

SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION
COMMISSIONERS

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

Ariel Kelley (Fourth District)
Jorge Inocencio (Fifth District)
Jeff Owen (Alternate)

APPROVED MINUTES

Virtual Meeting Due to Sonoma County's Shelter in Place Order

November 10, 2022 | 2:00 pm

COMMISSIONERS PRESENT: Ariel Kelly, Gary Wysocky, Jeff Owen, Jorge Inocencio

STAFF PRESENT: Misti Arias, General Manager; Lisa Pheatt, County Counsel; Julie Mefferd, Administrative & Fiscal Services Manager; Jennifer Kuszmar, Acquisition Manager; Olivia Fiori, Acquisition Specialist; Amy Ricard, Community Resources Manager; Pierre Ratte, Acquisition Specialist; Ceara McKetchnie-Stanley, Administrative Aide; Mariah Robson, Executive Secretary

Others Present: Howard Levy, MAI, AI-GRS Appraiser; Lori MacNab, LS MacNab Consulting, 2022 Matching Grant Program Cycle Coordinator; Pamela Swan

1. Call to Order

Commissioner Kelly called the meeting to order at 2:01 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

Greg Colvin sent an email regarding the Matching Grant Program funding recommendations on the Kelly Creek protection project and the Scott Ranch Project. The email was forwarded to the Commissioners yesterday.

6. General Manager's Report

- The Annual Countywide Landscape Management Report FY 21/22 (Joint Item with Sonoma Water and Others) is going to the Board on December 6, 2022.
- The Vegetation Management Program Update and Proposed Recommendations for Future PG&E Settlement Expenditures for 2023/24, the Matching Grant Program Recommendations, and Sonoma Mtn Vernal Pools Fee Title and Conservation Easement Acquisition are all going to the Board on December 13, 2022.

7. Approval of Commission Minutes

Chair Kelly asked for any changes to the minutes and there were none. On a motion by Commissioner Wysocky and second by Commissioner Inocencio the October 6, 2022 and October 20, 2022 minutes were approved.

8. Financial Report

Julie Mefferd reviewed the monthly financial statements for November 2022.

9. Matching Grant Program Funding Recommendations

Amy Ricard, Community Resources Manager, presented the Matching Grant Program Funding Recommendations. Ms. Ricard discussed the history of the program, eligibility and requirements, the evaluation criteria and the 2022 MGP process. Two applications were received. Both are being recommended by the MGP subcommittee for full funding.

On a motion by Commissioner Owen and second by Commissioner Inocencio, the Commission accepted the recommendations.

10. Creation of Appraisal Ad Hoc Subcommittee

Misti Arias, General Manager, asked that an Appraisal Ad Hoc Subcommittee be created. It was decided to wait until the January 2023 meeting and this item will be re-agendized to that meeting.

11. Audit Subcommittee Report Out & Staff Report

Ms. Mefferd, Administrative and Fiscal Services Manager, presented the Annual Subcommittee Report Out and Staff Report. The subcommittee met and reviewed the audit and no problems were detected.

12. Projects in Negotiations

Jennifer Kuszmar, Acquisition Manager, discussed the Projects in Negotiations spreadsheet and said that there will be many more properties going into appraisal phase in early 2023.

13. Closed Session

The commission entered Closed Session.

Project Name: Sonoma Mountain Vernal Pools

Property Owners: Carolyn Zecca Ferris and Patricia S. Dinner, Trustees

Property Address: 8301 Bennett Valley Road in Glen Ellen, California

APNs: 055-040-013 and 055-030-029

Negotiating Parties:

Seller's Representative: Lucas Heldfond and Alex Zecca; Carolyn Zecca Ferris and Patricia S. Dinner, Tenants in Common and Trustees of the Dorothy Better Dinner Residuary Trust

Conservation Buyers Representative: Eamon O'Byrne, Executive Director, Sonoma Land Trust

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

Under Negotiation:

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

14. Report Out of Closed Session

The commission reconvened to Open Session and reported the following:

Resolution 2022-004

On a motion by Commissioner Owen and second by Commissioner Inocencio the Commission determined that the value to be received by the District for the conveyance of the fee interest in the Sonoma Mountain Vernal Pools to the County of Sonoma satisfies the fair market value standard.

15. Suggested Next Meeting

December 1, 2022

16. Adjournment

The meeting was adjourned at 3:54 p.m.

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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.
