026

10. Adjournment

The meeting was adjourned at 6:16 pm.

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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.



MEMORANDUM

Date: September 3, 2026

To: Fiscal Oversight Commission

From: Amy Ricard, Community Resources Manager

c: Misti Arias, General Manager
Sheri Emerson, Stewardship Manager
Pamela Swan, Grants Coordinator
Leslie Lew, Natural Resources Specialist

Subject: Public Access Ad Hoc Committee Report

Background

At the February meeting of the Fiscal Oversight Commission, Commissioner Jorge Inocencio suggested forming an Ad Hoc Committee to take a closer look at properties that have received Ag + Open Space funding for public access with the goal of ensuring the taxpayers are getting the return on their investment. Commissioner Inocencio was joined by Commissioner Brian Ling to form the Ad Hoc, which met with staff twice to discuss this topic. Below is a summary of the information that was shared with the Ad Hoc.

Ag + Open Space has two primary means of providing public access funding outside of the acquisition process. The Community Spaces Grant Program provides funding to non-profit organizations, other public agencies, and tribal entities for community-driven projects that lead to vibrant open spaces for people to enjoy within or near cities and unincorporated communities. Additionally, paragraph 6 of the Expenditure Plan allows for up to ten percent of Measure F revenue to be spent on initial public access, operation and maintenance of recreational lands purchased in accordance with the Plan. The Initial Public Access, Operation and Maintenance Policy further clarifies the intent of this funding, qualified expenditures, the budget process, and more.

Community Spaces Grant Program

The Community Spaces Grant Program (Community Spaces) supports open space projects that reflect the needs and vision of Sonoma County's diverse communities. Since 1994, this unique program has contributed or pledged funding to 71 distinct urban open space projects and dedicated over \$53 million towards projects in all nine incorporated cities and in most unincorporated communities. To date, Community Spaces has protected over 560 acres of urban open space, created 28 new public parks, and allowed for the restoration and enhancement of over 400 acres of natural habitats, including urban creeks, marshes and wetlands. Many of these projects are transformative for communities, including Andy's Unity Park and the Colgan Creek restoration and public access project in southwest Santa Rosa, Monte Rio Creekside Park and Garden, and Windsor Town

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Green. Several projects in development also have the same potential to profoundly impact their surrounding communities, such as Mark West Area Community Park, Geyserville Community Plaza, and Graton Town Square.

Currently, staff are working on 24 active Community Spaces projects. An active project means that Ag + Open Space has not reimbursed all of its obligated funding, though an active project could be at various stages of the process from “not started” to “negotiating legal agreements” to “nearing final reimbursement.” Of those active projects, four are open to the public, five are grant projects in development within existing public parks, two are opening soon, and 13 are in some phase of development. See Exhibit 1.

Staff have completed 46 Community Spaces projects, totaling 611 acres and over \$29 million. All but three of these projects are open to the public, with one – the Mark West Area Community Park – opening in October. See Exhibit 2.

Initial Public Access, Operation and Maintenance

When Ag + Open Space purchases properties and transfers them to recreational entities for the purpose of public access, it has the ability to provide Initial Public Access, Operation and Maintenance (IPAOM) funding to the recreational entity for up to three years from the date of acquisition, unless extraordinary circumstances can be demonstrated.

The IPAOM policy outlines a low-impact, low-cost approach to recreational improvements that provide safe recreational opportunities while still preserving the natural resource, scenic, and agricultural values, and limits Ag + Open Space funding to those that are necessary to provide *initial* public access (including the cost of preliminary planning for the initial operation and maintenance of those improvements). The intent of this funding is to “jump start” some level of public access and land maintenance on recreational lands purchased with Measure F funds, and not to fund ongoing park operations.

There are currently two active IPAOM agreements – one with The Wildlands Conservancy for the Estero Americano Coast Preserve and the other with the City of Cloverdale for Soda Springs Ranch Open Space Preserve. To date, nine IPAOM agreements have been completed, five agreements expired prior to project completions, and one is in development.

This additional investment in catalyzing public access on recreational lands has resulted in 3,531 acres of diverse parks and open space preserves throughout the county, including Pole Mountain on the Sonoma Coast, North Sonoma Mountain Regional Park and Open Space Preserve, Fitch Mountain Park and Open Space Preserve in Healdsburg, and Montini Open Space Preserve in Sonoma. All totaled, Ag + Open Space has pledged up to \$9.9 million in IPAOM funds to various recreational entities and has disbursed over \$5.5 million. See Exhibit 3.

Recreation Covenants

Ag + Open Space protects the public’s permanent right to enjoy recreational lands we purchase and protect by utilizing recreation covenants. These covenants are legal documents and run with the land, as conservation easements do. Recreation covenants require landowners to keep recreational lands open to the public forever, for outdoor recreation and education in a manner that is also consistent with the terms of the conservation easement on the property.

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We currently have 41 properties with recreation covenants. Of those 41 properties, 24 are open to the public; seven offer restricted access through guided outings, Park Preview Days, or community events; and ten are not yet open to the public. See Exhibit 4.

Public Access on Conservation Easements

In addition to public parks and open space preserves and Community Spaces projects, several privately-owned conservation easement properties allow for some level of public access either through trail easements or guided outings. In some cases, the public access component is a requirement or obligation of the easement and in others, it is optional or voluntary. Through our Public Outings & Education program, we work with easement landowners to bring the public onto their lands to provide an opportunity for the community to engage with our conservation work and to see the return on their taxpayer investment. Currently, there are 21 privately-owned conservation easement properties that offer some level of public access. See Exhibit 5.

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Exhibit 1. Active Community Spaces Projects

Conservation Project Name	Applicant/Grantee	Acreage	District	BOD Accepted	Project Duration (Years)	Obligated Funding	Disbursed Funds	Open Status
A Place to Play	City of Santa Rosa	86.92	5	3/3/2021	5	\$1,000,000	\$0	In Dev't
Badger Park	City of Healdsburg	20	4	11/13/2018	8	\$1,000,000	\$0	Existing park open, project area in dev't
Bodega Bay Trail	Sonoma County Regional Parks	179.01	5	3/3/2021	5	\$795,000	\$0	In Dev't
Colgan Creek Phase 5	City of Santa Rosa	5.29	3	12/10/2024	2	\$1,555,000	\$0	In Dev't
Crane Creek Regional Trail	City of Rohnert Park/Regional Parks	72.66	1	3/3/2021	5	\$1,360,000	\$0	In Dev't
Denman Reach	City of Petaluma	2.1	2	10/14/2014	12	\$50,000	\$0	Open
Geyserville Community Plaza	SoCo PI / Geyserville MAC	1.18	4	8/22/2023	3	\$1,000,000	\$0	In Dev't
Guerneville River Park Ph 2	Sonoma County Regional Parks	5.33	5	9/18/2012	14	\$368,000	\$0	Open
Laura Fish Somersal Park	City of Healdsburg	37	4	3/23/2021	5	\$1,000,000	\$0	In Dev't
Los Guillicos Master Gardeners' Demo Garden	UC Regents / SoCo PI	4.92	1	12/10/2024	2	\$1,046,084	\$0	Existing garden open; grant project not yet initiated
Maxwell Farms	Sonoma County Regional Parks	80.93	1	10/25/2016	10	\$250,000	\$0	Open
Occidental Community Plaza	Sonoma County PI	0.18	5	12/10/2024	2	\$700,000	\$0	In Dev't
Petaluma Bounty Community Farm	Inquiring Systems, Inc.	3.05	2	8/22/2023	3	\$2,040,000	\$0	Open, project in dev't
Petaluma River Park	Petaluma River Park Foundation	27.9	2	3/3/2021	5	\$1,000,000	\$0	In Dev't
Roseland Creek Community Park - Phase 1c	City of Santa Rosa	2.61	3	10/25/2016	10	\$920,000	\$0	In Dev't

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Russian River Community Park	Sonoma County PI	3.81	5	12/10/2024	2	\$1,500,000	\$0	In Dev't
Sonoma Schellville Trail	Sonoma County Regional Parks	14	1	8/22/2023	3	\$1,000,000	\$0	In Dev't
Steamer Landing Park Development (McNear Peninsula)	City of Petaluma / Friends of the Petaluma River	10.1	2	10/25/2016	10	\$100,000	\$0	Open
Colgan Creek Phase 4	City of Santa Rosa / Sonoma Water	21.96	3	12/13/2022	4	\$1,500,000	\$1,500,000	Colgan Ph 1-3 are open; Ph 4-5 will open upon completion of park construction
Graton Town Square	Graton Community Services District	0.59	5	12/10/2024	1	\$750,000	\$718,406	In dev't, periodic community events
Helen Putnam Regional Park Extension	Earth Island Institute	22.05	2	12/13/2022	4	\$1,450,000	\$0	Existing park open, project in dev't
Mark West Area Community Park Phase 2	Mark West Area Fund / Sonoma Land Trust	1	4	12/10/2024	1	\$300,000	\$273,338	Opening 10/10 @ 10am!
Tierra de Rosas	Sonoma County Community Development Commission	1	3	8/22/2023	3	\$2,000,000	\$0	Opening soon - October
Tom Schopflin Fields Phase 2	Atlético Santa Rosa Soccer Club / Regional Parks	21	4	12/10/2024	2	\$993,342	\$0	In Dev't
TOTALS		624.59				\$20,684,084	\$2,491,744	

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Exhibit 2. Completed Community Spaces Projects

Conservation Project Name	Applicant/Grantee	Acreage	District	BOD Accepted	Obligated Funding	Disbursed Funds	Status
AmeriCorps Trail	City of Sebastopol	10.8	5	11/13/2018	\$126,943	\$126,943	Open
Alman Marsh	City of Petaluma	27	2	1/26/1996	\$57,500	\$57,500	Open
Andy's Unity Park Ph 1	Regional Parks	4.22	3	10/14/2014	\$84,239	\$84,239	Open
Andy's Unity Park Ph 2	Regional Parks		3	10/25/2016	\$1,000,000	\$1,000,000	Open
Bayer Farm Development	LandPaths/City of Santa Rosa		3	9/9/2008	\$215,000	\$210,513	Open
Bayer Neighborhood Park & Gardens	City of Santa Rosa	5.84	3	6/28/2007	\$1,311,229	\$1,315,445	Open
Colgan Creek Phase 1	City of Santa Rosa	17.58	3	6/17/2004	\$336,940	\$338,383	Open
Colgan Creek Phase 2	City of Santa Rosa		3	6/28/2007	\$2,000,000	\$132,443	Open
Colgan Creek Phase 3	City of Santa Rosa		3	10/14/2014	\$617,710	\$615,802	Open
Giorgi Park Phase 2	City of Healdsburg	4.05	4	9/9/2008	\$500,000	\$500,000	Open
Giorgi Park Rehab	City of Healdsburg		4	5/11/2010	\$270,000	\$503,066	Open
Girouard Addition to Cloverdale River Park - Andersen	Sonoma County Regional Parks/City of Cloverdale	32.18	4		\$18,500	\$18,500	Open
Graton Green	Graton Green Group	0.5	5	10/25/2016	\$103,124	\$103,124	Open
Falletti Ranch	City of Cotati	4.37	2	7/31/2008	\$3,135,000	\$3,135,000	Open
Forever Forestville	Forestville Planning Association	4.23	5	7/31/2008	\$400,500	\$403,474	Open
Irwin Creek Riparian Restoration	Laguna Foundation		5	12/6/2011	\$105,040	\$105,040	Open
Keiser Park Expansion	Town of Windsor	6.81	4	7/11/2002	\$1,140,000	\$1,140,000	Open
Keiser Park Expansion 2	Town of Windsor	2.55	4	3/3/2021	\$650,000	\$650,000	Open

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Mark West Area Community Park	Sonoma Land Trust/MWACF	1	4	8/22/2023	\$1,169,500	\$1,169,500	Opening soon
McNear Peninsula (Steamer Landing Park)	City of Petaluma	10.1	2	12/21/1994	\$184,500	\$184,500	Open
Meadowlark Field	City of Sebastopol / Laguna Foundation	57.59	5	5/11/2010	\$203,643	\$203,643	Open
Monte Rio Community Garden	Monte Rio Rec and Parks Dept	3.8	5	9/18/2012	\$389,000	\$389,000	Open
Nathanson Creek	City of Sonoma	0.79	1		\$85,000	\$85,000	Open
Nathanson Creek Restoration Phase 2	Sonoma Ecology Center/City of Sonoma		1	10/14/2014	\$166,485	\$166,485	Open
Patterson Point Preserve	Friends of Villa Grande	1.89	5	9/9/2008	\$140,000	\$140,000	Open
Paula Lane Open Space Preserve	City of Petaluma / Paula Lane Action Network	11.22	2		\$1,050,000	\$1,051,727	Open
Petaluma Community Sports Fields	City of Petaluma	10.68	2		\$2,000,000	\$2,006,468	Open
Petaluma Marsh Access & Enhancement	City of Petaluma	221	2		\$2,006,000	\$94,425	Open
Prince Gateway Park (Boyett)	City of Santa Rosa	0.41	3		\$405,000	\$405,000	Open
Prince Memorial Greenway	City of Santa Rosa	1	3		\$4,000,000	\$4,000,000	Open
Richardson Addition to Cloverdale River Park - Andersen	Sonoma County Regional Parks / City of Cloverdale		4		\$53,000	\$53,000	Open
Riverkeeper Stewardship Park	Russian Riverkeeper	3.15	5		\$50,000	\$50,000	Open
River Lane	Russian River Rec and Parks District	0.67	5	10/25/2016	\$35,000	\$35,000	Open
Roseland Creek Community Park - 1a	City of Santa Rosa	5.96	3		\$2,420,000	\$2,423,844	Open

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Roseland Creek Community Park - 1b	City of Santa Rosa	10.92	3		\$1,406,000	\$1,406,000	In Dev't
Santa Rosa Creek Greenway - 3 Bridges	Sonoma County/Water Agency	50.42	5		\$800,000	\$800,000	Open
Sebastopol Skategarden Expansion	City of Sebastopol	1.55	5		\$381,853	\$381,853	Open
Sebastopol Skatepark & Community Garden	City of Sebastopol		5		\$125,000	\$125,000	Open
Sebastopol Skatepark Recreation Enhancement Project	City of Sebastopol		5	10/14/2014	\$529,575	\$529,575	Open
SMART Pathway - Hearn to Bellevue	SMART	1.26	3		\$282,760	\$282,760	Open
Sonoma Garden Park	City of Sonoma / Sonoma Ecology Center	6.1	1		\$119,763	\$120,351	Open
Sonoma Garden Park Phase 2	Sonoma Ecology Center/City of Sonoma		1		\$102,950	\$102,936	Open
Southeast Santa Rosa Greenway	City of Santa Rosa/Sonoma Land Trust	36.4	1	10/25/2016	\$1,000,000	\$1,000,000	In Dev't
Taylor Mountain Regional Park & Open Space Preserve - Cooper Creek Addition	Sonoma County Regional Parks	54	3		\$742,000	\$742,000	Open
Tomodachi Park	City of Sebastopol	9.1	5		\$800,000	\$121,000	Open
West County Regional Trail	Sonoma County Regional Parks		5		\$88,000	\$88,000	Open
Windsor Town Green	Town of Windsor	3.31	4	2/5/1998	\$764,500	\$764,500	Open
TOTALS		611.65			\$33,444,311	\$29,234,096	

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Exhibit 3. Initial Public Access, Operation and Maintenance (IPAOM) Projects

IPAOM Status	Property	Funding Agreement Start Date	Funding Agreement Expiration	Project Duration (years)	IPAOM Agreement Funding	IPAOM Disbursed to Date	Open Status
Active	Estero Americano Coast Preserve	2/09/2021	3/31/2026		\$299,500.00	\$209,620.08	Open
	Soda Springs Ranch Open Space Preserve	1/07/2025	9/01/2026		\$962,375.00	\$244,556.54	Open
Subtotal	2				\$1,261,875.00	\$454,176.62	
Completed	Torr - West	9/24/2020	9/30/2025	5.0	\$250,000.00	\$186,274.82	Open
	Pole Mountain	11/17/2016	6/30/2017	0.6	\$46,500.00	\$46,500.00	Open
	Curreri	10/24/2014	10/30/2017	3.0	\$77,613.00	\$77,613.00	Open
	Porterfield Creek Trails Open Space Preserve	6/26/2014	6/30/2018	4.0	\$313,250.00	\$313,248.00	Open
	North Sonoma Mountain RP & OSP - Walsh	9/11/2014	9/10/2020	6.0	\$789,380.00	\$788,045.29	Closed*
	Taylor Mountain RP & OSP	2/19/2013	2/21/2016	3.0	\$225,000.00	\$225,000.00	Open
	Fitch Mountain Park & Open Space Preserve	11/17/2013	11/17/2017	4.0	\$250,000.00	\$250,000.00	Open
	Hood Mountain RP & OSP - Lawson Addition	8/19/2014	9/30/2020	6.1	\$485,000.00	\$490,689.78	Open
	Montini Open Space Preserve	3/12/2013	10/20/2017	4.6	\$70,000.00	\$68,407.21	Open
Subtotal	9				\$2,506,743.00	\$2,445,778.10	
Expired	Kashia Coastal Reserve	6/26/2017	12/31/2024	7.5	\$862,143.00	\$168,100.00	Closed
	Calabazas Creek RP & OSP	6/02/2021	9/30/2024	3.3	\$889,000.00	\$282,799.88	Restricted
	Carrington Coast Ranch RP & OSP	12/09/2020	12/31/2025	5.1	\$1,600,000.00	\$468,213.47	Restricted
	Mark West Creek RP & OSP	10/09/2018	11/16/2024	6.1	\$2,024,756.00	\$1,387,121.15	Restricted
	Wright Hill Ranch RP & OSP	6/02/2021	9/30/2024	3.3	\$768,500.00	\$309,984.32	Restricted
Subtotal	5				\$6,144,399.00	\$2,616,218.82	
Pending	Camp Meeker Forest Open Space Preserve						Open
Subtotal	1				\$0.00	\$0.00	
TOTAL	17				\$9,913,017.00	\$5,516,173.54	

*The rest of North Sonoma Mountain Regional Park & Open Space Preserve is open to the public, but the Walsh property remains closed.

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Exhibit 4. Properties with Recreation Covenants

	Property	Landowner	Open Status
1	Andy's Unity Park	Sonoma County Regional Parks	Open
2	Calabazas Creek Regional Park & Open Space Preserve	Sonoma County Regional Parks	Restricted
3	Camp Meeker Forest Open Space Preserve	Camp Meeker Recreation & Park District	Open
4	Carrington Coast Ranch Regional Park & Open Space Preserve	Sonoma County Regional Parks	Restricted
5	Curreri	Sonoma County Regional Parks	Open
6	Estero Americano Coast Preserve	The Wildlands Conservancy	Open
7	Fitch Mountain Park & Open Space Preserve	City of Healdsburg	Open
8	Forever Forestville	Forestville Partnership Alliance	Open
9	Graton Green	Graton Community Services District	Open
10	Graton Town Square	Graton Community Services District	Restricted
11	Healdsburg Ridge Open Space Preserve	City of Healdsburg	Open
12	Helen Putnam Regional Park Extension	Earth Island Institute, Inc	Closed
13	Hood Mountain RP & OSP - Lawson Addition	Sonoma County Regional Parks	Open
14	Hood Mountain RP & OSP - McCormick Ranch Addition	Sonoma County Regional Parks	Closed
15	Hood Mountain RP & OSP - Salt Creek Addition	Sonoma County Regional Parks	Closed
16	Kashia Coastal Reserve	Sonoma County Regional Parks*	Closed
17	Keiser Park Expansion	Town of Windsor	Open
18	Mark West Area Community Park	Mark West Area Community Fund	Closed
19	Mark West Creek Regional Park & Open Space Preserve	Sonoma County Regional Parks	Restricted
20	Mark West Wikiup Preserve	Sonoma County Water Agency	Closed
21	Monte Rio Redwoods Expansion	Sonoma County Regional Parks	Open
22	Montini Open Space Preserve	City of Sonoma	Open
23	North Sonoma Mountain Regional Park & Open Space Preserve	Sonoma County Regional Parks	Open
24	Old Monte Rio School (Creekside Park)	Monte Rio Recreation & Park District	Open
25	Patterson Point Preserve	Friends of Villa Grande	Open
26	Petaluma Community Sports Fields	City of Petaluma	Open
27	Pole Mountain	Sonoma Land Trust	Open
28	Porterfield Creek Trails Open Space Preserve	City of Cloverdale	Open
29	Rancho Mark West	LandPaths & Doerksen Life Estate	Restricted
30	River Lane	Russian River Recreation & Park District	Open
31	Russian River Redwoods	Russian River County Sanitation District	Closed
32	Sebastopol Skategarden	City of Sebastopol	Open

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33	SMART Pathway - Hearn to Bellevue	SMART	Open
34	Soda Springs Ranch Open Space Preserve	City of Cloverdale	Open
35	Sonoma Mountain Vernal Pools	Sonoma Land Trust	Restricted
36	Southeast Santa Rosa Greenway	City of Santa Rosa	Closed
37	Stewarts Point Ranch	Leland Falk	Closed
38	Taylor Mountain Regional Park & Open Space Preserve	Sonoma County Regional Parks	Open
39	Taylor Mountain Regional Park & Open Space Preserve	Bamberger Life Estate	Closed
40	Torr - West	Sonoma County Regional Parks	Open
41	Wright Hill Ranch Regional Park & Open Space Preserve	Sonoma County Regional Parks	Restricted

** The Kashia Band of Pomo Indians is the landowner of the Kashia Coastal Reserve, but Sonoma County Regional Parks is responsible for building and maintaining a trail on the coastal side of the property and is thus subject to the recreation covenant.*

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Exhibit 5. Privately-owned Conservation Easements with Public Access

	Property	Public Access Status
1	Balletto	Trail easement -- open public access
2	Burns (Open Field Farm)	Voluntary guided outings
3	Camp Gualala	Obligated guided outings
4	Cooley Ranch	Obligated guided outings
5	Crane Home Ranch	Voluntary guided outings
6	Duckworth Family Farm	Voluntary guided outings
7	Dutton Ranch	Voluntary guided outings
8	Eliot	Trail easement -- open public access
9	Freiberg	Trail easement -- open public access
10	Gilardi Ranch	Voluntary guided outings
11	Glen Oaks Ranch	Voluntary guided outings
12	Gravelly Lake	Obligated guided outings
13	Grove of the Old Trees	Open public access
14	Henshaw	Trail easement -- open public access
15	Keen	Voluntary guided outings
16	McCord Ranch North	Voluntary guided outings
17	Modini Mayacamas Preserve	Voluntary guided outings
18	Rancho Mark West	Voluntary guided outings
19	Riddell Preserve	Voluntary guided outings
20	Sonoma Mountain Vernal Pools	Voluntary guided outings
21	Van Hoosear Wildflower Preserve	Voluntary guided outings



M E M O R A N D U M

Date: September 3, 2026

To: Fiscal Oversight Commissioners

From: Leslie Lew, Natural Resources Specialist

c: Katie Sherwin, Camp Meeker Recreation and Park District Manager

Subject: Camp Meeker Forest Preserve Initial Public Access and Operations and Maintenance Funding

Introduction

The Sonoma County Agricultural Preservation and Open Space District (Ag + Open Space) acquired a conservation easement and recreation covenant over the 371-acre Camp Meeker Forest Preserve (Preserve) in December 2024. The Camp Meeker Recreation & Park District secured ownership of the property from St. Dorothy's Rest, a camp owned by the Episcopal Diocese. Ag + Open Space contributed \$2,225,000 towards the purchase of the Preserve.

The Preserve is located on western edge of the unincorporated community of Camp Meeker, about 14 miles west of Santa Rosa. Land cover is primarily second- and third-growth coast redwood and Douglas fir forest with a typical mixture of hardwood species such as tanoak, madrone, and California bay laurel. The Preserve includes Baumert Reservoir, which is at the upper end of the primary trailhead into the Preserve, the dam of which was overtopped and damaged during 2026 storms. Dutch Bill Creek runs along the eastern portion of Property and is a perennial stream used by anadromous fish, including federally and state-listed endangered coho salmon.

The Preserve is a treasure in the community and hikers have been using the area informally for years. The Preserve includes about 10 miles of historic logging roads constructed prior to modern drainage and erosion control standards. While these corridors provide the most environmentally appropriate locations for recreational access because the landform is already disturbed, the logging roads currently exhibit drainage failures, surface erosion, and localized slope instability that contribute significant amounts of sediment to nearby ephemeral streams and ultimately into Dutch Bill Creek and the Russian River.

The Camp Meeker Recreation & Park District is seeking initial public access, operation and maintenance funding for a proposed project that will rehabilitate these corridors through targeted drainage improvements and erosion control measures, allowing them to function as stable access routes and natural-surface recreational trails. By stabilizing and restoring these areas, the project will reduce sediment delivery to nearby waterways while establishing a secure and sustainable trail system of hiking

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and biking trails that allows the public to safely experience the preserve. The proposed project also includes sections of new trails and roads which are intended to prevent visitors from hiking onto adjacent, privately-owned properties and to optimize emergency access.

In addition, a landslide affecting the Baumert Reservoir embankment has created stability concerns that require corrective action to protect reservoir infrastructure, reduce erosion, and improve site safety. The proposed project includes slide removal, geotechnical assessment, engineering design, and embankment reconstruction to stabilize the affected slope, reduce sediment delivery, and protect water resources.

The Preserve is intended to be a recreational destination point for Camp Meeker residents and visitors, offering the public the ability to access and experience multiple habitat types and scenic vistas within walking distance of nearby homes. Pursuant to the Recreation Covenant, the Preserve will be open to the public daily once the Camp Meeker Recreation and Park District completes its California Environmental Quality Act review and public access improvements, which will be funded through the proposed agreement.

The proposal that is now before the Commission is Camp Meeker Recreation & Park District request for initial public access and operations and maintenance (IPAOM) funding from Ag + Open Space.

Initial Public Access and Operations and Maintenance

Camp Meeker Recreation & Park District has submitted a request to Ag + Open Space for \$1,421,252 to fund IPAOM activities. The request includes \$484,232 for road and trail work, \$420,570 for capital and access improvements, \$490,200 in administrative costs, including permitting and approvals, and \$26,250 for community outreach and volunteer coordination. Consistent with Ag + Open Space's Expenditure Plan and its IPAOM Policy, Ag + Open Space may provide funding, on a reimbursement basis, to assist with initial public access and with operations and maintenance on recreational properties purchased with the open space sales tax.

Initial Public Access and Operations and Maintenance Fund Status

Per the Expenditure Plan, Ag + Open Space can expend up to 10% of its sales tax revenue on IPAOM. For FY 26-27, the beginning IPAOM fund balance was \$12,982,805. In addition, it is projected that Ag + Open Space will receive about \$3,188,790 in sales tax revenue in this fiscal year towards eligible IPAOM costs for FY 26-27.

Ag + Open Space has two existing IPAOM agreements with recreational partners, the Soda Springs Ranch Open Space Preserve and the Estero Americano Coast Preserve, with available balances that total \$772,897; and it is possible that Ag + Open Space may receive one more request for IPAOM funds this fiscal year. There are sufficient funds available in the IPAOM fund for the Camp Meeker Forest IPAOM request.

Next Steps

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Ag + Open Space staff will bring the Camp Meeker Forest IPAOM funding to the Board of Directors for consideration on September 15, 2026. Below is the work and funding schedule for IPAOM expenditures.

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Table 1. Funding and Work Schedule

	Year 1	Year 2	Year 3
Road & Trail Work			
Access Road Repair/Maint.	\$129,095	\$129,095	
New Access Road/Access Trail	\$5,759	\$5,759	
New/Upgrade Multi-use Trail	\$5,628	\$25,325	\$25,325
Bridges	\$0	\$12,000	\$12,000
Stairs	\$0	\$11,250	\$11,250
30% Contingency	\$43,166	\$56,050	\$14,573
Capital & Access Improvements			
Dam Repair			
Slide Removal	\$62,000		
Geotechnical Assessment	\$35,000		
Engineering	\$40,000		
Embankment Reconstruction	\$40,000		
Access Controls			
Vehicle Gates	\$8,000	\$0	\$0
Pedestrian/Bike Gates	\$35,000	\$0	\$0
Vehicle Excluding Fencing	\$30,000	\$0	\$0
30% Contingency	\$21,900	\$0	\$0
Signage			
Property Identification	\$9,000	\$0	\$0
Rules	\$12,800	\$0	\$0
Trailhead	\$800	\$0	\$0
Trail Markers	\$0	\$31,500	\$31,500
Educational / Interpretive	\$0	\$0	\$15,000
20% Contingency	\$4,520	\$6,300	\$9,300
Trash Removal			
Orchard	\$25,750	\$0	\$0
Garden	\$2,200	\$0	\$0

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Administrative			
Software	\$2,400	\$2,400	\$2,400
Legal	\$15,000	\$15,000	\$15,000
Permitting & Approvals	\$330,000	\$0	\$0
County RoW Abandonment	\$30,000	\$0	\$0
Project Management	\$26,000	\$26,000	\$26,000
Community Outreach			
Community Meetings	\$3,750	\$3,750	\$3,750
Volunteer coordination	\$5,000	\$5,000	\$5,000
Interpretive Signage	\$0	\$0	\$0
Annual Totals:	\$921,746	\$328,408	\$171,098

Sonoma County Agricultural Preservation and Open Space District

[illegible]

Acquisition Project Status Chart | Conservation Easements

4	Nolan Creek 1	317	5															On-Hold
5	Nolan Creek 2	171	5															On-Hold
6	Nolan Creek 3	49	5															On-Hold
7	Oak Ridge Angus (LaFranchi)		4															On-Hold
9	Reynoso Vineyard	395	4															On-Hold
10	Rincon Hills	218	1															On-Hold
21	Rowland Mack	168	1															On-Hold
11	Russian River Habitat Restoration	63	4															On-Hold
12	Spring Hill Ranch	579	2															On-Hold

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Acquisition Project Status Chart | Matching Grant Projects

Sonoma County Agricultural Preservation and Open Space District

			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 2				Step 3			Step 4	Step 5	Status	Comments		
A Place to Play	87	5					N/A			N/A		Due Diligence	Completing due diligence.		
AmeriCorps Trail	11	5							+	+	+	Post-Closing	Project closed, monitoring match and ongoing compliance.		
Badger Park	20	4										Negotiations	Negotiating legal agreements.		
Bodega Bay Trail	179	5										Project Structure	Continued due diligence by Regional Parks for project design.		
Colgan Creek Phase 4 MG	22	3							+	+		Escrow/Closing	BOD May 12th. Closing Expected in June.		
Colgan Creek Phase 5 MG	4	3										Initiating Project	Paused until close of Phase 4.		
Crane Creek Regional Trail	73	1										Negotiations	Regional Parks trail plans in redesign due to cultural resources found		
Denman Reach	2	2										Negotiations	Pending McNear Peninsula amendment.		
Geyserville Community Plaza	1	4										Negotiations	Negotiating legal agreements. Bringing to FOC and Board in July or August		
Graton Town Square	0.6	5										Post-Closing	Monitoring match and ongoing compliance		
Guerneville River Park Phase 2	5	5										Project Structure	Re-initiating negotiations with Regional Parks to discuss easement terms and extent.		
Helen Putnam Regional Park Extension	22	2					N/A					Post-Closing	Monitoring match and ongoing compliance		
Laura Fish Somersal Park	37	4										Negotiations	Negotiating legal agreements		
Los Guillicos Master Gardeners' Demonstration Garden	5	1										Initiating Project	Initiating project		
Maxwell Farms	81	1					N/A					Negotiations	Ag + Open Space has drafted CE using new boilerplate and sent to Regional Parks for review.		
Occidental Community Plaza	0.7	5										Initiating Project	Completing due diligence.		
Petaluma Bounty Community Farm	3	2										Initiating Project	Paused to find new sponsor		
Petaluma River Park	28	2										Negotiations	Developing legal agreements with grantee.		
Roseland Creek Community Park - Phase 1c	3	3										Negotiations	Negotiating legal agreements		
Russian River Community Park	3.8	5										Due Diligence	Completing due diligence.		
Sonoma Schellville Trail	14	1										Due Diligence	Completing due diligence.		
Steamer Landing Park Development (McNear Peninsula)	10**	2										Negotiations	MGA and RC under review by City of Petaluma.		
Tierra de Rosas	1	3					+	+				Approvals/Baseline	Negotiating legal agreements. Bringing project to FOC and Board in July.		
Tom Schopflin Fields Phase 2	21	4					+	+				Approvals/Baseline	Negotiating legal agreements		
Total Acres	624.1														

** Restoration/Development Project on previous acquisition.

Acquisition Project Status Chart | Transfers

				Project Evaluation	Initiating Project	Due Dilligence	Project Structure	CE Negotiations + Transfer Agreement	Appraisal Process	FOC	BOD	Escrow/ Closing	
Transfer Project Name	Acreage (approx)	Sup. District	Transaction Type	Step 1	Step 2				Step 3			Step 4	Comments
Tierra Vegetables	16	4	Resale										Buyer has declined to purchase the property. The property will remain available for farming and is not threatened by conversion out of ag use.
Chanslor Ranch (Transfer)	378	5	Transfer					n/a					Negotiating project structure and CE language with Regional Parks.
Young-Armos	56	5	Transfer/Sale										Initiating project
Total Acres	450												