



**SONOMA COUNTY**  
AGRICULTURAL PRESERVATION  
AND OPEN SPACE DISTRICT

Thursday, April 24, 2009

**REGULAR MEETING**

**SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE  
DISTRICT ADVISORY COMMITTEE**

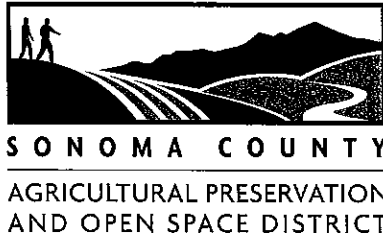
*Meeting begins at 5:30 p.m.*

**MEMBERS PLEASE CALL IF UNABLE TO ATTEND**

**AGENDA**

1. **Public Comment** - Comments on items not listed on the agenda  
(*Time is limited to 3 minutes per person/item*)
2. **Announcements from Advisory Committee Members** *INFORMATIONAL*
3. **Approval of Minutes** [Attachment "A"] *ACTION*
4. **Acting General Manager's Report** *INFORMATIONAL*
5. **Fee Lands Management Plan Policies** *INFORMATIONAL*  
Report by Karen Gaffney, Stewardship Program Manager
6. **Strategic Plan Implementation Framework** *INFORMATIONAL*  
Presentation by Misti Arias, Conservation Program Manager  
and Karen Gaffney, Stewardship Program Manager
7. **Other Projects in Negotiation** [Attachment "B"] *INFORMATIONAL*
8. **Adjournment**
  - Next scheduled meeting: May 28, 2009

DISABLED ACCOMMODATION: If you have a disability which requires the agenda materials to be in an alternative format or requires an interpreter or other person to assist you while attending this meeting, please contact Janet Christensen at (707) 565-7363, at least 72 hours prior to the meeting to ensure arrangements for accommodation.



Attachment "A"

***SONOMA COUNTY OPEN SPACE ADVISORY COMMITTEE***  
***MARCH 26, 2009 MINUTES***

5:40 p.m. Meeting convened at the District office, 747 Mendocino Avenue,  
Suite 100, Santa Rosa, California

**Members Present**

Andy Rodgers	Janet Orchard	Victoria Wikle
Suzanne Doyle	Susan Kirks	Laurie Gallian
Steve Rabinowitsh	Cary Fargo	

**Members Absent**

Douglas Hanford	Yancey Forest Knowles	Paul Brophy
Dennis Murphy	John Nagle	

**Staff Present**

Andrea Mackenzie, General Manager; Maria J. Cipriani, Assistant General Manager; Bill Keene, Assistant General Manager; Karen Gaffney, Stewardship Program Manager; Janet Christensen, Advisory Committee Clerk

Public Attendees David Hansen, Ken Wells, and Craig Anderson joined with District staff and Advisory Committee members to say farewell and good luck to General Manager, Andrea Mackenzie, who will be leaving the District on April 20 to take a new position in Santa Cruz. David Hansen, former General Manager of the District from 1991 - 1998, fondly remembered first meeting Andrea when she was with the East Bay Regional Park District in the mid 80's. David, along with Maria Cipriani, encouraged Andrea to join him at the District in 1996 and have both watched her grow professionally from associate planner to General Manager.

**Announcement from Advisory Committee Members**

**Susan Kirks:**

- Planning Commission hearings regarding the proposed asphalt plant project by Dutra Materials across from Schollenberger Park have been moved to April 16 and the Board of Supervisors meeting has been continued to May 5 at the afternoon session.
- The historic livery stable at Steamer Landing Park will once again be the center of activity when the Petaluma River Heritage Center opens its doors to the public on Sunday, April 5.
- Thanked Andrea for her leadership of the District and her support of the Paula Lane project in 2008.

Laurie Gallian:

The City of Sonoma will host a climate conference Everybody Profits on May 7 at the Veterans Memorial Center and will feature key note speaker Hunter Lubbins, as well as Carl Wong who will speak on Green Jobs.

- Special thanks to Andrea for her leadership on the District's preservation of the Montini property in Sonoma.

Steve Rabinowitsh:

- Regarding the recruitment of a replacement for Ms. Mackenzie, it would be appropriate for the Chair or his designee to request participation in the selection process of the next General Manager. Steve also thanked Andrea for her superb leadership of the District which enabled the success of Measure F.

Janet Orchard:

- A heartfelt thank you to Andrea for her support not only of Janet's appointment to serve on the Advisory Committee, but also of her support of the Falletti Matching Grant project in Cotati.

Victoria Wikle:

- Serving on the Advisory Committee along with Andrea and her staff has been a complete delight. Victoria's fondest image of Andrea will always be of her on a horse at the Willow Creek Acquisition Ceremony.

Andy Rodgers:

- On April 5 at 10 a.m. there is a traditional small craft row on the Petaluma River.
- On April 7 there is a "Where do Children Play?" film and discussion at the Petaluma Public Library – part of April's No Child Left Inside Month.

Assistant General Manager Bill Keene introduced Christine Minkel to Advisory Committee members. She will join the District's management team as the Administrative and Fiscal Services Manager. Christine comes to the District from the Sonoma County Water Agency.

**Approval of Minutes**

Chair Rodgers called for comments on the minutes of February 26, 2009. Hearing none he called for the question. Motion by Janet Orchard and seconded by Victoria Wikle to approve the minutes. Minutes approved.

**General Manager's Report**

- Andrea Mackenzie, General Manager, distributed a copy of the Transit to Trails Map which is an insert to the Bay Nature Magazine. The map, sponsored primarily by the Bay Area Open Council, attempts to connect people to open space and parks without using their cars.
- Ms. Mackenzie welcomed Laurie Gallian who was appointed to the Advisory Committee on March 4, 2009 and represents the City of Sonoma.

**Burns Conservation Easement - update**

Sue Gallagher, Deputy County Counsel, announced that the Board of Supervisors heard the matter of the issuance of Certificates of Compliance under the terms of the Burns conservation easement in closed session at their February 3 meeting and determined that the conservation easement would not permit issuance of any Certificates of Compliance on the property. The issue will be on the consent calendar of the April 7 Board of Supervisors meeting for a formal resolution at the request of the property owner.

### **Strategies of Leveraging District Funding**

Karen Gaffney, Stewardship Program Manager, gave a presentation on the District's needs for additional funding, potential strategies for enhancing existing revenues, the benefits of leveraging the existing funds, consistency with approved plans and opportunities for enhancing partnerships. The District has significant funding needs in the core activity areas: acquisition, land management and stewardship. In addition, with the passage of the Strategic Plan by the Board of Directors, there are some new directions that also need revenue in order to be effectively implemented.

- Potential strategies for revenue enhancement include: Federal & State Legislation, Regional/Local grants, directed agency funding and formation of a "Friends of the District" organization.
- Some benefits of leveraging existing funds - substantial returns on a relatively small investment, bringing revenue and jobs to Sonoma County, and enhancing capacity of our partners.
- Funding strategy must be consistent with the approved Expenditure Plan, Acquisition Plan and Strategic Plan.
- Enhance existing partnerships with organizations such as: LandPaths, Sonoma Ecology Center, and the RCD's.

Next steps: Detailed Funding Strategy

- Work with Advisory Committee
- Incorporate input from key partners
- Create and maintain funding database
- Build long-term partner relationships
- Develop prioritized list of projects and initiatives (District & partners)
- Work with Community Relations Manager on unified message and outreach strategy

Advisory Committee members discussed the presentation and offered suggestions and comments.

### **Strategic Plan – Implementation Update**

Bill Keene, Assistant General Manager, distributed a Strategic Implementation Chart to each member. The chart listed the nine initiatives as well as the staff member taking the lead role (management level), advisor role (mid-management level), and support role (tbd). A work plan consisting of goals, objectives and action items will be developed for each initiative and then presented to the Advisory Committee.

### **Ad Hoc Subcommittees**

Maria Cipriani, Assistant General Manager, discussed the necessity to modify and restructure the Advisory Committee's subcommittees to reflect the Advisory Committee's assistance in implementing the initiatives of the Strategic Plan as well as the goals and objectives of the Acquisition Plan. The proposed subcommittee titles and member designations was discussed and members were encouraged to notify staff as to their preference on which committee they would serve in 2009.

### **Other Projects in Negotiation**

The *Pacheco Dairy* conservation easement closed escrow on Friday, March 20.

The *Gilardi* conservation easement will go before the Board of Directors for approval on April 14.

**Adjournment:** 7:00 p.m.

Next scheduled meeting date: April 24, 2009

Respectfully submitted,  
Janet Christensen, Advisory Committee Clerk

PROJECTS	GP Consistency	Acres (approximate)	District	Step 1: Project Evaluation	Step 2: Project Design	Step 3: Appraisal	Step 4: Approvals / Baseline	Step 5: Escrow	Priority Designation	Comments
Gilardi	✓	376	5						Coastal Agriculture	Board approved 4/14/09
LaFranchi	✓	1,189	4						Coastal Agriculture	
McClelland	✓	337	2						Coastal Agriculture	C.E. under negotiation
Pacheco	✓	231	2						Coastal Agriculture	Escrow closed 3/20/09
Furlong/Quinlan		324	5						Coastal Agriculture	Appraisal under review
Sittenuer Ranch		9	5						Farms and Ranches	Appraisal accepted 1/15/09
Smith Family Farm		238	2						Coastal Agriculture	Appraisal under review
Teixeira		390	2						Greenbelt Agriculture	Appraisal accepted 3/5/09
Uncle Henrys Ranch		96	2						Coastal Agriculture	C.E. under negotiation
<b>Total Acres - Farms &amp; Ranches</b>										<b>3,190</b>

Total Acres - Farms & Ranches 3,190

Danielli Ranch		164	1						Highway 12	Appraisal in process
Crane Home Ranch		49	1						Petaluma Hill Road	C.E. under negotiation
Felder		860.42	1						Sonoma Mountain	
Siebert		31	4						Larkfield/Santa Rosa Separator	C.E. under negotiation

Total Acres - Greenbelts & Scenic Hillsides 1,104

Sonoma County Agricultural Preservation and Open Space District

Project Status Chart  
April 17, 2009

PROJECTS	GP Consistency	Acreage (approximate)	District	Project Progress					Priority Designation	Comments
				Step 1: Project Evaluation	Step 2: Project Design	Step 3: Appraisal	Step 4: Approvals	Step 5: Escrow		
Chanslor Ranch		378	5					Sonoma Coast	Appraisal under review	
Sullivan		279	4					Northern Mayacama Mountains	C.E. under negotiation	
Cleland Ranch	✓	170	1					Calistoga Road	C.E. under negotiation	
Date		469	4					East of Austin Creek		
Stewarts Point Ranch		971	5					South Fork of Gualala River		
Cooke Ranch	✓	235	1					Southern Mayacama Mountains	Board approved 10/14/08	
Max		2300	4					Mill Creek Road	C.E. under negotiation	
Pryor Ranch	✓	1,509	4					Sweetwater Springs Road	Appraisal under review	
<b>Total Acres-Water, Wildlife &amp; Natural Areas</b>		<b>6,311</b>								

Carrington Coast Ranch (Transfer)	✓	335	5		n/a			Sonoma Coast	Transfer to State Parks expected late Spring 2009	
Fitch Mountain - Fee		251	4					Healdsburg	Negotiations	
Jenner Headlands		5,630	5					Sonoma Coast	Appraisal accepted 7/31/08/Purchase contract	
Weeks Ranch - Fee		311	1					Adj. to Hood Mtn. Park & O.S.	Negotiations	
<b>Total Acres - Recreation &amp; Education</b>		<b>6,527</b>								

Sonoma County Agricultural Preservation and Open Space District

Project Status Chart

April 17, 2009

Matching Grant Projects	Average (Approximate)				Location	Comments
	Acres	Project Design	Approvals	CEQA/Esrow		
Bayer Farm Site Development*	5				West Avenue, Santa Rosa	Advisory Committee accepted project 7/24/08
Bayer Property	6				West Avenue, Santa Rosa	Authority approved expenditure 5/15/08
Burbank Avenue Acquisition -Phase I	7				Southwest Santa Rosa	Advisory Committee accepted project 7/24/08
Castagnasso Farm	2.72	1			Downtown Sonoma	C.E. under negotiation
Colgan Creek Park and Preserve	1.65	5			City of Santa Rosa	Board approved 1/29/08
Colgan Creek Park Restoration	5.45	5			City of Santa Rosa	Advisory Committee accepted project 6/28/07
Crane Creek Regional Trail	6	1 & 3			City of Rohnert Park	Advisory Committee accepted project 6/28/07
East Washington Park*	24.88	2			City of Petaluma	Negotiations
Giorgi Park Acquisition	1	4			University Street, Healdsburg	Appraisal in process
La Cresta Ridge and Ravine	13.6	2			City of Petaluma	Appraisal in process
Patterson Point Acquisition	1.8	5			Russian River	Appraisal under review
Paula Lane Open Space Preserve	11.2	2			Paula Lane, Petaluma	Appraisal in process
Riverfront Regional Park -Phase III*	1.5	4			Eastside Road, Windsor	Advisory Committee accepted project 7/24/08

82.8

Total Acres - MGP

\*Restoration / development Projects