



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION
COMMISSIONERS

Mike Sangiacomo (First District)
Todd Mendoza (Second District)
Regina De La Cruz (Third District)

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

REGULAR MEETING AGENDA

Virtual Meeting Due to Sonoma County's Shelter in Place Order
October 7, 2021 | 5:00 p.m.

In accordance with AB 361, Governor Newsom's March 4, 2020 State of Emergency due to the COVID-19 pandemic, Sonoma County Public Health Officer's Recommendation for Teleconferenced Meetings, and the Sonoma County Board of Supervisors Resolution 21-0399, the October 7, 2021 Fiscal Oversight Commission meeting will be held virtually.

MEMBERS OF THE PUBLIC MAY NOT ATTEND THIS MEETING IN PERSON

***UPDATE REGARDING VIEWING AND PUBLIC PARTICIPATION IN
October 7, 2021 FISCAL OVERSIGHT COMMISSION MEETING***

The October 7, 2021 Fiscal Oversight Commission Meeting will be facilitated virtually through Zoom. Members of the public can watch or listen to the meeting using one of the three following methods:

1. Join the Zoom webinar on your computer, tablet or smartphone by clicking <https://sonomacounty.zoom.us/j/94827319733?pwd=S3Ja1JneVE0ZHhMbHliZTZsMVB3QT09> password: cows707

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

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

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 and read aloud for the benefit of the public. Please include your name and the relevant agenda item number to which your comment refers. In addition, if you have joined as a member of the public through the Zoom app or by calling in, there will be specific points throughout the meeting during which live public comment may be made via Zoom and phone.

Disability Accommodation: If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please contact Sara Ortiz by phone at (707)565-7346 or by email to Sara.Ortiz@sonoma-county.org by 12 p.m. Wednesday, October 6, 2021 to ensure arrangements for accommodation.

END OF UPDATE

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 Report

Misti Arias | General Manager

7. Approval of Commission Minutes Attachment 1

July 15, 2021

8. Financial Report Attachment 2

Julie Mefferd | Administrative & Fiscal Services Manager

9. Review of Current Subcommittees and Assignment of Commissioners

Annual Report/Audit Report Review (Vacant, Owen)

Matching Grant Program (Inocencio/Sangiaco)

Acquisition (De La Cruz, Mendoza)

10. Projects in Negotiations Attachment 3

11. Closed Session

12. Project Name: El Recreo Conservation Easement

Property Owners: John & Jennifer English Trust, Susan T. Zeni Living Trust, Charles P. Tilt, Anne K. Tilt, Edward Perrin Bucklin 2005 Trust, Karl Sporer and Arden Bucklin Sporer 2014 Family Trust, Katherine A. Bucklin, William Hawley Bucklin Trust Agreement

Property Address: 8000 and 8050 Pythian Way, Santa Rosa, CA

APNs: 030-110-016, 030-110-009, 030-110-015, 051-010-039, 051-010-040 and 051-190-006

Negotiating Parties:

Owner's Representative: Property Owners

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

Under Negotiation:

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

13. Project Name: Paulin Meadow (Parcel J) Conservation Easement

Property Owners: County of Sonoma

Property Address: 3324 Chanate Rd Santa Rosa/ Beverly Way, Santa Rosa, CA

APNs: 180-090-016

Negotiating Parties:

Owner's Representative: Pamela Asselmeier, General Services Real Property Specialist

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

Under Negotiation:

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

14. Suggested Next Meeting

November 4, 2021

15. Adjournment

AGENDAS AND MATERIALS: Agendas and most supporting materials are available on the District'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 after Sonoma County health officials lift the Shelter in Place order.

SUPPLEMENTAL MATERIALS: Materials related to an item on this agenda submitted to the Commission/Committee after distribution of the agenda packet will be posted on the District's website and made available for public inspection at the District office at 747 Mendocino Avenue, Santa Rosa, CA during normal business hours after Sonoma County health officials lift the Shelter in Place order. You may also email Sara.Ortiz@sonoma-county.org for materials.





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

Mike Sangiacomo (Sonoma)
Todd Mendoza (Petaluma)
Regina De La Cruz (Rohnert Park)

Bob Anderson (Healdsburg)
Jorge Inocencio (Santa Rosa)
Jeff Owen (Alternate)

UNAPPROVED MINUTES

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

August 5, 2021 | 5 : 0 0 pm

COMMISSIONERS PRESENT: Bob Anderson, Jorge Inocencio, Regina De La Cruz, Todd Mendoza

STAFF PRESENT: Misti Arias, General Manager (arrived 5:22 pm); Julie Mefferd, Administrative and Fiscal Services Manager; Jennifer Kuszmar, Acquisition Program Manager; Kim Batchelder, Vegetation Management Program Coordinator; Taylor Acosta, Stewardship Technician; Louisa Morris, Acquisition Specialist; Stephanie Tavares-Buhler, Senior Acquisition Specialist (joined 6:04 pm); Sara Ortiz, Administrative Aide; Lisa Pheatt, Deputy County Counsel.

PUBLIC PRESENT: Jonathan Ayers

1. Call to Order

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

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 Report

Jennifer Kuszmar reported for Misti Arias that the State Coastal Conservancy grant will be going to the board on 8/17 for approval, contract for tree work at Saddle Mountain on 9/28, and a land services management contract with the County of Sonoma Probation going to the board on 8/31. The Calabazas Creek Open Space Preserve has been transferred to Sonoma County Regional Parks, and Wright Hill Ranch is anticipated to transfer to Sonoma County Regional Parks in the next month.

7. Approval of Commission Minutes

On a motion by Commissioner Anderson and a second by Commissioner Inocencio, the July 15, 2021 minutes were approved.

8. Creation of Acquisition Subcommittee

Commissioners Mendoza and De La Cruz joined the newly formed Acquisition subcommittee.

9. Vital Lands Network

Misti Arias presented on the Vital Lands Network.

10. Projects in Negotiations

11. Suggested Next Meeting

September 2, 2021

12. Adjournment

The meeting was adjourned at 6:24 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 Mary Dodge at 707-565-7349, as soon as possible to ensure arrangements for accommodation.



Sonoma County Agricultural Preservation and Open Space District
Consolidated Balance Sheet - District and OSSTA Funds
August 31, 2021

Assets

Cash and Investments	\$73,278,255
Accounts Receivable	0
Other Current Assets	525
Intergovernmental Receivables	64,245

Total Assets	<u><u>\$73,343,025</u></u>
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Liabilities and Fund Balance

Current Payables	\$343,166
Other Current Liabilities	9,993
Due to Other Governments	0
Deferred Revenue	0
Long-Term Liabilities	0

Total Liabilities	<u><u>353,158</u></u>
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Fund Balance

Nonspendable - Prepaid Expenditures	525
Restricted - District Activities	72,989,342
Total Fund Balance	72,989,867

Total Liabilities and Fund Balance	<u><u>\$73,343,025</u></u>
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Cash by Fund

OSSTA - Measure F	\$60,121,158
Open Space District	2,231,237
Stewardship Reserve*	0
Cooley Reserve	156,418
Operations and Maintenance	10,790,397

Total Cash by Fund	<u><u>\$73,299,210</u></u>
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*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.

Sonoma County Agricultural Preservation and Open Space District
Consolidated District and OSSTA Budget to Actual
For the one month ended August 31, 2021
17% of Year Complete

	Budget Final	Actual Year to Date	Encumbrances Year to Date	Remaining Balance	% of Budget Remaining
Revenues					
Tax Revenue *	\$26,109,395	\$262,227		\$25,847,168	99.00%
Intergovernmental	2,275,000	5,610		2,269,391	99.75%
Use of Money & Prop	145,000	500		144,500	99.66%
Miscellaneous Revenues	1,850,000	(5,250)		1,855,250	
Other Financing Sources	654,402			654,402	100.00%
Total Revenues	31,033,797	263,087		30,770,710	99.15%
Expenditures					
Salaries and Benefits	5,749,314	644,612		5,104,702	88.79%
Services and Supplies	9,157,550	301,928	\$5,882,175	2,973,447	32.47%
Other Charges	4,146,943	37,667	1,585,171	2,524,105	60.87%
Capital Expenditures**	26,565,000	-	186,119	26,378,881	99.30%
Other Financing Uses	8,167,364	639,021		7,528,343	92.18%
Total Expenditures	53,786,171	1,623,228	7,653,465	44,509,478	82.75%
Net Earnings (Cost)	(\$22,752,374)	(1,360,141)	(\$7,653,465)	(\$13,738,768)	
Beginning fund balance		74,350,008			
Ending Fund Balance		72,989,867			

Note: Sales tax collected as of August 31, 2020 was \$1,058,301. Current collections are 75.22% below the prior year. There continue to be collection and timing issues with CDTFA and COVID relief programs.

(California Department of Tax and Fee Administration)

Note: Negative Use of Money and Property relates to the amortization of gains and losses of investments, not the rate of return.

Project Status Chart
9/16/2021

Sonoma County Agricultural Preservation and Open Space District

PROJECT	Acreage (approximate)	Supervisory District	Acquisition Plan Category	Project Design	Appraisal Process	Approvals/Baseline	Escrow	Comments
Abril Ranch	1,929	4	Water, Wildlife & Natural Areas	x				Initiating project
Armstrong Redwoods State Natural Reserve	320	5	Water, Wildlife & Natural Areas					Initiating project
Baumert Springs	372	5	Water, Wildlife & Natural Areas					Initiating project
Big Sulphur Creek (Krasilsa)	507	4	Water, Wildlife & Natural Areas					Initiating project
Cloverdale Ridge Park & Open Space Preserve	209	4	Recreation & Education					
Correia	146	2	Farms & Ranches					Initiating project
Deniz (Old Adobe Road)	217	2	Farms & Ranches					Initiating project
Deniz (Sonoma Mountain Road)	355	2	Farms & Ranches					Initiating project
Denner Ranches	489	4	Farms & Ranches	x				Initiating project
Diamond W Ranch	849	2	Farms & Ranches					Initiating project
EARTHseed	14	5	Farms & Ranches	x	x			Appraisal process
El Recreo	289	1	Greenbelts & Scenic Hillside	x	x			Appraisal process
El Recreo - West	168	1	Greenbelts & Scenic Hillside					Initiating project
Hardy Ranch	525	2	Farms & Ranches					Initiating project
Lafranchi (Laguna)	127	4	Water, Wildlife & Natural Areas	x				Initiating project
Limping Turkey Ranch	158	2	Farms & Ranches					Initiating project
Mark West Wikiup Preserve	31	4	Water, Wildlife & Natural Areas	x				Initiating project
McCormick Ranch - Regional Parks	253	1	Water, Wildlife & Natural Areas	x	x			Appraisal process
Miguel-Tocci	489	5	Farms & Ranches					Initiating project
Petersen Rd Dairy	10	3	Water, Wildlife & Natural Areas	x	x			Finalizing CE documents
Paulin Meadow (Parcel J)	96	2	Farms & Ranches					
Preston Farm	133	4	Farms & Ranches	x				CE under negotiation
Riebli Family Dairy	139	2	Farms & Ranches					Initiating project
Russian River Habitat Restoration	63	4	Water, Wildlife & Natural Areas					Initiating project
Ryan Ranch	806	5	Water, Wildlife & Natural Areas					Initiating project
Saddle Mountain Open Space Preserve – L	266	1	Recreation & Education	x	x			Initiating project
Sonoma Developmental Center 5 (Transfo	945	1	Greenbelts & Scenic Hillside					Land protection proposal underway
Sonoma Mountain Vernal Pools	174	1	Recreation & Education					Initiating project
Witt Home Ranch	395	2	Farms & Ranches					Initiating project
Wolf Creek Ranch	1,195	5	Water, Wildlife & Natural Areas					Initiating project
Total Acres:	11,669							

Matching Grant Project	Acreage (approximate)	Supervisory District	Location	Begin Grant Process	Appraisal Process	Approvals/Baseline	Escrow	Comments
A Place to Play	87	5	Western Santa Rosa					Initiating project
AmeriCorps Trail	12	5	Sebastopol	x	n/a			Initiating project
Andy's Unity Park	4	5	Southwest Santa Rosa	x				Escrow closed in 2017. Tracking match
Badger Park	20	4	Healdsburg					Initiating project
Bayer Farm Development***	6**	5	Southwest Santa Rosa	x	x	x	x	Reimbursement ongoing, Grant term extended
Bodega Bay Trail	179	5	Bodega Bay					Initiating project
Colgan Creek Phase 3 MG***	7	5	Southwest Santa Rosa	x	n/a	x	x	Extension granted to 10/14/21
Crane Creek Regional Trail	6	1	East of Rohnert Park	x	n/a			Drafting documents. Grant extended to 12/6/21
Denman Reach	2	2	North Petaluma	x	n/a			Drafting documents
Falletti Ranch	4	2	Cotati	x	x	x	x	Tracking match
Forever Forestville***	4	5	Downtown Forestville	x	x	x	x	Tracking match
Graton Green	1	5	Downtown Graton	x	x	x		Escrow closed April 5, 2019. Tracking match.
Guerneville River Park Phase 2***	5	5	Central Guerneville	x	x	x		Initiating project; processing extension request
Healdsburg Montage Park	36	4	North Healdsburg					Initiating project
Helen Putnam Regional Park Extension	56	2	Petaluma					Initiating project
Keiser Park Expansion 2	2	4	Windsor					Initiating project
Maxwell Farms	79	1	Northwest of Sonoma	x	n/a			Drafting Documents
Paula Lane Open Space Preserve	11	2	West Petaluma	x	x	x	x	Tracking match
Petaluma River Park	20	2	Petaluma					Initiating project
River Lane***	1	5	West of Guerneville	x	x	x	x	Finalizing docs; Grant extended to 10/25/24
Roseland Creek Community Park - Phase 1	3	5	Southwest Santa Rosa	x	x			City is reviewing documents (CE, RC)
SMART Pathway – Hearn to Bellevue*	6	5	Southwest Santa Rosa	x	n/a	x		Finalizing documents
SMART Pathway - Payran to Southpoint	14	2	Petaluma	x	n/a			SMART is reviewing documents (CE, RC)
Southeast Santa Rosa Greenway***	61	1	Southeast Santa Rosa	x		x		Initiating project; project extended to 10/25/24
Steamer Landing Park Development (McN)	27**	2	Downtown Petaluma	x	n/a			Initiating project
Taylor Mountain Regional Park & Open Sp	54	3	Southeast Santa Rosa	x				Closed 4/1/20. Tracking match
Tierra de Rosas***	1	5	Southwest Santa Rosa	x	n/a			Drafting documents
Total Acres:	674							

* District approved a 2-year extension

** Restoration/Development Project on previous acquisition.

*** District approved 5-year extension (MGP 2 year, fire 3 year)

TRANSFER	Acreage (approximate)	Supervisory District	Transaction Type	Project Design	Transfer Agreement	Approvals/Baseline	Escrow	Comments
Saddle Mountain Open Space Preserve	960	1	Transfer					Initiating project
Tierra Vegetables	15	4	Resale	x				Resale
Wright Hill Ranch	1,236	5	Transfer	x	x	x	x	Closed on 8/16/2021
Total Acres:		2,211						