



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
July 7, 2022 | 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 July 7, 2022 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
July 7, 2022 FISCAL OVERSIGHT COMMISSION MEETING*

The July 7, 2022 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=S3Jja1JneVE0ZHhMbHliZTZsMVB3QT09> 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, July 6, 2022 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's Report**
Misti Arias | General Manager
 7. **Approval of Commission Minutes Attachment 1**
March 3, 2022
 8. **Proactive Conservation of High Priority Areas**
Allison Schichtel | Senior Conservation Planner
 9. **Projects in Negotiation Attachment 2**
 10. **Suggested Next Meeting**
August 4, 2022
 11. **Adjournment**
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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.



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UNAPPROVED MINUTES

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

March 3, 2022 | 5:00 pm

COMMISSIONERS PRESENT: Todd Mendoza, Jorge Inocencio, Jeff Owen

STAFF PRESENT: Misti Arias, General Manager; Lisa Pheatt, County Counsel; Julie Mefferd, Administrative and Fiscal Services Manager; Jennifer Kuszmar, Acquisition Manager; Louisa Morris, Acquisition Specialist; Catherine Iantosca, Stewardship Specialist; Sara Ortiz, Administrative Aide; Howard Levy, contract appraiser.

PUBLIC PRESENT:

1. Call to Order

Commissioner Mendoza 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

Misti Arias welcomed back Catherine Iantosca, previously Stewardship Technician, as newly hired Stewardship Specialist.

The County received 40 proposals at over 7 million dollars for the Vegetation Management Program; recommendations will go to the Board 4/19. Vegetation Management Program has received performance reports on 19 projects approved in 2021 and all projects are in compliance.

Ag + Open Space hosted a well-attended cordage demonstration on Dogbane Preserve on 2/12.

The State of California has a 30 by 2030 objective – 30% of the state conserved by 2030. Ag + Open Space has shared feedback on how to make that happen, how the Bay Area can work towards that goal, and in support of the current budget allocation of \$350 million to the State Coastal Conservancy.

Staff is working with the family owners of El Recreo on their story hopefully will see press released soon regarding the conservation easement

Staff is giving stories to Press Democrat regarding how Ag + Open Space's work impacts climate change and resiliency

4. Public Comment

5. Correspondence/ Communications

A list of notable persons who have contributed to the Fiscal Oversight Commission and the Ag + Open Space mission, submitted by Bob Anderson, was read aloud.

6. Approval of Commission Minutes

Commissioner Inocencio suggested a correction to the February 3, 2022 minutes. On a motion by Commissioner Owen and a second by Commissioner Inocencio, the February 3, 2022 corrected minutes were approved. Jorge suggested corrections to minutes, Jeff 1st with corrections, Jorge 2nd Projects in Negotiation – Jeff asked if we could add a column for projected close Americorps Matching Grant Program – Jeff 1st, Jorge 2nd, resolution passed

7. Financial Report

Julie Mefferd reviewed the monthly financial statements for February 2022.

8. Ad Hoc Committee Reports

No Ad Hoc Committee Reports

9. Projects in Negotiation

Jennifer Kuszmar reviewed the projects in negotiation.

10. Americorps Matching Grant Program Project

Resolution 2022-001

On a motion by Commissioner Owen and second by Commissioner Inocencio, the Commission determined that acceptance of the acquisition price for the conservation easement and recreation covenant to be secured by the District as a condition of the Matching Grant to the City of Sebastopol for the Americorps Trail Project does not exceed fair market value.

11. Closed Session (Real Property Negotiations - Government Code Section 54956.8)

The Commission entered Closed Session at 5:27 p.m.

12. Report Out of Closed Session

The Commission reconvened to Open Session at 6:25 p.m. and reported the following:

Resolution 2022-002

On a motion by Commissioner Owen and second by Commissioner Inocencio, the Commission determined that the District is not paying more, or receiving less, than the fair market value for the Mark West Wikiup conservation easement and recreation covenant.

13. Suggested Next Meeting

April 7, 2022

14. Adjournment

The meeting was adjourned at 6:28 p.m.

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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.



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				Due diligence - mineral rights review
Armstrong Redwoods State Natural Reser	320	5	Water, Wildlife & Natural Areas	x				Developing project structure (internal review)
Baumert Springs	372	5	Water, Wildlife & Natural Areas					Awaiting prelim update
Big Sulphur Creek (Krasilisa)	507	4	Water, Wildlife & Natural Areas	x				Initiating project
Chanslor Ranch	378	5	Water, Wildlife & Natural Areas					Initiating project
Correia	146	2	Farms & Ranches					Initiating project
Crawford Gulch	92	5	Recreation & Education	x				Developing project structure
Deniz Ernest & Beverly Trust	217	2	Farms & Ranches	x				Developing project structure proposal
Deniz Family Farm	355	2	Farms & Ranches	x				Developing project structure proposal
Denner Ranches	489	5	Farms & Ranches	x				Negotiating CE (NRCS revisions)
Diamond W Ranch	849	2	Farms & Ranches	x				project structure phase
El Recreo	289	1	Greenbelts & Scenic Hillside	x	x	x		Escrow and Closing
Lafranchi (Laguna)	127	5	Water, Wildlife & Natural Areas	x				Landowner reviewing CE
Limping Turkey Ranch	158	2	Farms & Ranches					Initiating project
Mark West Wikiup Preserve	31	4	Water, Wildlife & Natural Areas	x	x			Offer under consideration by landowner
McClelland Dairy	337	2	Farms & Ranches	x				Negotiating CE
McCormick Ranch - Regional Parks	253	1	Water, Wildlife & Natural Areas	x	x			Appraisal process
Miguel-Tocci	489	5	Farms & Ranches					Initiating project
Preston Farm	133	4	Farms & Ranches	x				Project Structure phase
Rincon Hills	218	1	Greenbelts & Scenic Hillside					Project Structure phase
Rowland Mack	168	1	Greenbelts & Scenic Hillside	x				Project Structure phase
Russian River Habitat Restoration	63	4	Water, Wildlife & Natural Areas					Initiating project
Saddle Mountain Open Space Preserve – L	266	1	Recreation & Education	x	x			Project Structure; Fee appraisal reviewed
Soda Springs Ranch Open Space Preserve	209	4	Recreation & Education	x				CE drafting
Sonoma Developmental Center 5 (Transfo	945	1	Greenbelts & Scenic Hillside					Project Structure phase
Sonoma Mountain Vernal Pools	174	1	Recreation & Education	x				CE drafting
Spring Hill Ranch	642	2	Farms & Ranches	x				Project Structure
Starrett Hill	319	5	Water, Wildlife & Natural Areas					Project Structure phase
Witt Home Ranch	395	2	Farms & Ranches					Initiating project
Wolf Creek Ranch	1,195	5	Water, Wildlife & Natural Areas					Initiating project
Total Acres:	12,065							

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	x		Approved by BOD, CEQA period ends 6/10/22
Badger Park	20	4	Healdsburg					On hold at applicants request
Bayer Farm Development***	6**	3	Southwest Santa Rosa	x	x	x	x	Reimbursement ongoing, Grant extended
Bodega Bay Trail	179	5	Bodega Bay					Initiating project
Colgan Creek Phase 3 MG***	7	3	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			New project accepted in 2020 MGP cycle, initiating project
Denman Reach	2	2	North Petaluma	x	n/a			CE negotiations
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.
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					Developing letter of intent
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	3	Southwest Santa Rosa	x	x			Negotiating CE, Rec Covenant
SMART Pathway – Hearn to Bellevue*	6	3	Southwest Santa Rosa	x	n/a	x		Finalizing documents
SMART Pathway - Payran to Southpoint	14	2	Petaluma	x	n/a			Negotiating CE, Rec Covenant
Southeast Santa Rosa Greenway***	61	1	Southeast Santa Rosa	x		x		Initiating 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	3	Southwest Santa Rosa	x	n/a			Drafting documents
Total Acres:	665							

* 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
Young-Armos	56	5	Transfer/Sale	x				Initiating project
Total Acres:		1,031						