

SONOMA COUNTY AGRICULTURAL
PRESERVATION & OPEN SPACE DISTRICT

FEE LANDS STRATEGY

NOVEMBER 20, 2012

Options for District-Owned Properties



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- Board of Directors, Sonoma County Agricultural Preservation & Open Space District
 - Advisory Committee, Sonoma County Agricultural Preservation & Open Space District
 - Fiscal Oversight Commission, Sonoma County Agricultural Preservation & Open Space District
 - Numerous stakeholder groups, agencies, and individuals
 - Staff, Sonoma County Agricultural Preservation & Open Space District
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EXECUTIVE SUMMARY

The acquisition and stewardship of ‘fee lands’ has been part of the District’s land conservation work over the past two decades. Many critical and at risk properties were protected through outright purchase. At the time of these acquisitions, the District intended that these fee lands would ultimately be transferred to a conservation or park entity. Identified conservation values are protected into perpetuity through the recording of a District-held conservation easement upon transfer of the fee interest to another entity. In recent years properties that were intended for transfer to recreation-focused entities, such as State Parks, have been retained by the District for longer periods of time than anticipated, due to current economic conditions.

Fee lands stewardship is significantly more expensive per acre than easement stewardship, requiring substantial funding for necessary land management and maintenance tasks, and presenting liability issues that are part of responsible land ownership. The District has developed this Fee Land Strategy to document its holdings and current land management practices, describe pending property transfers, and develop a process for evaluating options for conveyance of the remainder of the properties to appropriate responsible entities.



I. INTRODUCTION

CONTEXT

The Sonoma County Agricultural Preservation and Open Space District (District) was created in 1990 by the voters of Sonoma County to permanently protect the diverse agricultural, natural resource, and scenic open space lands of Sonoma County for future generations (Appendix A). The District is funded through a voter-approved sales tax. In 2006, the sales tax was reauthorized by the voters through approval of Measure F, known as the Sonoma County Open Space, Clean Water and Farmland Protection Measure. The 2006 Expenditure Plan (Appendix B) describes how the voter-approved sales tax revenue may be spent.

Through the protection (acquisition and stewardship) of land, the District ensures that Sonoma County's natural beauty, farming traditions, and clean air and water are safe-guarded for the future. More than 86,000 acres in Sonoma County have been protected by the District to date (Figure 1).

"Protecting land for agriculture, community separators, recreation, and wildlife habitat is becoming as important to our communities as other infrastructure such as roads, sewers, and storm drains. Countywide open space networks can protect agricultural lands and link urban communities, open spaces, trails, and wildlife habitat—a strategic approach to open space protection known as 'green infrastructure.'" — *Connecting Communities and the Land, A Long-Range Acquisition Plan* (2006)

The District's long-range land protection goals include:

- Maintain the county's rich rural character and the unique qualities of each city and areas throughout the county that help provide our sense of community.
- Support the economic vitality of working farms to preserve the agricultural heritage and diversity of the county.
- Protect the ridgetops, coastal bluffs, hillsides, and waterways that create the county's striking natural beauty.
- Provide connections between urban areas, parks, and natural areas throughout the county for both people and wildlife.
- Preserve diverse natural areas that provide habitat for wildlife.
- Protect the waterways and associated natural lands that maintain water quality and supply.
- Partner with local agencies and organizations to leverage funding for land protection, foster stewardship, and provide opportunities for recreational and educational experiences.

The District's enabling legislation and Expenditure Plan direct the District to protect land primarily through acquisition and stewardship of conservation easements (approximately 78,000 acres to date have been protected by the District using this land conservation tool). Since only a partial interest in a property is acquired, easements protect more land at a lower cost than outright fee purchases. Moreover, as easements allow the land to remain in private hands, they

FIGURE 1: PROTECTED LANDS IN SONOMA COUNTY



do not require the management investments or incur the liabilities associated with fee title ownership, and the properties continue to contribute to County tax revenues, supporting critical local services.

Sometimes, however, the District must purchase land in fee to ensure its protection. The District has purchased more than 14,000 acres in fee since its inception, approximately 6,500 acres of which have been transferred to other entities, with the District retaining a conservation easement that protects the identified conservation values in perpetuity. Much of this acreage was purchased with the stated intent of transferring to a recreational provider, including State or Regional Parks and, in some cases, local cities. To date, District acquisitions have increased the total

acres of Regional Parks by over fifty percent, and added the equivalent of another Annadel State Park to the acreage of California State Parks in Sonoma County. The District still holds fee-title to about 7,500 acres.

COST OF FEE LAND STEWARDSHIP

Fee land stewardship is more expensive per acre than easement stewardship, requiring substantial funding for necessary land management and maintenance tasks, and presenting liability issues that are part of responsible land ownership. Associated costs generally include one-time costs (recreation-focused capital improvements, habitat enhancements, and related planning, as well as initial operation and maintenance payments pursuant to the District’s Operations and Maintenance

Policy) and annual costs (ongoing land management and the cost of providing interim public access) for as many years as the District retains ownership.

The District is retaining ownership of many properties for longer periods than anticipated because the agencies initially slated to own these properties (state and local park systems) are under severe financial pressure and thus less able to manage new properties. Therefore, the District is incurring substantial one-time and annual costs associated with continued fee ownership. Continued expenditures on fee properties affect the ability of the District to effectively protect additional agricultural and open space lands.

DISTRICT WORK PLAN

In March of 2012, the District's Board of Directors approved the 2012-2015 District Work Plan. The Work Plan includes several strategies that apply to the properties that the District has protected through fee title purchases.

- Provide opportunities for the public to engage in caring for District-protected lands

The community that envisioned and created the District rightfully feels a sense of pride and ownership in this organization and its work. The interim access, outings, and education programs provide opportunities for the community to engage with the land it has protected. The District is also expanding its volunteer and intern program. Volunteers participate in key District activities such as easement monitoring, land management activities including invasive species removal, restoration of habitat for fish and wildlife, volunteer patrol, community education and interpretation, and infrastructure maintenance — all essential to successful stewardship of protected lands.

- Identify priorities for fee lands management and transfers, and transfer identified priority properties

District fee lands will be prioritized and transferred to parks agencies and to other willing land management entities that have the capacity and mission to forever protect the conservation values of each property. In many cases the transaction will require a transfer agreement and an affirmative agreement (covenant) requiring operation of the property into the future as

open space. In all cases the District will retain conservation easements over transferred properties.

Transfers may be facilitated with payments for initial operations and maintenance. Funding for operations and maintenance, however, is expressly limited by the 2006 Expenditure Plan. In 2007, the District's Board of Directors adopted an Operations and Maintenance Policy to clarify the implementation of the Expenditure Plan relating to operations and maintenance expenditures. Under this Policy, entities receiving transfer of fee title of a recreational property may be reimbursed for up to three years of eligible operations and maintenance expenses (Appendix C).

- Focus on current commitments for recreational capital improvement expenditures

During recent years the District has devoted a large amount of staff time and funding to capital improvement projects for recreation, including trail and trailhead construction, and master planning, in an attempt to assist park operation entities with the initial costs associated with providing public access. Projects have included public use planning for Taylor Mountain, trail planning and construction along the Laguna de Santa Rosa, along the North Slope of Sonoma Mountain, at Healdsburg Ridge Open Space Preserve, and trail planning along the East Slope of Sonoma Mountain.

These investments, although they yield a tremendous return in terms of public awareness of and connection to protected lands, represent a substantial portion of the overall revenues of the District. Over the past several years the District has experienced a decline in sales tax revenue. Investing in large-scale capital improvements reduces the District's ability to protect other key properties, including agricultural, natural resource, scenic, and greenbelt lands. The District will honor its current commitments for recreational capital improvements. Moving forward, the District will continue to collaborate with its recreation-focused partners to promote passive, low-impact recreational uses on District-protected lands, yet will primarily focus its own limited resources on land conservation activities.

PURPOSE OF THE FEE LANDS STRATEGY

In April 2011, the District's Board of Directors directed District staff to prepare a Fee Lands Strategy to guide the stewardship and conveyance of lands held in fee by the District. The Strategy document includes the following:

- Documentation of the District's current fee lands portfolio
- For each fee property, identification of the District's original intent for the acquisition and key conservation values to be protected
- Description of interim land management practices and identification of areas where further information is needed to ensure responsible land management
- Identification of options for conveyance of property to appropriate responsible entities
- Identification of the process for determining a preferred conveyance option for each property
- Identification of opportunities for encouraging public engagement in protected lands
- Consideration of limited staff and funding resources

APPROACH

To develop this Fee Lands Strategy, District staff began by documenting the District's fee lands portfolio, gathering information about each property, including but not limited to identified conservation values, acquisition details, grant funding, existing restrictions, existing land conditions, current use, management practices, and intended transfer entity. Summary sheets for each property are included as Appendix D.

Properties were categorized into two tiers: Tier 1 includes the properties that are currently planned for conveyance to an identified receiving entity, and Tier 2 includes the properties that require additional evaluation, based on a set of developed criteria, as well as technical review and a public input process before determining a preferred disposition option. The draft document incorporates input from the District Advisory Committee, Fiscal Oversight Commission, stakeholders, and the general public.

The Fee Lands Strategy is anticipated to be implemented in phases. Several properties are intended for transfer or conveyance during the 2012-2015 District Work Plan period. For the remaining properties, additional analysis of conveyance options will begin in 2015, or sooner depending on funding and staffing resources. Each property-specific transaction will be brought back to the Board of Directors for independent consideration and approval. Interim land management activities will continue on all District properties as long as the District retains ownership.



II. FEE LAND PORTFOLIO

OVERVIEW OF DISTRICT FEE PROPERTIES

The District's current fee land portfolio includes approximately 7,500 acres of protected land in Sonoma County (Figure 2). These lands include mountaintops and ridgelines with spectacular views of the Sonoma coast and interior valleys, mixed evergreen forests, grasslands, riparian corridors critical to Coho salmon and steelhead trout populations, vernal pools and other wetlands that support California tiger salamander and special-status plant species, small farms and historic cattle ranches, culturally important plant populations, and open space properties that create a greenbelt around urban areas. Most fee properties support some type of agricultural use. Several properties were purchased with the intention of transfer to park entities to enhance recreational opportunities in the County. The public is able to access almost all of the properties through the District's Outings program and Agricultural and Environmental Education program.

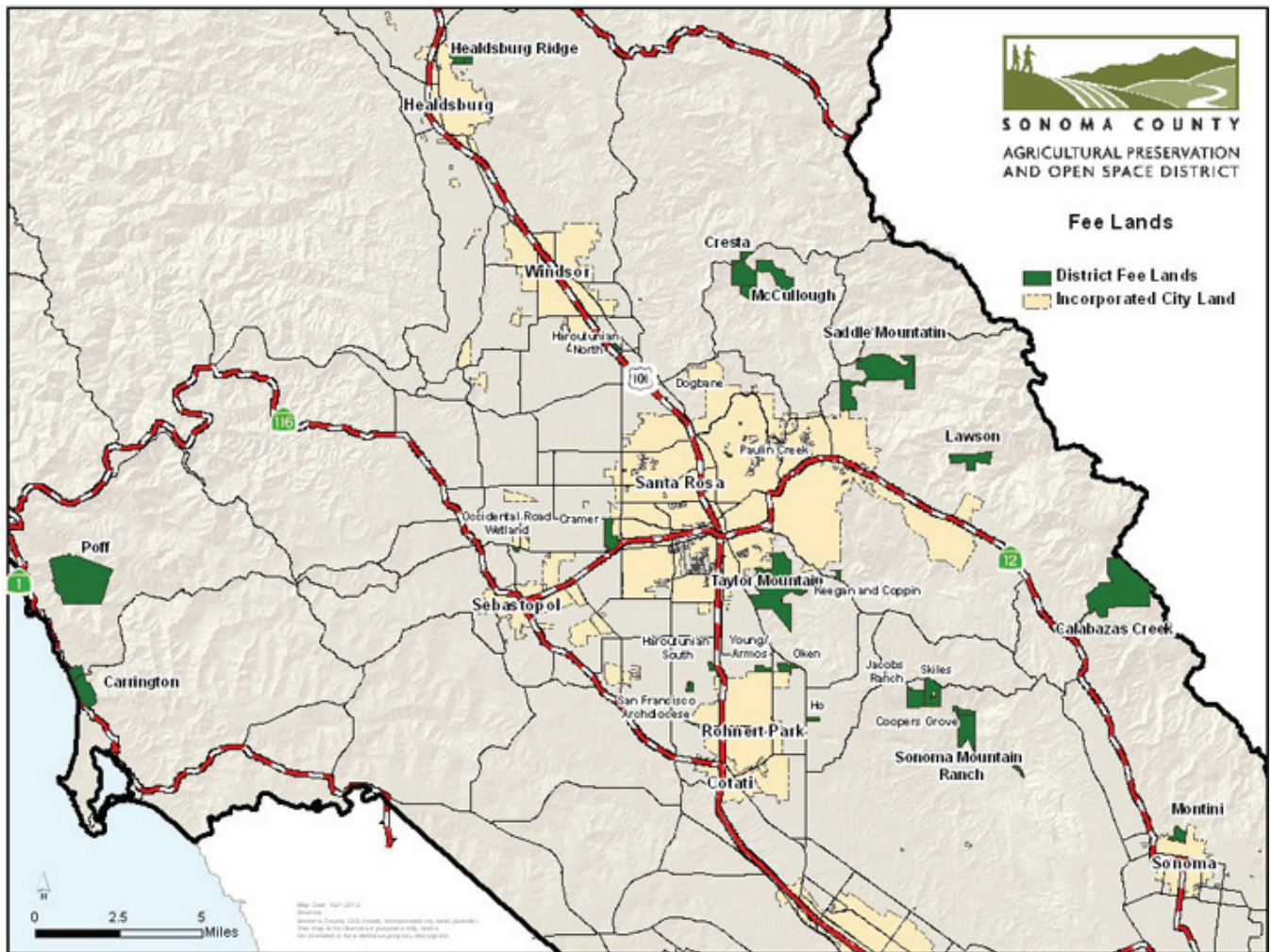
TIER 1 PROPERTIES

Approximately 3,400 acres of District fee properties are identified as Tier 1 properties that are currently slated for conveyance to another entity for long term ownership, operations and maintenance (Table 1). Typically, the process to transfer a Tier 1 property begins with the District conducting a resource assessment to identify conservation values of the property. Staff develops a conservation easement and project structure based on the findings of the resource assessment. Staff also may negotiate both a transfer agreement and an affirmative covenant with

the receiving entity. The affirmative covenant memorializes the receiving entity's perpetual obligation to maintain the land as open space. In some cases, limited payments for operations and maintenance of the transferred property may be part of the transfer agreement. A baseline document, which documents existing property conditions, is completed prior to closing. Finally, the conservation easement agreement, and any other agreements, are recorded at the time of transfer. Once fee title transfer is complete, District stewardship of the conservation easement begins and continues in perpetuity. This stewardship includes regular monitoring and communication with the landowner, processing permitted use requests, and following-up on landowner compliance with easement terms. Non-compliance may result in the District pursuing legal action to enforce the terms of the easement.

In some cases, prior to transfer, the District completes capital improvements such as construction of trails and related amenities to facilitate the transfer to another entity for long-term management. This cost may include both the planning for and implementation of the improvement. For example, a management plan has been completed for the Montini Open Space Preserve, and trail construction is planned prior to transfer of that property to the City of Sonoma. The Taylor Mountain Regional Park and Open Space Preserve Master Plan was recently completed, and the transfer of Taylor Mountain to Regional Parks is planned for early next year. Interim access improvements were previously constructed as part of the District-sponsored public access permit program for Taylor Mountain. Several miles

FIGURE 2: MAP OF FEE PROPERTIES



of multi-use trails and related improvements have been completed at the Laguna Trail, North Slope Sonoma Mountain, and Healdsburg Ridge properties.

Recommended entities to receive Tier 1 properties (with the District retaining a conservation easement) include the following, subject to applicable legal requirements:

Sonoma County Regional Parks: District is recommending that 2,600 acres be transferred to Regional Parks, including the Taylor Mountain properties, North Slope Sonoma Mountain properties, Mark West properties, Laguna Trail, and the Lawson addition to Hood Mountain Regional Park and Open Space Preserve.

City of Healdsburg: District is recommending that 150 acres be transferred to the City of Healdsburg as part of the Healdsburg Ridge Open Space Preserve.

City of Sonoma: District is recommending that 98 acres be transferred to the City of Sonoma as part of the Montini Open Space Preserve.

California Department of Fish and Game: District is recommending that the District's fee-title interest in the 174-acre Cramer property (Wright Preservation Bank) be transferred to the Department of Fish and Game.

Agricultural operator: District is recommending that the 18-acre Haroutunian North property be sold to an agricultural operator for continued farming.

TABLE 1. TIER ONE PROPERTIES (PROPOSED TRANSFER ENTITY IDENTIFIED).

	Acres	Status	Agricultural Use	Public Access	Open Space Dedication	Proposed Transfer Entity	Expected Transfer Date
TIER ONE PROPERTIES	3408						
Recommended for Transfer to Regional Parks	2968						
Laguna Trail	0	Trail construction complete, trail easement transferred to Regional Parks	N/A	Open	N/A	Regional Parks	2011
Lawson	247	Regional Parks has conducted assessments and other studies, managing as part of Hood Mountain	No	Volunteer workdays	Yes	Regional Parks	2014
Mark West properties	801	Phase 2 acquisitions pending	Yes	Outings	No	Regional Parks	2014
North Slope Sonoma Mountain properties	537	District conducting resource assessment, trail and related amenities under construction	Yes	Outings, Volunteer Patrol, Workdays	Partial	Regional Parks	2013
Sonoma Mountain Ranch/Walsh	283	Grazing plan in preparation	Proposed	Outings	Yes	likely Regional Parks	tbd
Taylor Mountain properties	1100	Transfer in early 2013	Yes	Permit Program, Outings, Workdays	Partial	Regional Parks	2013
Recommended for Transfer to Others	440						
Cramer/ Wright Preserve	174	Land management by Department of Fish and Game	No	Outings	Yes	California Dept Fish and Game	2015
Haroutunian North	18	Currently leased by farmer	Yes	Outings, Tours, Farm stand	No	private farmer	2014
Healdsburg Ridge properties	150	Trail construction complete, transfer in 2013	No	Open	Yes	City of Healdsburg	2013
Montini	98	Trail construction and transfer by end of 2013	Yes	Outings, Volunteer Patrol, Workdays	Yes	City of Sonoma	2013

TIER 2 PROPERTIES

Approximately 4,111 acres of District fee properties are identified as Tier 2 properties that are not slated for conveyance to a specific entity at this time (Table 2). Many of the Tier 2 properties (approximately 2,885 acres) were acquired by the District with the intent to transfer to California State Parks. In recent

years, however, State Parks has slowed the rate of new parkland additions, and has even closed some parks due to a lack of operations funding. For several existing State Parks in Sonoma County, local government, non-profit, and other organizations have stepped forward to manage these properties for an anticipated 1 to 5 year time period, which will allow

TABLE 2. TIER TWO PROPERTIES (TRANSFER ENTITY NOT YET IDENTIFIED)					
	Acres	Status	Agricultural Use	Public Access	Open Space Dedication
TIER TWO PROPERTIES	5297				
Acquired as addition to State Parks System (proposed park unit)	2925				
Calabazas Creek Preserve (Sugarloaf)	1290	Management plan in preparation, grant secured for trail planning	No	Outings, Volunteer Patrol, Workdays	No
Carrington Ranch (Sonoma Coast)	335	Grazing plan in preparation, evaluation of historic structure	Proposed	Outings, Volunteer Patrol, Workdays	Yes
East Slope Sonoma Mountain (Jack London)	40	Trails plan in preparation, grant secured for trail planning	N/A	Outings	N/A
Keegan/Coppin (Annadel)	24	Leased for grazing	Yes	No	No
Poff (Sonoma Coast)	1236	Management plan pending, leased for grazing	Yes	Outings	Yes
Other (primarily greenbelt/ community separator acquisitions)	1186				
Dogbane	3	Culturally-important plant population	No	Annual Harvest, Workdays	No
Haroutunian South	21	Closed to public-some ecological research	No	No	No
Ho	30	Leased for row crops	Yes	No	Yes
Occidental Road	15	Adjacent to Laguna, Regional Parks patrols	No	Outings	No
Oken	76	Leased for grazing	Yes	No	No
Paulin Creek	8	Vegetation maintenance, Regional Parks patrols	No	Outings, Volunteer Patrol, Workdays	Yes
Saddle Mountain	960	Resource assessments completed, management plan pending	No	Outings, Volunteer Patrol	Yes
San Francisco Archdiocese	28	Leased for grazing	Yes	No	No
Young/Armos	45	Leased for hay production	Yes	No	No

the State Parks to stay open while the State Park system budget stabilizes and recovers. It remains to be seen how long this interim management period may last, but the District does not anticipate that State Parks will accept new lands for some years.

DISTRICT INTERIM LAND MANAGEMENT PRACTICES

As a land conservation organization, the District generally follows the Land Trust Alliance (LTA) Standard Practices. While the District is not a land trust per se and is not required to meet these standards for accreditation purposes, the District has

found these industry standards helpful in meeting our commitment to ensuring the permanent protection of District-protected lands. In particular, the District has found the LTA Standard Practices for Fee Land Stewardship are helpful in guiding the interim management of the District’s fee properties.

In addition, when the District acquires property through donation or bargain sale, it has obligations under Internal Revenue Service regulations to monitor the investment on behalf of taxpayers and to protect and enforce the conservation purposes of the donation.

PROTECTION AND MANAGEMENT OF FEE PROPERTIES

The District coordinates management activities on its fee lands to protect the integrity and conservation values of each property, in accordance with the original intent of the acquisition. Responsible land management includes tasks associated with the stewardship of natural resources, the protection of public safety, avoidance of liability and maintenance of property infrastructure. Technical studies are completed as necessary in support of resource planning and implementation of best management practices on the properties. Each property is inspected on a regular basis by Stewardship Program staff and trained volunteers to check current conditions and identify necessary maintenance or adaptive management tasks.

It is the District's practice to utilize a competitive process when procuring services, including any significant land stewardship tasks. The District seeks to work with the service provider that can provide the best service possible on a particular project for a competitive price. This may be a licensed contractor or other professional, a governmental agency, a non-governmental organization, or other service provider. Currently, the District contracts with a variety of entities to assist in the stewardship of fee properties.

Maintenance of Property Infrastructure

Upon acquisition of a property in fee, the District immediately ensures that the property is secured with a District lock and standard combination. Additionally, District staff will install signs that reflect the District's ownership and include contact information, and address any existing safety issues, such as trespassing, illicit use, and dumping. If necessary, District staff will confirm the boundaries of the property, and will arrange for fencing to be installed.

Property infrastructure maintenance includes tasks such as structure repair, fence repair, maintenance of water systems, road repair, erosion control, removal of trash and debris, prevention of encampments and other trespass-related activities.

The District also assesses roads and other infrastructure for potential to cause erosion and adversely affect streams, wetlands, and other lands within the watershed. When necessary, the District con-

sults with roads experts regarding any needed maintenance or improvements to ensure that existing roads are not sources of sediment delivery to the watershed and aquatic systems.

Protection of Natural and Cultural Resources

The District manages vegetation to support the health of protected ecosystems and reduce risk of wildfire. Typically, vegetation management includes annual mowing around structures, internal roads, access roads and parking areas, the property perimeter if appropriate, and invasive species removal. Mowing only occurs after District staff conducts a nesting bird survey in the area to be mowed to ensure no birds or nests are present. If nesting birds are present, mowing is postponed until the birds fledge and leave the nest. Several properties are grazed for vegetation management purposes.

Invasive species are identified and removed and/or managed on a property-specific basis. Control methods include, but are not limited to, spraying by a licensed applicator, hand-pulling, seasonally-timed mowing or grazing.

Typically, the District establishes buffers for active land uses around sensitive species and habitat, and any prehistoric or historic cultural resources. The District also enhances selected habitats, engaging partners and the public where possible, such as the riparian enhancement project on Cresta Ranch.

Addressing Trespassing and Illegal Uses

The District has developed protocols for addressing homeless encampments and cannabis grow operations on District lands.

When an encampment is discovered or reported to the District, District staff contacts the appropriate law enforcement agency to escort District staff to the site. District staff posts a notice telling the occupants of the encampment they have 48 hours to pack their belongings and remove themselves from the premises. After 48 hours law enforcement again accompanies District staff to the site to ensure that the camp occupants have left. District staff then immediately arranges for a maintenance contractor to assist with clearing out any debris left behind.

When volunteers or District staff suspects that a cannabis grow operation is present on the property, the District follows a very strict protocol. If evidence of a grow operation is reported or encountered, the property is closed to the public, and local law enforcement is contacted immediately. In some cases, staff, volunteers, and outings providers may be permitted to access other portions of the property during certain times of the year, if deemed safe by District; staff and volunteers will remove all debris from grow operations as soon as the grow area can be safely accessed. Prior to reopening the property to the public, staff will install signs indicating that the property is under surveillance.

COMPATIBLE LAND USES

The District carefully evaluates each property when considering allowable uses and activities. Land uses and activities which are compatible with and support the intent of the acquisition and the identified conservation values of a property are established where feasible.

Agriculture

Many properties under District ownership include some type of agricultural operation. The District leases out approximately half of its fee land acreage for grazing, vegetable farming, or hay production. Some properties are not appropriate for agricultural use given limited access, poor soil or forage quality, slope and aspect of the land itself, or constraints related to sensitive habitats and protected species.

Public Access

Public access to lands held in fee by the District may be provided through use of pre-existing or newly developed trails and other public facilities, participation in District-sponsored or other approved outings or education programs, or participation in a volunteer patrol program. Additionally, the District grants access to scientific or academic institutions interested in conducting research to inform natural resource protection (i.e. Sudden Oak Death). This research can assist the District in prioritizing management activities on its properties.

The District provides public access to almost all fee properties. The District has established an Interim Public Access Permit Program on Taylor Mountain, which issues permits to interested hikers, cyclists and equestrians. Almost 3,000 permits have been issued for access to Taylor Mountain. In addition, the District contracts with four service providers to provide approximately 70 outings each year on the majority of District-owned properties, as well as some easement properties. These outings range from nature hikes and bird walks to kayaking and family-themed tours of agricultural operations.

Property-specific volunteer patrol programs are in effect at Carrington Coast Ranch, Poff Ranch, the North Slope Sonoma Mountain properties, Saddle Mountain Open Space Preserve, Calabazas Creek Open Space Preserve, Montini Open Space Preserve, and Paulin Creek Open Space Preserve. There are approximately 200 trained volunteers that participate in these programs.

FUTURE LAND MANAGEMENT NEEDS

As a conveyance strategy is evaluated for each Tier 2 property, the District will prepare the appropriate documentation (resource assessments, planning documents, and environmental documents) as necessary to facilitate the process. However, in the interim, there is a more immediate need to look at the management of District-owned lands from a more comprehensive perspective, across all fee properties, so that limited staff and funding resources are deployed in a strategic and focused manner. District staff will focus on the following four issues in particular.

Invasive Species Management

The District currently conducts invasive species management activities on a property-specific basis. As part of its comprehensive identification and prioritization of management activities on its land, the District will continue to evaluate invasive species management needs, focusing on Tier 2 properties in particular, so that a more comprehensive, coordinated approach and prioritization of removal and management efforts can occur.

Fire Fuel Load Reduction

The District currently maintains fire breaks around the property boundary and all structures on fee properties where applicable. There is a need on some properties, however, to better understand fire fuel load issues, and there is an opportunity to implement innovative, ecologically sensitive approaches to fuel load reduction. The District will continue to consult with local fire agencies, as well as engaging consultants with expertise in the use of fire to support or encourage healthy ecosystems, while addressing fuel load reduction.

Erosion Issues

The District is in the process of evaluating several miles of roads on its lands for potential to deliver sediment to nearby streams. Many other miles have been evaluated for current and potential erosion issues. The District will evaluate the risk to watershed health due to erosion issues across all of its fee holdings to prioritize areas for implementation.

Sensitive Habitat and Species Enhancement

The District will prioritize the enhancement of sensitive habitats and species – such as wetlands, riparian areas, threatened or endangered plant and animal species. These enhancement projects will only be undertaken when there is a compelling reason (e.g., coho recovery objectives as articulated in a federal or state approved management plan) to invest resources to enhance habitats and species to further the conservation values of the property.

PUBLIC ENGAGEMENT

Along with outings and interim access programs, the District has established volunteer patrol programs on many of its properties. These patrols are coordinated by District staff, as well as local non-profits under contract and trained volunteers. Such programs provide opportunities for the community to engage in active land management.

The District will recruit for a Volunteer Coordinator who will further develop the volunteer patrols and will establish and manage a more robust volunteer program to encourage public engagement in stewardship of fee lands, such as workdays that focus on invasive species removal, restoration of habitat for fish

and wildlife, infrastructure maintenance, and docent-training for property tours. Additionally, volunteers will be offered opportunities to assist in office-oriented tasks or other District needs as they arise. In addition, the District is very interested in assisting with the development of future land conservation professionals, and will provide internship opportunities for students during breaks in the school year.

CONVEYANCE OPTIONS FOR TIER 2 PROPERTIES

There are multiple options for conveyance of Tier 2 properties. The District will carefully evaluate all conveyance options for each property so that the most appropriate land conservation tools are used and the intended purpose of each acquisition is fulfilled. Ultimately, fee ownership of a property could be held by a public agency, a private non-profit organization, or a private party.

The District's discretion to convey properties is limited by provisions of the California Government Code and the Public Resources Code, which restrict transfers of property that have been formally dedicated for park or open space purposes. Table 2 lists the Tier 2 properties and identifies which have been dedicated to open space. Conveyance of property is also subject to existing partner and grant funding restrictions, and Sonoma County General Plan conformity requirements.

In all cases, the District will retain a conservation easement that protects the identified conservation values in perpetuity. Additional land conservation tools that may be utilized include trail easements, affirmative covenants, and/or deed restrictions.

There are three primary conveyance options: transfer to a public entity for park or open space purposes, exchange, and sale. Restrictions related to a property's open space dedication status are identified for each option.

TRANSFER TO PUBLIC ENTITY FOR PARK OR OPEN SPACE PURPOSES

In this option, the District may transfer fee title to another public entity for park or open space purposes, while retaining a conservation easement.

Undedicated Land

Lands not yet dedicated to open space may be transferred to a public entity provided that the entity undertakes the obligation (in a recorded instrument) to continue to use the property for park or open space use in perpetuity, and adequate public value is received.

Dedicated Land

If the lands have already been dedicated to open space, the lands may be transferred to a public entity only if the entity undertakes the obligation (in a recorded instrument) to continue to use the property for park or open space use in perpetuity, the entity agrees not to convey the property without the consent of a majority of the voters of the District, and the transfer is approved with a 4/5th vote of the District's Board of Directors. (Public Resources Code section 5540.6)

After transfer, pursuant to the District's Operations and Management Policy, the District may reimburse eligible operation and maintenance expenses for recreational properties for a limited time.

EXCHANGE WITH PUBLIC OR PRIVATE ENTITY

In this option, the District may transfer fee title in exchange for interests in other property of equal or greater value. The exchange may be with a public or private entity.

Undedicated Land

If the property has not previously been dedicated to open space, there is no limit in size or location of the exchange.

Dedicated Land

The Public Resources Code places additional limitations on the exchange of lands that have been dedicated. Exchanges involving dedicated land are limited to 40 acres per year. Moreover, the land that is acquired must be adjacent to other property already owned by the District and must be necessary for park or open space purposes. (Public Resource Code section 5540. 5.)

SALE TO PUBLIC OR PRIVATE ENTITY

In this option, the District may sell the property for market-value compensation, while retaining a conservation easement. If deemed appropriate, the District may also require a trail easement and/or affirmative covenant requiring the property to be used for specified recreational, agricultural or open space purposes. The sale may be to a public entity or private conservation buyer. The District must receive no less than fair market value. The value received by the District may be comprised of a conservation easement, affirmative covenant, cash compensation or a combination thereof.

Undedicated Land

In addition to the above, all sales of District land are subject to State law surplus property procedures, which require the District to offer properties for sale to specific public entities before proceeding with a sale to any single public or private buyer.

Dedicated Land

In addition, if the property has previously been dedicated to open space, any sale of the land will require the consent of a majority of the voters of the District or a joint resolution of the State Legislature adopted after a two-thirds vote of the Board of Directors. After receipt of the consent of the voters or the State Legislature, the District may commence the surplus property procedures. (Note that this option for sale of the land for fair market value is an alternative to the transfer of land to a public entity for park or open space use pursuant to Public Resources Code section 5540.6, outlined above)

HOLD

While not a conveyance option per se, the District may choose to continue to own fee lands and provide the necessary management of the natural resources. Use of each fee land would vary, and may include leasing for agricultural uses or providing interim public access. Minor improvements may be constructed on the property to facilitate the agricultural or public use. The District's Expenditure Plan, however, limits total expenditures for operations and maintenance and initial access (including for lands held by the District

and those held by others) to no more than 10% of the total sales tax revenue over the life of Measure F.

Relative Costs

Some preliminary assumptions are made as to the cost associated with each conveyance option, relative to other options, above and beyond the initial acquisition costs and staff costs that would be associated with acquiring and managing fee-title of any property.

It has been the District's experience that the highest cost option over the short term includes providing recreation-related improvements and initial operations and maintenance payments as part of a transfer to a public entity for park and open space use.

In relation to the exchange option, the District would receive equivalent value of the land being exchanged, and so would recoup its original investment in the property. This scenario would essentially be cost-neutral.

In relation to the sale option, the District would receive not less than fair market value for the property, which may be comprised of the value of a conservation easement or affirmative covenant over the property, cash compensation or combination thereof. In this scenario, the District might actually generate revenue, which could be reinvested to protect additional land or to steward already-protected land.

The hold option would include land management costs only. For the current fee land portfolio, these costs vary widely depending on the nature of the property. Typically, expenditures are comparable to costs provided by other land conservation and park district organizations with similar land management responsibilities. The District does, however, rely on a dedicated group of trained volunteers that contribute a variety of services to help steward District properties, including supplemental management and monitoring on specific properties through volunteer patrol programs, assessment and repair of fencing and other structural features, natural resources enhancement, and related services. This contribution by volunteers significantly reduces the taxpayers' obligation for land management.

Over the long term, the hold scenario would incur the highest cost, due to the ongoing nature of land

management tasks. In 2031, Measure F funding will end, and so there may no longer be a reliable source of funds for this work. District staff is continually evaluating the amount of Stewardship Reserve funding necessary to cover post-2031 conservation easement stewardship responsibilities, which are perpetual in nature. If the District also holds fee-title properties beyond 2031, that same Stewardship Reserve fund must also cover fee land stewardship responsibilities.



III. STRATEGY

SHORT TERM ACTIONS (DURING THE 2012-2015 WORK PLAN PERIOD)

INTERIM LAND MANAGEMENT

The District will continue to manage all properties held within its fee lands portfolio until such time as the property is conveyed to an appropriate responsible entity. This will include maintenance of property infrastructure, protection of natural and cultural resources, and addressing any trespass or other illegal activities. Agricultural use of the land and interim public access will be encouraged and provided as appropriate.

CONVEY TIER 1 PROPERTIES

The District will convey Tier 1 properties to appropriate responsible entities for long term operation and maintenance while retaining a conservation easement that ensures the permanent protection of identified conservation values. Depending on the circumstances of the specific property, the District may provide related amenities such as completion of planning documents, capital improvements, and limited payments towards initial operation and maintenance funding. It is anticipated that all of the properties categorized as Tier 1 will be conveyed by June 30, 2015.

LONG TERM ACTIONS (AFTER JUNE OF 2015)

INTERIM LAND MANAGEMENT

The District will continue to manage all properties held within its fee lands portfolio until such time as the property is conveyed to an appropriate responsible

entity. This will include maintenance of property infrastructure, protection of natural and cultural resources, and addressing any trespass or other illegal activities. Agricultural use of the land and interim public access will be encouraged and provided as appropriate.

ANALYSIS OF CONVEYANCE OPTIONS FOR TIER 2 PROPERTIES

The District will analyze the most appropriate and feasible conveyance option for each Tier 2 property, according to the process described below. Each option, at minimum, would protect the identified conservation values of each property and be consistent with the original intent of the acquisition.

Step 1. Determine Conservation Values

Staff will first identify the conservation values of each property. This process will include analysis of the original property evaluation and site assessment conducted prior to the purchase, the property's natural characteristics in light of the District's current land protection priorities, and further on-the-ground resource assessments as needed. The result will be a defined set of conservation values that the District is seeking to protect. The conservation values will guide the terms of the future conservation easement and any affirmative covenants that will be retained upon transfer to another entity.

Step 2. Identify Appropriate Conservation Tools

For each property, staff will consider the suite of potential land conservation tools available to

protect the conservation values determined in Step 1 and identify which tools are most appropriate. For example, a property's conservation values may be best protected with a conservation easement and trail easement retained by the District. Certain land conservation tools are compatible with certain conveyance options. Therefore, the result of this step will be a list of conveyance options that employ the identified land conservation tools.

Step 3. Conduct Fiscal Analysis

Staff will analyze the conveyance options identified in Step 2 for each property in relation to the fiscal cost and benefit to the District. This process will include analysis of potential costs to the District for on-going land management, resource enhancement, capital improvements, and operations and maintenance related to public uses; any revenue potential related to the transfer, sale, or lease of the property; and the opportunities for the District to leverage financial resources through outside funding sources. The result is a refined list of potential outcomes for each property that minimizes costs and maximizes financial benefits to the District while protecting the identified conservation values.

Step 4. Determine Conveyance Option, Priority, and Timing

Staff will determine which conveyance option is the most feasible for each property, based on the steps described above. Staff will then prioritize the conveyance of the Tier 2 properties. The prioritization will consider availability of interested buyers, recipients, or partners; funding opportunities; market conditions for real estate sales; transactional costs; and staff resources. This will result in a priority list for conveyance of Tier 2 properties based on identified short and long term timelines.

Step 5. Gather Public Input

Staff will solicit public input on the recommended property-specific conveyance options through presentations at meetings of the Citizen's Advisory Committee, Fiscal Oversight Commission and Board of Directors. A public review draft of the list of recommendations and explanations will be made available on the District's website and in hard copy form at

the District office for public comment. This step will result in thoughtful reconsideration of proposed conveyance recommendations and priorities.

Step 6. Board of Directors Direction

Based upon staff recommendations and all public, Committee and Commission comments, the Board will establish priorities for conveyances.

Step 7. Convey Tier 2 Properties According to Identified Priority and Timeline

Staff will convey Tier 2 properties in the order prioritized and per the timeline established by the Board of Directors in Step 6.

ADVISORY PANEL

Before developing its recommendations, District staff will convene an advisory panel to assist with the process of identifying options for Tier 2 properties. The panel will include staff from agencies, non-governmental organizations, and members of the public. Of particular importance will be participation from those with local and regional knowledge and experience, and those with relevant technical expertise in various areas, including, but not limited to: land conservation, agriculture, natural resources, recreation, and real estate.



IV. IMPLEMENTATION AND NEXT STEPS

Associated costs of implementation of this Fee Lands Strategy are presented in Table 3. Costs are projected beginning in the District 2012-2015 Work Plan period, and ending through the life of Measure F. These costs include one-time costs (recreation-focused capital improvements, habitat enhancements, and related planning, as well as initial operation and maintenance payments anticipated pursuant to the District's Operations and Maintenance Policy) and annual management costs (ongoing land management and the cost of providing interim public access) for as many years as the District retains ownership. Continued expenditures on the properties held in fee affect the ability of the District to effectively protect additional agricultural and open space lands.

As the District implements this Fee Lands Strategy, certain actions will occur. All Tier 1 properties will be transferred in the next three years, followed by a detailed analysis of options for all Tier 2 properties. Based on the results of the analysis, Tier 2 properties will be conveyed to appropriate responsible entities over time.

In the meantime, the District will continue to manage its fee lands in a responsible and thoughtful manner, working alongside partnering agencies, non-governmental organizations, and members of the community to ensure short-term and perpetual protection of these lands and their conservation values. The District was created to permanently protect the diverse agricultural, natural resource, and scenic open space lands of Sonoma County for future generations, and we intend to fulfill that promise.

TABLE 3. COST ESTIMATES					
		ANNUAL UNTIL CONVEYED		ONE-TIME COSTS	
	Acres	Land Management	Interim Access	Capital Improvements, Habitat Enhancements, and Planning	Initial Operation and Maintenance Payment (3 year total)
Tier One Properties					
Recommended for transfer to Regional Parks	2968	\$593,575	\$265,890	\$3,137,381	\$850,000
Recommended for transfer to others	440	\$42,000	\$7,936	\$659,615	\$215,000
Subtotals for all Tier One Properties	3408	\$635,575	\$273,826	\$3,796,996	\$1,065,000
Tier Two Properties					
Acquired as addition to State Parks System	2925	\$514,500	\$91,552	\$800,000	\$675,000
Other (primarily greenbelt/ community separator acquisitions)	1186	\$160,900	\$31,744	\$400,000	\$450,000
Subtotals for all Tier Two Properties	4111	\$675,400	\$123,296	\$1,200,000	\$1,125,000
Grand totals for all properties in current portfolio	7519	\$1,310,975	\$397,122	\$4,996,996	\$2,190,000

APPENDIX A. ENABLING LEGISLATION

COUNTY OF SONOMA

OPEN SPACE DISTRICT FORMATION

MEASURE A

Shall the Sonoma County Agricultural Preservation and Open Space District be created and established?

FULL TEXT OF MEASURE A

RESOLUTION NO. 90-1532

Dated: August 14, 1990

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, CONCLUDING THE PUBLIC HEARING, CALLING A SPECIAL ELECTION ON THE FORMATION OF THE SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT AND THE ESTABLISHMENT OF AN ANNUAL APPROPRIATIONS LIMIT, ORDERING NOTICE OF ELECTION, ORDERING CONSOLIDATION OF THE SPECIAL ELECTION WITH THE GENERAL ELECTION TO BE HELD ON NOVEMBER 6, 1990, REFERRING THE MATTER TO THE LOCAL AGENCY FORMATION COMMISSION EXECUTIVE OFFICER PURSUANT TO PUBLIC RESOURCES CODE SECTION 5517.1, AND RESCINDING RESOLUTION NO 90-1419, DATED JULY 24, 1990.

WHEREAS, this Board did on July 10, 1990

adopt resolution no. 90-1286 noticing a public hearing on the question of the formation of the proposed Sonoma County Agricultural Preservation and Open Space District; and

WHEREAS, that public hearing has been correctly noticed and all persons present were allowed to hear and be heard; and

WHEREAS, following the conclusion of the public hearing this Board did adopt resolution no. 90-1419, dated July 24, 1990 which resolution incorrectly set forth the language of the ballot measure in a manner that does not meet the requirements of Public Resources Code section 5518;

NOW, THEREFORE, BE IT RESOLVED that this Board of Supervisors hereby finds, declares, determines and orders as follows:

1. That the foregoing recitations are true and correct.
2. That the public hearing is concluded.
3. The name of the district shall be the Sonoma County Agricultural Preservation and Open Space District.
4. The reason for forming the district is to further the state policy on the preservation of open space expressed in Government Code section 65562 and to implement the Agricultural and Open Space Elements of the 1989 Sonoma County General Plan.
5. That the District shall only purchase interests in real property from willing sellers.
6. That all lands within the boundaries of the district will be benefitted by being included within the district.
7. It is proposed that the district will be financed by gifts, grants, special taxes, general obligation bonds and other sources of revenue authorized by law or any combination thereof.
8. The boundaries of the district be coterminous with the boundaries of the County of Sonoma.
9. The annual appropriations limit of the district shall be \$20 million.
10. A special election on the following question is hereby called to be held on November 6, 1990:
»» Shall the Sonoma County Agricultural Preservation and Open Space District be created and established? YES NO
11. The special election is hereby ordered consolidated with the November 6, 1990 general election and the County Clerk is hereby authorized and directed to do all things required by law to conduct the election.
12. In accordance with Public Resources Code section 5517, the Clerk shall cause a certified copy of this resolution to be published once a

week for three successive weeks prior to the date of the election in the Press Democrat.

13. In accordance with Public Resources Code section 55171, the Clerk shall deliver a copy of this resolution, within five days of its adoption, by registered mail to the Executive Officer of the Sonoma County Local Agency Formation Commission for the preparation of an impartial analysis to be included with the sample ballot.

14. That the formation of the District is exempt from the requirements of the California Environmental Quality Act as a program or project which is submitted to a vote of the people [California Administrative Code 15378(b)(4)].

15. That resolution no. 90-1419, dated July 24, 1990, is hereby rescinded.

- SUPERVISORS:
- NICHOLAS absent
- HARBERSON aye
- SMITH absent
- CARPENTER aye
- ESPOSTI aye
- AYES 3 NOES 0
- ABSTAIN 0 ABSENT 2
- SO ORDERED.

COUNTY OF SONOMA

OPEN SPACE DISTRICT PRESERVATION

MEASURE C

Shall the people of Sonoma County approve an ordinance for agricultural land preservation and open space acquisition, imposing a 0.25 percent sales tax for a period not to exceed 20 years with an annual appropriations limit of \$40 million?

FULL TEXT OF MEASURE C

AGRICULTURAL LAND PRESERVATION AND
OPEN SPACE EXPENDITURE PLAN

EXHIBIT A

The purpose of this expenditure plan is to implement the 1989 Sonoma County General Plan by preserving agricultural land use and open space. This purpose will be accomplished primarily through the purchase of development rights from willing sellers in areas of the County which are designated in the General Plan Open Space Element but may include the purchase of fee interests for public recreation where the public use would not be inconsistent with the Open Space designation provided below.

Designated open space areas include community separators, scenic landscape units, scenic corridors, critical habitat areas and riparian corridors.

Community separators are generally located between cities, providing visual relief from continuous urbanization. These lands are frequently subject to development pressures, and therefore, have been identified as priority sites for acquisition to prevent urban sprawl, to retain the rural and open character of the County and to preserve agricultural uses.

Scenic landscape units and scenic corridors are areas of high visual quality.

Critical habitat areas and riparian corridors, such as wetlands, rare and endangered species locations, fresh and salt water marshes, oak savannahs, streams and watercourses, are environmentally sensitive areas requiring protection and careful management.

Other areas of biotic significance which may be adversely impacted by development and incompatible land use are the Petaluma River, Laguna de Santa Rosa, and San Pablo Bay margin.

Other open space projects including, but not limited to, urban open space projects within incorporated areas of Sonoma County. Funds for these projects will be available on a competitive matching grant basis, with preference given to acquisition and development projects which affect both incorporated and unincorporated lands and watercourses. Examples of such projects include restoration of the Petaluma River and Santa Rosa Creek.

This expenditure plan shall be administered by the Sonoma County Agricultural Preservation and Open Space District and the Authority shall enter into a contract with the District for that purpose.

FULL TEXT OF MEASURE F

ORDINANCE NO. 5677R OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA EXTENDING THE IMPOSITION OF A TRANSACTIONS AND USE TAX TO BE ADMINISTERED BY THE STATE BOARD OF EQUALIZATION

Section 1. TITLE. This Ordinance shall be known as the Sonoma County Open Space, Clean Water and Farmland Protection Measure. The County of Sonoma, hereinafter shall be called "County." This Ordinance shall be applicable in the incorporated and unincorporated territory of the County.

Section 2. EFFECTIVE DATE; OPERATIONAL DATES; ADMINISTRATION.

A. This Ordinance shall become effective upon its approval by a two-thirds majority of the electors voting on the measure.

B. This Ordinance shall become operative on April 1, 2011; provided, however, that the Sonoma County Agricultural Preservation & Open Space 2006 Expenditure Plan ("the 2006 Expenditure Plan"), attached hereto as Exhibit "A," shall become operative on the effective date of this Ordinance.

C. The existing contract between the Sonoma County Agricultural Preservation & Open Space District and the Sonoma County Open Space Authority shall remain in effect, subject to amendments, through March 31, 2011.

D. Prior to April 1, 2011, the District and the County shall enter into a contract for the administration of the 2006 Expenditure Plan. That contract shall become operative on the expiration of the current contract between the Authority and the District and shall provide for the administration of the 2006 Expenditure Plan by the District and the funding of the District's annual budgets by the County from funds available in the Open Space Special Tax Account.

Section 3. PURPOSE. This Ordinance is adopted to achieve the following, among other purposes, and directs that the provisions hereof be interpreted in order to accomplish those purposes:

A. To extend the imposition of a retail transactions and use tax in accordance with the provisions of Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code and Section

7285.5 of Part 1.7 of Division 2 which authorizes the County to adopt this tax Ordinance which shall be operative if 2/3 of the electors voting on the measure vote to approve the imposition of the tax at an election called for that purpose.

B. To adopt the extension of a retail transactions and use tax Ordinance that incorporates provisions identical to those of the Sales and Use Tax Law of the State of California insofar as those provisions are not inconsistent with the requirements and limitations contained in Part 1.6 of Division 2 of the Revenue and Taxation Code and to authorize the issuance of limited tax bonds to finance the purchases of open space lands that are consistent with this Ordinance.

C. To adopt the extension of a retail transactions and use tax Ordinance that imposes a tax and provides a measure therefor that can be administered and collected by the State Board of Equalization in a manner that adapts itself as fully as practicable to, and requires the least possible deviation from, the existing statutory and administrative procedures followed by the State Board of Equalization in administering and collecting the California State Sales and Use Taxes.

D. To adopt the extension of a retail transactions and use tax Ordinance that can be administered in a manner that will be, to the greatest degree possible, consistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, minimize the cost of collecting the transactions and use taxes, and at the same time, minimize the burden of record keeping upon persons subject to taxation under the provisions of this Ordinance.

E. To authorize the issuance of bonds and the undertaking of lease-purchase financing obligations to finance the acquisitions specified in Exhibit "A."

Section 4. EXPENDITURE PLAN; LIMITATION OF EXPENDITURES; FISCAL OVERSIGHT. Pursuant to the requirements of Government Code §50075.1, (1) the 2006 Expenditure Plan constitutes the statement of the specific purposes for which the revenue generated by this Ordinance may be expended, (2) the expenditure of the revenue generated by this Ordinance shall be restricted to the purposes stated in Exhibit "A," (3) the revenue generated by this Ordinance shall be deposited into the "Open Space Special Tax Account," and (4) the County Auditor shall prepare

and file with the Board of Supervisors reports meeting the requirements of Government Code §50075.3. The Sonoma County Open Space Authority shall provide specified fiscal oversight as provided in an agreement between the County and the District.

Section 5. CONTRACT WITH STATE. Prior to the Operative Date, the County shall contract with the State Board of Equalization to perform all functions incident to the administration and operation of this transactions and use tax Ordinance; provided, that if the County shall not have contracted with the State Board of Equalization prior to the Operative Date, it shall nevertheless so contract and in such a case the operative date shall be the first day of the first calendar quarter following the execution of such a contract.

Section 6. TRANSACTIONS TAX RATE. For the privilege of selling tangible personal property at retail, a tax is hereby imposed upon all retailers in the incorporated and unincorporated territory of the County at the rate of one quarter of one per cent (0.25%) of the gross receipts of any retailer from the sale of all tangible personal property sold at retail in said territory on and after the operative date of this Ordinance.

Section 7. PLACE OF SALE. For the purposes of this Ordinance, all retail sales are consummated at the place of business of the retailer unless the tangible personal property sold is delivered by the retailer or his agent to an out-of-state destination or to a common carrier for delivery to an out-of-state destination. The gross receipts from such sales shall include delivery charges, when such charges are subject to the state sales and use tax, regardless of the place to which delivery is made. In the event a retailer has no permanent place of business in the State or has more than one place of business, the place or places at which the retail sales are consummated shall be determined under rules and regulations to be prescribed and adopted by the State Board of Equalization.

Section 8. USE TAX RATE. An excise tax is hereby imposed on the storage, use or other consumption in the County of tangible personal property purchased from any retailer on and after the operative date of this Ordinance for storage, use or other consumption in said territory at the rate of one quarter of one percent (0.25%) of the sales price of the property. The sales price shall include delivery charges when

such charges are subject to state sales or use tax regardless of the place to which delivery is made.

Section 9. ADOPTION OF PROVISIONS OF STATE LAW. Except as otherwise provided in this Ordinance and except insofar as they are inconsistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, all of the provisions of Part 1 (commencing with Section 6001) of Division 2 of the Revenue and Taxation Code are hereby adopted and made a part of this Ordinance as though fully set forth herein.

Section 10. LIMITATIONS ON ADOPTION OF STATE LAW AND COLLECTION OF USE TAXES. In adopting the provisions of Part 1 of Division 2 of the Revenue and Taxation Code:

A. Wherever the State of California is named or referred to as the taxing agency, the name of this County shall be substituted therefor. However, the substitution shall not be made when:

1. The word "State" is used as a part of the title of the State Controller, State Treasurer, State Board of Control, State Board of Equalization, State Treasury, or the Constitution of the State of California;

2. The result of that substitution would require action to be taken by or against this County or any agency, officer, or employee thereof rather than by or against the State Board of Equalization, in performing the functions incident to the administration or operation of this Ordinance.

3. In those sections, including, but not necessarily limited to sections referring to the exterior boundaries of the State of California, where the result of the substitution would be to:

a. Provide an exemption from this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not otherwise be exempt from this tax while such sales, storage, use or other consumption remain subject to tax by the State under the provisions of Part 1 of Division 2 of the Revenue and Taxation Code, or;

b. Impose this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not be subject to tax by the state under the said provision of that code.

4. In Sections 6701, 6702 (except in the last sentence thereof), 6711, 6715, 6737, 6797 or 6828 of the Revenue and Taxation Code.

B. The word “County” shall be substituted for the word “State” in the phrase “retailer engaged in business in this State” in Section 6203 and in the definition of that phrase in Section 6203.

Section 11. PERMIT NOT REQUIRED. If a seller’s permit has been issued to a retailer under Section 6067 of the Revenue and Taxation Code, an additional transaction’s permit shall not be required by this Ordinance.

Section 12. EXEMPTIONS AND EXCLUSIONS.

A. There shall be excluded from the measure of the transactions tax and the use tax the amount of any sales tax or use tax imposed by the State of California or by any city, city and county, or county pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or the amount of any state-administered transactions or use tax.

B. There are exempted from the computation of the amount of transactions tax the gross receipts from:

1. Sales of tangible personal property, other than fuel or petroleum products, to operators of aircraft to be used or consumed principally outside the County in which the sale is made and directly and exclusively in the use of such aircraft as common carriers of persons or property under the authority of the laws of this State, the United States, or any foreign government.

2. Sales of property to be used outside the County which is shipped to a point outside the County, pursuant to the contract of sale, by delivery to such point by the retailer or his agent, or by delivery by the retailer to a carrier for shipment to a consignee at such point. For the purposes of this paragraph, delivery to a point outside the County shall be satisfied:

a. With respect to vehicles (other than commercial vehicles) subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, and undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code by registration to an out-of-County address and by a declaration under penalty of perjury,

signed by the buyer, stating that such address is, in fact, his or her principal place of residence; and

b. With respect to commercial vehicles, by registration to a place of business out-of-County and declaration under penalty of perjury, signed by the buyer, that the vehicle will be operated from that address.

3. The sale of tangible personal property if the seller is obligated to furnish the property for a fixed price pursuant to a contract entered into prior to the operative date of this Ordinance.

4. A lease of tangible personal property which is a continuing sale of such property, for any period of time for which the lessor is obligated to lease the property for an amount fixed by the lease prior to the operative date of this Ordinance.

5. For the purposes of subparagraphs (3) and (4) of this section, the sale or lease of tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

C. There are exempted from the use tax imposed by this Ordinance, the storage, use or other consumption in this County of tangible personal property:

1. The gross receipts from the sale of which have been subject to a transactions tax under any state-administered transactions and use tax Ordinance.

2. Other than fuel or petroleum products purchased by operators of aircraft and used or consumed by such operators directly and exclusively in the use of such aircraft as common carriers of persons or property for hire or compensation under a certificate of public convenience and necessity issued pursuant to the laws of this State, the United States, or any foreign government. This exemption is in addition to the exemptions provided in Sections 6366 and 6366.1 of the Revenue and Taxation Code of the State of California.

3. If the purchaser is obligated to purchase the property for a fixed price pursuant to a contract entered into prior to the operative date of this Ordinance.

4. If the possession of, or the exercise of any right or power over, the tangible personal property arises under a lease which is a continuing purchase of such

property for any period of time for which the lessee is obligated to lease the property for an amount fixed by a lease prior to the operative date of this Ordinance.

5. For the purposes of subparagraphs (3) and (4) of this section, storage, use, or other consumption, or possession of, or exercise of any right or power over, tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

6. Except as provided in subparagraph (7), a retailer engaged in business in the County shall not be required to collect use tax from the purchaser of tangible personal property, unless the retailer ships or delivers the property into the County or participates within the County in making the sale of the property, including, but not limited to, soliciting or receiving the order, either directly or indirectly, at a place of business of the retailer in the County or through any representative, agent, canvasser, solicitor, subsidiary, or person in the County under the authority of the retailer.

7. "A retailer engaged in business in the County" shall also include any retailer of any of the following: vehicles subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, or undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code. That retailer shall be required to collect use tax from any purchaser who registers or licenses the vehicle, vessel, or aircraft at an address in the County.

D. Any person subject to use tax under this Ordinance may credit against that tax any transactions tax or reimbursement for transactions tax paid to a County imposing, or retailer liable for a transactions tax pursuant to Part 1.6 of Division 2 of the Revenue and Taxation Code with respect to the sale to the person of the property the storage, use or other consumption of which is subject to the use tax.

Section 13. AMENDMENTS. All amendments subsequent to the effective date of this Ordinance to Part 1 of Division 2 of the Revenue and Taxation Code relating to sales and use taxes and which are not inconsistent with Part 1.6 and Part 1.7 of Division 2

of the Revenue and Taxation Code, and all amendments to Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, shall automatically become a part of this Ordinance, provided however, that no such amendment shall operate so as to affect the rate of tax imposed by this Ordinance.

Section 14. ENJOINING COLLECTION FORBIDDEN. No injunction or writ of mandate or other legal or equitable process shall issue in any suit, action or proceeding in any court against the State or the County, or against any officer of the State or the County, to prevent or enjoin the collection under this Ordinance, or Part 1.6 of Division 2 of the Revenue and Taxation Code, of any tax or any amount of tax required to be collected.

Section 15. AUTHORIZATION TO ISSUE LIMITED TAX BONDS AND LEASE-PURCHASE FINANCING AUTHORITY. Pursuant to Government Code §§55800 et seq. the County is authorized to issue limited tax bonds payable from the tax imposed by this Ordinance. The County may, from time to time, enter into lease-purchase agreements with the County's Treasurer and the District for the purpose of assisting in the purchase of properties anticipated by Exhibit "A."

Section 16. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance and the application of such provision to other persons or circumstances shall not be affected thereby. Section

17. EFFECTIVE DATE. This Ordinance relates to the levying and collecting of a County transactions and use tax and shall take effect immediately upon approval of the electorate.

Section 18. TERMINATION DATE. The authority to levy the tax imposed by this Ordinance shall expire on March 31, 2031. PASSED AND ADOPTED by the Board of Supervisors of the County of Sonoma, State of California, on July 18, 2006, by the following vote:

SUPERVISORS:

Brown: ___ Kerns: ___ Smith: ___
Reilly: ___ Kelley: ___

Ayes: 5 Noes: ___ Abstain: ___ Absent: ___

SO ORDERED.

By: s/ Paul L. Kelley
Chairman, Board of Supervisors
County of Sonoma, State of California

ATTEST:

By: s/ Eeve T. Lewis
County Clerk and Ex-officio Clerk of the
Board of Supervisors of said County

EXHIBIT A

AGRICULTURAL PRESERVATION AND OPEN
SPACE 2006 EXPENDITURE PLAN

The purpose of this expenditure plan is to implement the Sonoma County General Plan and the general plans of the County's incorporated cities by preserving agricultural land use and open space. This purpose will be accomplished primarily through the purchase of development rights from willing sellers in areas of the County which are designated in the County and cities' General Plan open space elements and may include the purchase of fee interests for outdoor public recreation where the public use would not be inconsistent with the open space designations listed below.

The open space designations eligible for protection under this expenditure plan include community separators, greenbelts, scenic landscape units, scenic corridors, agriculturally productive lands, biotic habitat areas, riparian corridors and other areas of biotic significance, and other open space projects.

1. Community separators and greenbelts are lands that function as open space to separate cities and other communities and protect city and community identity by providing visual relief from continuous urbanization. These lands are frequently subject to development pressures, and therefore, have been identified as priority sites for acquisition to prevent urban sprawl, to retain the rural and open character of the county and to preserve agricultural uses.
2. Scenic landscape units and scenic corridors are areas of high scenic quality including natural landscapes and backdrops that provide visual relief from urban densities and maintain the open nature of the County.
3. Agriculturally productive lands include working farms and ranches and other lands used for the pro-

duction of food, fiber, and plant materials and the raising and maintaining of livestock and farm animals.

4. Biotic habitat areas, riparian corridors, and other areas of biotic significance include freshwater and tidal marshes, wetlands, special status species locations, woodlands and forests, wildlife habitat corridors and lands along creeks and streams critical to protecting fisheries and water quality. These sensitive natural areas require protection, restoration, and resource management, and include the Petaluma River, Laguna de Santa Rosa, Russian River, Sonoma Creek and San Pablo Baylands.

5. Other open space projects include, but are not limited to, urban open space and recreation projects within and near incorporated areas and other urbanized areas of Sonoma County. Funds for these projects shall be available to cities, the County and other entities through a matching grant program, with preference given to acquisition and development projects that link communities. Examples of these projects include creek restoration and enhancement, such as along the Petaluma River, Santa Rosa Creek, and Laguna de Santa Rosa, trails, athletic fields, and urban greenspace.

6. Operation and maintenance of land includes limited funding for initial public access, operation and maintenance of recreational lands purchased in accordance with this Plan. No more than 10 percent of total revenues generated over the life of the Measure shall be made available for operation and maintenance purposes.

APPENDIX B. DISTRICT EXPENDITURE PLAN

Agricultural Preservation and Open Space 2006 Expenditure Plan

The purpose of this expenditure plan is to implement the Sonoma County General Plan and the general plans of the County's incorporated cities by preserving agricultural land use and open space. This purpose will be accomplished primarily through the purchase of development rights from willing sellers in areas of the County which are designated in the County and cities' General Plan open space elements and may include the purchase of fee interests for outdoor public recreation where the public use would not be inconsistent with the open space designations listed below.

The open space designations eligible for protection under this expenditure plan include community separators, greenbelts, scenic landscape units, scenic corridors, agriculturally productive lands, biotic habitat areas, riparian corridors and other areas of biotic significance, and other open space projects.

1. Community separators and greenbelts are lands that function as open space to separate cities and other communities and protect city and community identity by providing visual relief from continuous urbanization. These lands are frequently subject to development pressures, and therefore, have been identified as priority sites for acquisition to prevent urban sprawl, to retain the rural and open character of the county and to preserve agricultural uses.
2. Scenic landscape units and scenic corridors are areas of high scenic quality including natural landscapes and backdrops that provide visual relief from urban densities and maintain the open nature of the County.
3. Agriculturally productive lands include working farms and ranches and other lands used for the production of food, fiber, and plant materials and the raising and maintaining of livestock and farm animals.
4. Biotic habitat areas, riparian corridors, and other areas of biotic significance include freshwater and tidal marshes, wetlands, special status species locations, woodlands and forests, wildlife habitat corridors and lands along creeks and streams critical to protecting fisheries and water quality. These sensitive natural areas require protection, restora-

tion, and resource management, and include the Petaluma River, Laguna de Santa Rosa, Russian River, Sonoma Creek and San Pablo Baylands.

5. Other open space projects include, but are not limited to, urban open space and recreation projects within and near incorporated areas and other urbanized areas of Sonoma County. Funds for these projects shall be available to cities, the County and other entities through a matching grant program, with preference given to acquisition and development projects that link communities. Examples of these projects include creek restoration and enhancement, such as along the Petaluma River, Santa Rosa Creek, and Laguna de Santa Rosa, trails, athletic fields, and urban greenspace.
6. Operation and maintenance of land includes limited funding for initial public access, operation and maintenance of recreational lands purchased in accordance with this Plan. No more than 10 percent of total revenues generated over the life of the Measure shall be made available for operation and maintenance purposes.

APPENDIX C: DISTRICT OPERATIONS AND MAINTENANCE POLICY

THE WITHIN INSTRUMENT IS A
CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE.

ATTEST: August 8, 2007
ROBERT DEIS, Clerk of the Board of Directors
of the Sonoma County Agricultural Preservation
and Open Space District

BY [Signature]
DEPUTY CLERK

#43
Resolution No: 07-0666

Dated: August 7, 2007

RESOLUTION OF THE BOARD OF DIRECTORS OF THE SONOMA COUNTY
AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT
ESTABLISHING A POLICY FOR BUDGETING THE DISTRICT'S OPERATIONS
AND MAINTENANCE FUNDS

BE IT RESOLVED that this Board of Directors hereby finds, determines, declares
and orders as follows:

1. *Sales Tax Extension.* On November 7, 2006 the voters of the County of Sonoma approved Measure F extending the sales tax for open space, currently being levied by the Sonoma County Open Space Authority, from 2011 to 2031.
2. *Operations and Maintenance Funding.* Measure F also amended the Authority's Expenditure Plan to allow expenditures by the District for operation and maintenance of open space properties providing that the expenditures did not exceed ten percent of the sales tax revenue received from November 8, 2006 through March 31, 2031.
3. *General Manager's Recommendation.* After consulting with the County's Auditor and the County's Counsel, the General Manager has made certain recommendations to this Board on a proposed policy for annually budgeting and accounting for maintenance and operations appropriations expenditures. The proposed policy has been found by the Sonoma County Open Space Authority to be consistent with the 2006 Expenditure Plan. The General Manager's recommendation is contained in her letter dated July 2, 2007 and attached hereto as Exhibit "A."
4. *Approval.* The General Manager's recommendation as set forth in Exhibit "A" is approved and the General Manager is directed to periodically review the policy and recommend any needed changes arising from changed circumstances.

Directors:

Kerns: _____ Smith: _____ Reilly: _____ Kelley: _____ Brown: _____

Ayes: 5 Noes: _____ Absent: _____ Abstain: _____

SO ORDERED



July 2, 2007

President Brown and Members of the Board of Directors
Sonoma County Agricultural Preservation and Open Space District
575 Administration Drive, 100A
Santa Rosa, CA 95403

Re: Operation and Maintenance Funds: Administrative and Budget Policy

Dear President Brown and Members of the Board of Directors:

On July 18, 2006, your Board voted unanimously to place Measure F on the November 7th ballot. As you know, voters overwhelmingly approved Measure F, which continues the quarter percent sales tax for the District's open space program for another 20 years through 2031. Measure F includes the 2006 Expenditure Plan that authorizes spending for "initial public access, operation and maintenance of recreational lands purchased in accordance with this Plan" so long as the expenditures do not exceed 10 percent of sales tax revenue generated over the life of Measure F. In approving Measure F, the voters also amended the Authority's 1990 Expenditure Plan renaming it the 2006 Expenditure Plan. The Authority will continue to determine if District acquisitions are consistent with the new Plan until 2011 when the Authority's tax expires and is replaced by the County's Measure F tax.

Following the passage of Measure F, I met with Auditor-Controller-Treasurer-Tax Collector Rod Dole and members of his staff, Chief Deputy County Counsel Sheryl Bratton, Special Counsel Jim Botz, and retired County Treasurer Tom Ford to discuss development of administrative guidelines and a budget policy for sales tax funding authorized by Measure F's 2006 Expenditure Plan. This discussion included operation and maintenance of District properties and accounting for expenditures to keep them within Measure F's 10 percent limit.

2006 Expenditure Plan: Operations and Maintenance

For purposes of administering the operations and maintenance provisions of the 2006 Expenditure Plan, operations and maintenance should include "reasonable and necessary costs incurred for initial maintenance of parks and open space properties and improvements and to provide services for initial public use."

747 Mendocino Avenue, Suite 100 • Santa Rosa, California 95401-4850
707.565.7360 • Fax 707.565.7359 • www.sonomaopenspace.org

Exhibit A

Guidelines for Appropriate Use of Operations and Maintenance Expenditures

Although it is foreseeable that title to and maintenance responsibility for some recreational fee properties will remain with the District, every effort should be made to transfer recreational properties, at the earliest convenient time, to an appropriate city, the State, the County, or a non-profit partner. A time limit on District contributions for initial public use, initial operations and maintenance of park and open space properties transferred to other entities should be limited to no more than three years, except under extraordinary circumstances.

A primary focus of the operations and maintenance component in the 2006 Expenditure Plan was to provide limited expenditures to assist in “jump starting” some level of initial public access and land maintenance on recreational properties purchased with the open space sales tax. The operations and maintenance funding provision of Measure F was not intended to replace park agencies’ ongoing obligations to maintain their park systems. It has been the District’s practice, when it transfers recreational properties to partner agencies and organizations, to enter into grant agreements that require that a management plan be completed and the park be opened for public use within 3-5 years from the close of escrow. The operations and maintenance funding under the 2006 Expenditure Plan can assist recreational agencies in facilitating early and appropriate public use of recreational properties, while a long-range management plan and associated environmental document for the project is completed.

Recreational partners that receive operations and maintenance funding would be required to submit periodic reports with sufficient detail, so that expenditures could be audited for compliance with Measure F and the District’s implementing policies. With regard to operations and maintenance funding determinations, it will be the District’s policy to treat all recreational partners equitably.

The 2006 Expenditure Plan includes a separate Matching Grant Program, which provides funding to cities, the County and other entities for urban open space and recreation projects within and near urbanized areas. Funding is made available for land acquisition, development, restoration, and enhancement, with preference given to projects that provide linkages or connections between communities. Cities, the County and State park agencies are responsible for operating and maintaining these projects as part of their park systems. Under the District’s Matching Grant Program Guidelines, projects are evaluated in part, on a grantee’s ability to fund operations and maintenance costs. In certain situations, a matching grant applicant, such as a non-profit organization, may demonstrate a unique need for funding for initial operations and maintenance. These requests would be evaluated on a case by case basis and if approved would also be subject to a three-year time restriction for initial operations and maintenance funding. Grant agreements between the District and grantee would require reimbursement requests to provide sufficient detail so that expenditures could be audited for compliance with Measure F and implementing District policies. Counsel advises that this is particularly important with respect to

matching grant agreements with the County in order to assure compliance with certain special tax limitation provisions in the California Constitution.

Annual Budgeting of Operations and Maintenance Expenditures

After consulting with legal and financial advisors and recognizing the difficulty of accurately predicting sales tax revenue for the next 24 years, the most prudent and straightforward budgeting policy for the operations and maintenance funds provided for in the 2006 Expenditure Plan would be to set aside 10 percent of annual sales tax revenue for operations and maintenance appropriated among two distinct operations and maintenance sub-objects in the District's annual budget: The first would be for annual operations and maintenance expenditures for specific recreational properties. The second would be for contributions to a designated reserve fund, anticipating the long-term needs for operations and maintenance of recreational lands. Because the District's long-term operations and maintenance spending needs and the revenue to be generated over the life of Measure F are difficult to accurately predict, annual appropriations could be adjusted based on need and revised projections of sales tax revenue growth. In this regard it is important to bear in mind that a budget policy for appropriating Measure F revenue for operations and maintenance does not irrevocably commit those funds. The Board of Directors will retain the flexibility to evaluate and make necessary adjustments as needed to annual operations and maintenance expenditures and the Operations and Maintenance Designated Reserve Fund.

Operations and Maintenance Budget for 2007-08

Because the new Expenditure Plan went into effect on November 8, 2006, I am recommending that 10 percent of the Authority's sales tax revenue accruing from November 8, 2006 through June 30, 2007, totaling approximately \$1,060,000 be appropriated in the FY 07/08 Budget to the Operations and Maintenance Designated Reserve Fund. In addition, I am proposing \$300,000 be appropriated in the FY 07/08 Preliminary Budget for specific Operations and Maintenance projects (sub-object 6169). The \$300,000 appropriation would be spent on initiating public use and initial land maintenance at the following six open space properties at an average annual cost of \$50,000.

- Healdsburg Ridge
- Paulin Creek
- Taylor Mountain
- Montini Ranch
- North Slope Sonoma Mountain Trail
- Santa Rosa Creek Greenway

(Note: The recommendation for FY 07/08 annual operations and maintenance expenditures is based on a survey of per acre costs for managing open space lands using other Bay Area park and open space agencies as benchmarks).

O & M Recommendations
July 2, 2007
Page 4

Operations and maintenance expenditures specific to each of these properties would be subject to a grant agreement between the District and the grantee and would require annual audits for compliance with Measure F. Lastly, I am recommending that at the end of FY 07/08, the remaining balance of the estimated 10 percent of 07/08 sales tax revenue be contributed to the Operations and Maintenance Designated Reserve Fund.

I am attaching the following documents: the 2006 Expenditure Plan; the Open Space Authority's June 7, 2007 resolution finding the Operations and Maintenance Policies recommended by the General Manager to be consistent with the 2006 Expenditure Plan and making certain recommendations to the District's Board of Directors; and the Authority's Resolution No. 2006-006 which made recommendations to the Board of Directors regarding the content of Measure F, including recommendations for operations and maintenance expenditures and the 2006 Expenditure Plan.

In closing, I am recommending that the Board consider the General Manager's recommendations in adopting a budget policy that: (1) ensures sufficient operations and maintenance expenditures are budgeted on an annual basis to address specific needs; (2) ensures a designated reserve fund is established and maintained for long-term operations; and (3) provides flexibility to adjust annual operations and maintenance appropriations, based on conservative sales tax revenue annual growth estimates and experience over time.

I have distributed the above-referenced policy to numerous public agency and non-profit partners for their review and comment and am proposing to bring the policy to the Board of Directors at its August 7th meeting.

Very truly yours,



Andrea Mackenzie
General Manager

c: Members of the Open Space Authority
Jim Botz, Special Counsel
Robert Deis, County Administrator

Attachments:

2006 Expenditure Plan
Open Space Authority Resolution (June 7, 2007) – Consistency with 2006 Expenditure Plan
Open Space Authority Resolution No. 2006-006 - Recommendations on the content of Measure F

**AGRICULTURAL PRESERVATION
AND OPEN SPACE 2006 EXPENDITURE PLAN**

The purpose of this expenditure plan is to implement the Sonoma County General Plan and the general plans of the County's incorporated cities by preserving agricultural land use and open space. This purpose will be accomplished primarily through the purchase of development rights from willing sellers in areas of the County which are designated in the County and cities' General Plan open space elements and may include the purchase of fee interests for outdoor public recreation where the public use would not be inconsistent with the open space designations listed below.

The open space designations eligible for protection under this expenditure plan include community separators, greenbelts, scenic landscape units, scenic corridors, agriculturally productive lands, biotic habitat areas, riparian corridors and other areas of biotic significance, and other open space projects.

1. Community separators and greenbelts are lands that function as open space to separate cities and other communities and protect city and community identity by providing visual relief from continuous urbanization. These lands are frequently subject to development pressures, and therefore, have been identified as priority sites for acquisition to prevent urban sprawl, to retain the rural and open character of the county and to preserve agricultural uses.
2. Scenic landscape units and scenic corridors are areas of high scenic quality including natural landscapes and backdrops that provide visual relief from urban densities and maintain the open nature of the County.
3. Agriculturally productive lands include working farms and ranches and other lands used for the production of food, fiber, and plant materials and the raising and maintaining of livestock and farm animals.
4. Biotic habitat areas, riparian corridors, and other areas of biotic significance include freshwater and tidal marshes, wetlands, special status species locations, woodlands and forests, wildlife habitat corridors and lands along creeks and streams critical to protecting fisheries and water quality. These sensitive natural areas require protection, restoration, and resource management, and include the Petaluma River, Laguna de Santa Rosa, Russian River, Sonoma Creek and San Pablo Baylands.

5. Other open space projects include, but are not limited to, urban open space and recreation projects within and near incorporated areas and other urbanized areas of Sonoma County. Funds for these projects shall be available to cities, the County and other entities through a matching grant program, with preference given to acquisition and development projects that link communities. Examples of these projects include creek restoration and enhancement, such as along the Petaluma River, Santa Rosa Creek, and Laguna de Santa Rosa, trails, athletic fields, and urban greenspace.

6. Operation and maintenance of land includes limited funding for initial public access, operation and maintenance of recreational lands purchased in accordance with this Plan. No more than 10 percent of total revenues generated over the life of the Measure shall be made available for operation and maintenance purposes.

Resolution no. 2007-014

Dated: June 7, 2007

RESOLUTION OF THE BOARD OF DIRECTORS OF THE SONOMA COUNTY OPEN SPACE AUTHORITY FINDING THAT THE OPERATIONS AND MAINTENANCE POLICIES RECOMMENDED BY THE GENERAL MANAGER OF THE SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT ARE CONSISTENT WITH THE 2006 EXPENDITURE PLAN AND MAKING COMMENTS AND RECOMMENDATIONS TO THE DISTRICT'S BOARD OF DIRECTORS.

BE IT RESOLVED that this Board of Directors hereby finds, determines, declares and orders as follows:

1. *General Manager's Recommendations.* This Board has received and considered the recommendations of the General Manager of the Sonoma County Agricultural Preservation and Open Space District contained in the Board's agenda materials and as revised at the June 7, 2007 meeting of the Open Space Authority.
2. *Expenditure Plan Consistency.* The General Manager's recommended policies for District appropriations and expenditures for initial public access, operations and maintenance of District properties acquired for public outdoor recreation are consistent with the 2006 Expenditure Plan.
3. *Additional Comments.* Although this Board has determined that the General Manager's recommendations are consistent with the 2006 Expenditure Plan, it makes the following comments for consideration by the District's Board of Directors:
 - a. Provisions for the District's long-term stewardship funding should be strengthened.
 - b. The District should work with the Open Space Authority to make annual recommendations regarding necessary adjustments to operations and maintenance expenditures and the designated reserve fund.
4. *CEQA Compliance.* The Board's actions, memorialized in this Resolution, are excluded from the California Environmental Quality Act pursuant to Guidelines §15378(b)(4) because they assist in "the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment."

DIRECTORS:

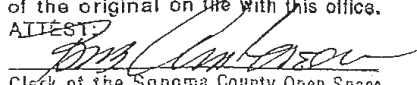
SANGIACOMO: aye ANDERSON: aye PRUNUSKE: aye

HAMMOND: aye KAPOLCHOK: aye

SO ORDERED.

The within instrument is a correct copy
of the original on file with this office.

ATTEST:


Clerk of the Sonoma County Open Space
Authority of the State of California, in and for
the County of Sonoma.

Resolution No. 2006-006

Dated: May 10, 2006

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SONOMA COUNTY
OPEN SPACE AUTHORITY MAKING RECOMMENDATIONS TO THE SONOMA
COUNTY BOARD OF SUPERVISORS AND TO THE BOARD OF DIRECTORS OF
THE SONOMA COUNTY AGRICULTURAL PRESERVATION & OPEN SPACE
DISTRICT REGARDING A MEASURE TO EXTEND THE AUTHORITY'S SALES
TAX FOR OPEN SPACE.**

WHEREAS, the General Manager of the Sonoma County Agricultural
Preservation & Open Space District ("the District") has advised this Board that she has
recommended to the Board of Supervisors of the County of Sonoma ("the County") and
to the Board of Directors of the District that a measure be placed on the November 7,
2006 General Election ballot to extend the Authority's sales tax for open space for an
additional twenty years without an increase in rate; and

WHEREAS, this Board has considered at length the General Manager's letter of
March 28, 2006 with respect to both changes in the Authority's voter approved
Expenditure Plan and the future role of the Authority should the voters approve an
extension of the tax and has adopted this resolution in order to memorialize its
recommendations to the District and to the County.

NOW THEREFORE BE IT RESOLVED that this Board of Directors makes the
following recommendations with regard to a ballot measure to extend the current sales tax
for open space:

The New Expenditure Plan

1. *Limited Changes.* Any change in the current Expenditure Plan should only be
made after judicious and careful deliberation and then only in response to clear and
significant open space needs of the community.

2. *Agricultural Designation.* The District and the Authority have always given the
preservation of agricultural lands a high priority, nonetheless it should be clearly
expressed in a new expenditure plan. Agricultural property should be added to the list of
open space designations.

3. *Recreational Property; Open Space Values.* The primacy now given by the current expenditure plan to open space values over recreational uses of property purchased by the District should be preserved.

4. *Development Costs of Recreational Property.* The current expenditure plan allows expenditures for development costs of the District's recreational properties and that should be continued in a new plan but the amount should be limited to the cost of initial facilities necessary for the earliest public use of the property pursuant to a matching grant agreement.

5. *Operation and Maintenance Costs of Recreational Property.* While the Authority recognizes the expectation that properties bought for public recreational uses should be opened at the earliest possible time, it is concerned that the use of revenue for those purposes could significantly decrease the District's ability to acquire key open space properties. Any provision in the new expenditure plan for operation and maintenance costs associated with the recreational use of District properties should be subject to the following limitations:

A. Expenditures should be capped at 3% of the District's annual revenue;

and

B. Expenditures should be limited in time to not more than 3 years.

In those extraordinary circumstances where additional operations and maintenance funding is necessary the foregoing limitations should only be overridden with the consent of the Authority.

6. *Bonding Authority.* The District currently has a lease-purchase arrangement with the County and the County Treasurer which has proven to be very beneficial when there are numerous purchase opportunities that exceed current revenues. The County Auditor has recommended the addition of bonding authority to give the District the opportunity to reduce interest costs. The ballot measure should include bonding authority to allow the District to borrow against future sales tax revenue.

7. *Appraisals.* No acquisition should close unless the Authority has determined that the purchase price does not exceed fair market value.

8. *Expenditure Plan Consistency.* No acquisition should close unless the Authority has determined that it is consistent with the Expenditure Plan.

The New Role of the Authority

1. *Continuity of Current Tasks.* To the extent allowed by law, the current role of the Authority should be preserved in any new contract among the County, the District and the Authority.

2. *New Tasks.* The following new tasks for the Authority should be provided in the contract:

A. *Special Tax Oversight.* Assure that no appropriations from special tax account are either directly or indirectly transferred to County General Fund. See Government Code §50075.1 attached.

B. *Oversight of Operation and Maintenance Costs for Recreational Use.* District General Manager provides a report to the Authority for review and comment of expenditures for initial capital improvements, maintenance and operation on transferred District properties, including grant agreements and reporting documents between District and third parties.

C. *Performance Measurement.* From time to time review District's acquisitions to assure that there is a fair balance of acquisitions among the open space categories specified in the Expenditure Plan taking into account the District's purchase opportunities. The criteria to be used to determine a fair balance would be the acreage acquired, cost and number of transactions in each category taking into consideration the purchase opportunities available.

D. *Auditor's Annual Report.* Review, comment and, when appropriate, endorse the Auditor's annual report. See Government Code §50075.3

A New Contract Among the County, the District and the Authority

1. *Stewardship Funds.* If the voters approve the extension of the sales tax for open space then all Authority fund balances, existing at the close of business on March 31, 2011, should be left in the Authority's budget and used by the Authority for stewardship purposes for existing District properties. Those purposes should include, but not be limited to, costs associated with the reduction of fire hazards and invasive plants harmful to neighboring agricultural and other properties.

2. *Operation and Maintenance Funds.* The funding of operation and maintenance expenditures should be through the Authority's budget to assist the Authority in performing its oversight task.

DIRECTORS:

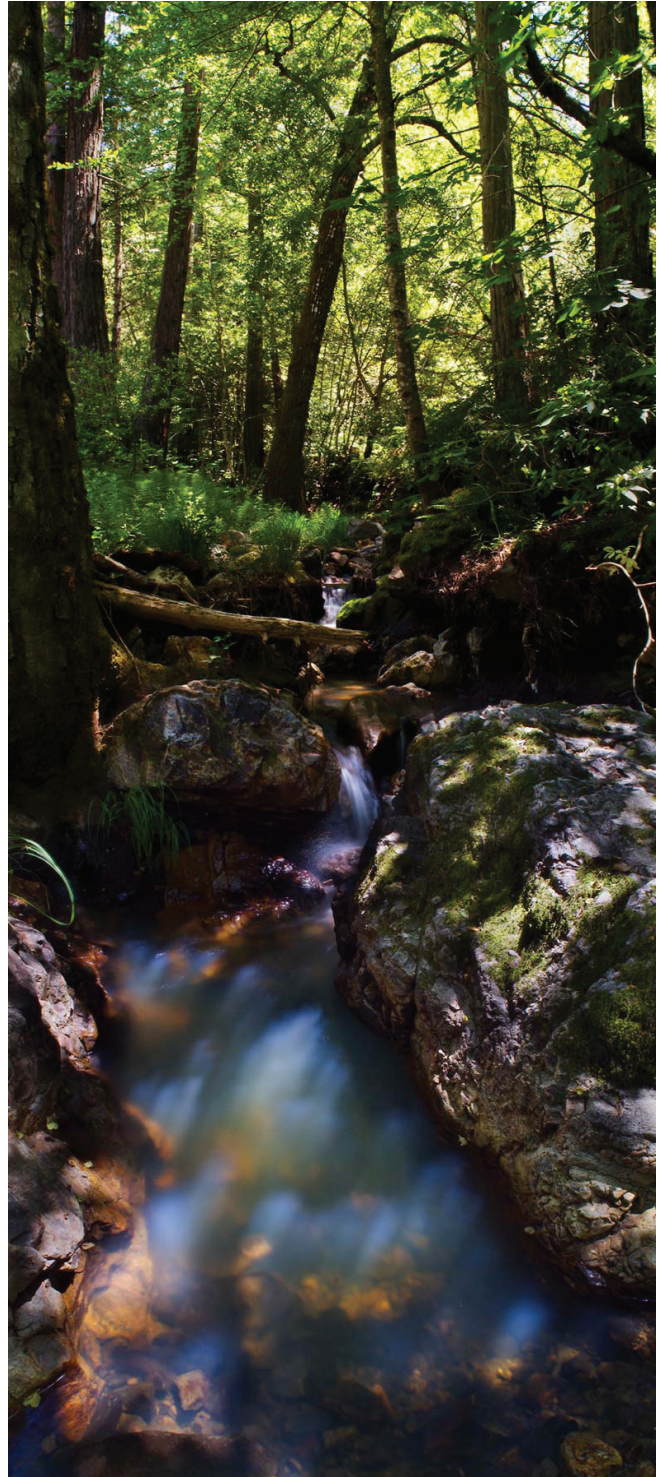
COOKE: Aye ALYS: Absent KAPOLCHOK: Aye

ANDERSON: Aye PRUNUSKE: Aye

4 Ayes 0 Noes 1 Absent 0 Abstain

APPENDIX D. FEE LAND PORTFOLIO

Calabazas Creek Open Space Preserve
Carrington Coast Ranch
Cramer (Wright Preservation Bank)
Dogbane Preserve
East Slope Sonoma Mountain Ridge Trail
Haroutunian North
Haroutunian South
Healdsburg Ridge Open Space Preserve
Ho
Keegan and Coppin
Laguna de Santa Rosa Trail Phase 1
Lawson
Mark West (Cresta and McCullough)
Montini Open Space Preserve
North Slope Sonoma Mountain
Occidental Road
Oken
Paulin Creek Preserve
Poff Ranch
Saddle Mountain Open Space Preserve
San Francisco Archdiocese
Sonoma Mountain Ranch (Walsh)
Taylor Mountain
Young-Armos



CALABAZAS CREEK OPEN SPACE PRESERVE

TIER 2

Property Facts

- 1290 acres
- Located near Glen Ellen
- Date acquired: 12/1/2004
- Acquisition price: \$9,115,000
- Funders: Previous landowners contributed a \$100,000 endowment to State Parks Foundation. FEMA emergency road repair grant of \$20,000.

This property was purchased under the Recreation category in the District's Acquisition Plan. The acquisition was intended to protect the wildlife habitat on the property, as well as offer public recreation. Calabazas Creek is critical habitat for federally-listed threatened Steelhead trout. The property was not dedicated to open space at the time of acquisition.

Calabazas Creek Open Space Preserve offers a wide variety of cultural features and a diversity of habitats, along with an unpaved road currently being used as a trail. There is the potential to connect to Sugarloaf Ridge State Park. Although the property was purchased with the intention to transfer to State Parks and is included in the General Plan for Sugarloaf Ridge State Park, there is currently no immediate schedule for transfer.

The District has established a dedicated Volunteer Patrol on the property, comprised primarily of neighbors and other residents of the Sonoma Valley. Trained volunteers hike the Preserve regularly and report suspicious and unusual activities and property conditions to the District. In addition, they provide valuable resource information, including the locations of interesting landforms and the presence of new invasive species. The Patrol serves as the District's "eyes and ears" on the property. In addition to patrolling the Preserve, volunteers have provided valuable services (in very close coordination with District staff) in the form of channel clearing, weed management, arboriculture services, and clean up of cannabis operations from steep and remote sites.

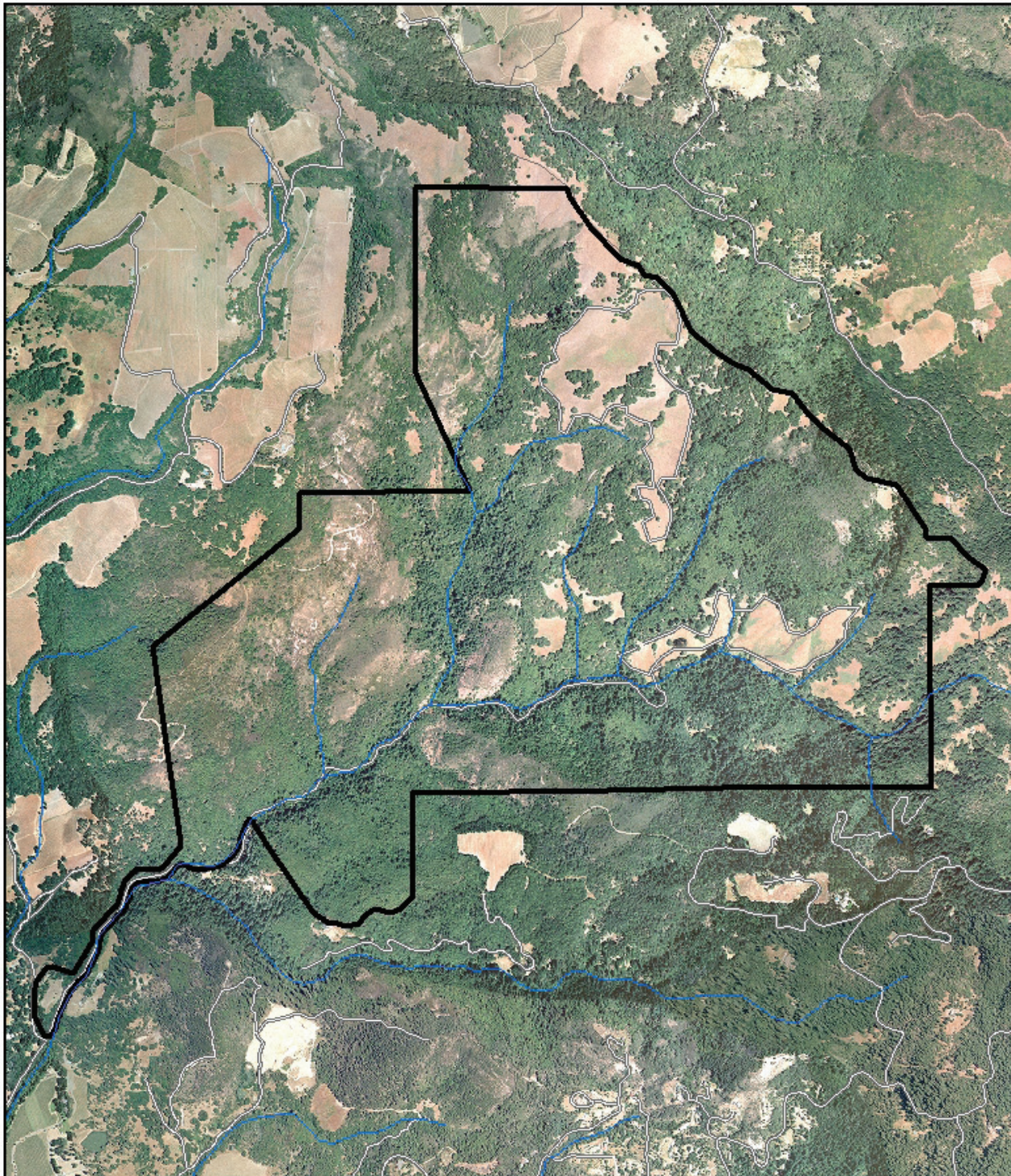


The property is open to the public through docent-led outings. These outings vary from guided nature and bird walks, to presentations about the rich cultural history of the property and are always well attended.

The District contracts for mowing, road repair, sign installation and debris removal on the property. Recently the District hired a consultant for yellow star thistle and eucalyptus management. In 2004 the District completed a baseline report. An erosion assessment was completed in 2005. After the 2006 storms the same consultant completed emergency road repair funded by a FEMA grant, and in 2010 a contractor completed road repair along Nunn's Canyon Road.

The District has actively been treating the Preserve's three most impactful and invasive species, yellow star thistle, French broom, and Himalayan blackberry. Invasive species management services are provided by volunteers and through contract.

As part of the planning process the District has partnered with the California Department of Parks and Recreation for the preliminary trail alignment. This proposed trail will complete a portion of the Bay Area Ridge Trail. The District has also received a \$100,000 planning grant from the Coastal Conservancy towards the planning of this Ridge Trail segment.



SONOMA COUNTY
 AGRICULTURAL PRESERVATION
 AND OPEN SPACE DISTRICT

Calabazas Creek Open Space Preserve

Map Date: 7/19/2012
 Photo Source: AirPhotoUSA 2004
 This map is for illustrative purposes only and is not
 intended to be a definitive property description.



-  District Property
-  Streams
-  Streets



CARRINGTON COAST RANCH

TIER 2

Property Facts

- 335 acres
- Located on the Sonoma Coast, north of Bodega Bay
- Date acquired: 5/16/2003
- Acquisition price: \$4,800,000

This property was purchased under the Recreation category in the District's Acquisition Plan 2000. The acquisition was intended to provide public access and protect the natural resources and features of the property. The property was dedicated to open space at the time of acquisition.

Carrington Coast Ranch was acquired with the intention to transfer the land to California State Parks. In preparation of transferring the property, State Parks prepared an historical landscape evaluation (2006), and an Initial Study and Mitigated Negative Declaration (2008). Staff time and resources were also donated to the District by State Parks in helping secure a historical house on the property. Although purchased with the intention to transfer to State Parks, there is currently no immediate schedule for transfer, due to State budget constraints.

The District has established a Volunteer Patrol on the property, comprised of residents from throughout Sonoma County. These trained volunteers hike along the trail that leads to the Salmon Creek overlook, and report to the District any activity or property condition they have concerns or questions about. They are extremely valuable as the District's "eyes and ears" on the property. Additionally, the District contracts with local non-profits for outings and workdays on the property. These outings vary from nature hikes along the coastal overlook, to presentations on the history of the ranch. The workdays involve clearing the trail and removing old structures.

Improvements on the property include fencing along Highway 1 in 2006, and removal of a dilapidated mobile home in 2007. A baseline was completed



in 2004 for the property, and updated in 2008. Badger burrows have been found on the property.

Invasive plants present on the property include: poison hemlock, velvet grass, Himalayan blackberry, and ripgut brome, among others. The District contracts for maintenance, addressing any trespass or vandalism, protection and repair of structures, and vegetation management on this property. Vegetation management includes annual mowing around the historic house and barn, mowing all access roads and parking area, and weed whipping the trail to Salmon Creek overlook. Mowing occurs after District staff conducts a nesting bird survey on the property to ensure no birds or nests are present. If nesting birds are present, mowing is postponed until the birds fledge and leave the nest.



Carrington Coast Ranch



Map Date: 7/19/2012
 Photo Source: Digital Globe 2009
 This map is for illustrative purposes only and is not intended to be a definitive property description.

- District Property
- Streams
- Streets



CRAMER (WRIGHT PRESERVATION BANK)

TIER 1

Property Facts

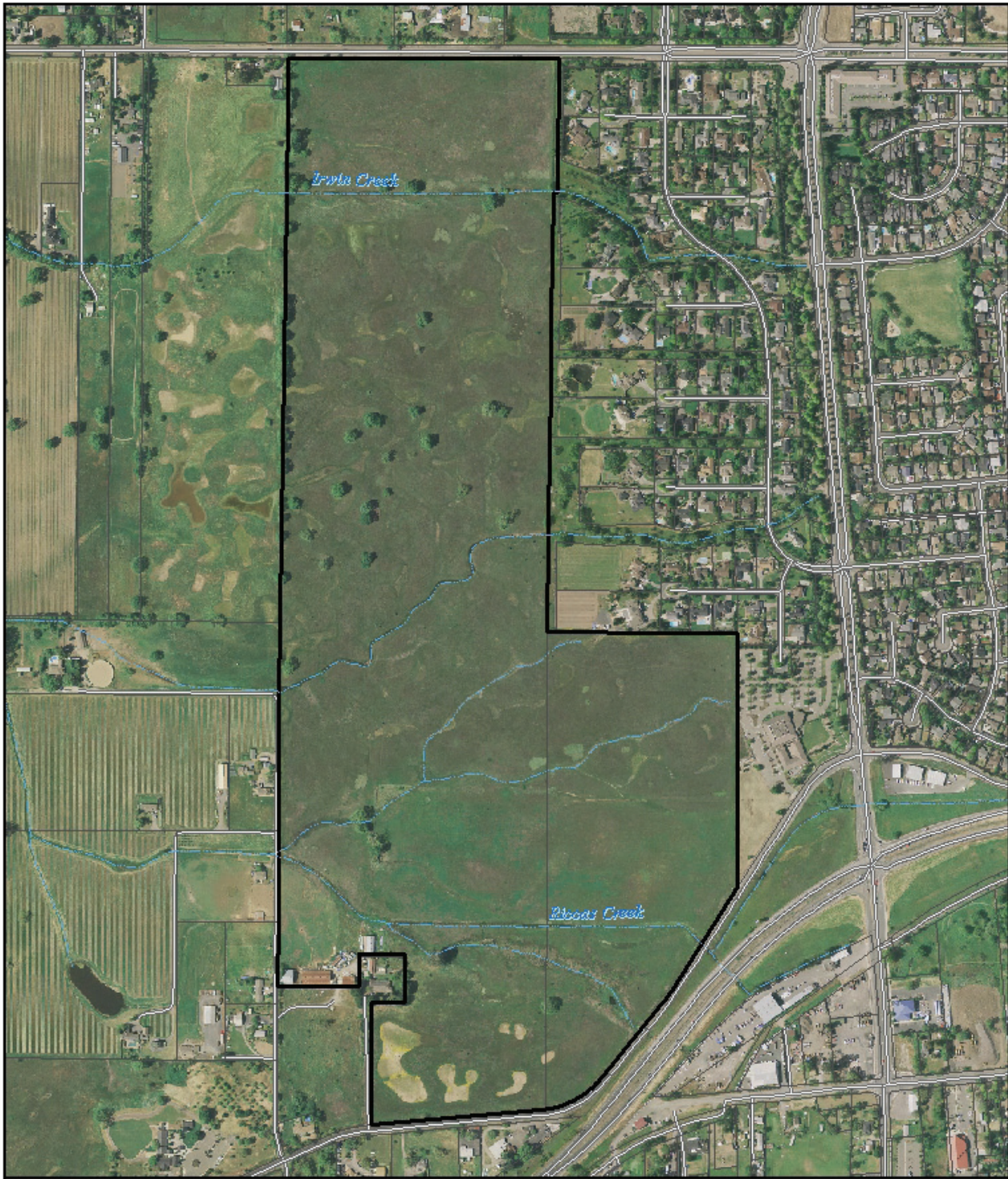
- 173 acres
- Located in the Santa Rosa Plain
- Date acquired: 1/21/1998
- Acquisition price: \$1,650,000
- District co-owns with CA Department of Fish and Game

This property was purchased under the Natural Resource category in the District's Acquisition Plan. The acquisition was intended to protect wetlands and create a wetland mitigation bank. This property was dedicated to open space at the time of the acquisition.

Natural resources on the property include seasonal wetlands and valley oak habitat, which are important feeding and resting habitat for waterfowl and water associated birds. Sebastopol Meadowfoam, Burke's Goldfields, Sonoma Sunshine and California Tiger Salamander have been found on this property.

The California Department of Fish and Game is actively managing the property. District staff will occasionally perform land management activities.





SONOMA COUNTY
 AGRICULTURAL PRESERVATION
 AND OPEN SPACE DISTRICT

Cramer (Wright Preservation Bank)



Map Date: 7/19/2012
 Photo Source: DigitalGlobe 2009
 This map is for illustrative purposes only and is not
 intended to be a definitive property description.

-  District Property
-  Streams
-  Streets



DOGBANE PRESERVE

TIER 2

Property Facts

- 3.3 acres
- Located in Northern Santa Rosa
- Date acquired: 12/9/1997
- Acquisition price: Fee title donation

This property was accepted under the Greenbelt category in the District's Acquisition Plan, and was protected for the preservation of Dogbane and the periodic harvesting of Dogbane on the property. The property was not dedicated to open space at the time of acquisition.

Dogbane is an important cultural resource of the Native American community. This area is a small remnant of what was once a widespread population of Dogbane. For centuries, Native Americans have come from all over the state to harvest the plant for use in making cordage, nets, bags, and belts. Occasionally, they would use the cordage in baskets. The District has established an annual harvest and stewardship day, which includes cordage-making demonstrations and removal of blackberries. These harvest days offer an opportunity for the native community to educate the general public about the cultural significance of the Dogbane plant, and gives people the chance to participate in stewarding the property. This usually means removing the highly invasive Himalayan blackberry. These stewardship activities have made a big impact on portions of the property where the Dogbane can now thrive, free from the mat of blackberries.

Due to the altered hydrology on the surrounding properties, which resulted in a decrease in seasonal flooding on the property, the health of this population of Dogbane is compromised. Though there has been some increase in the population's numbers, it continues to struggle.

The District contracts for maintenance and vegetation management on this property. Vegetation management includes annual weed whipping of the perimeter (no widespread mowing in order to protect the Dogbane) and annual targeted mowing of the blackberry.





SONOMA COUNTY
 AGRICULTURAL PRESERVATION
 AND OPEN SPACE DISTRICT

Dogbane Preserve



Map Date: 7/19/2012
 Photo Source: DigitalGlobe 2009
 This map is for illustrative purposes only and is not
 intended to be a definitive property description.

District Property

Streams

Streets



EAST SLOPE SONOMA MOUNTAIN RIDGE TRAIL

TIER 2

Property Facts

- 1.3 miles of trail
- Located on the East Slope of Sonoma Mountain
- Property and trail easements acquired through purchase, settlement agreement, and donation.

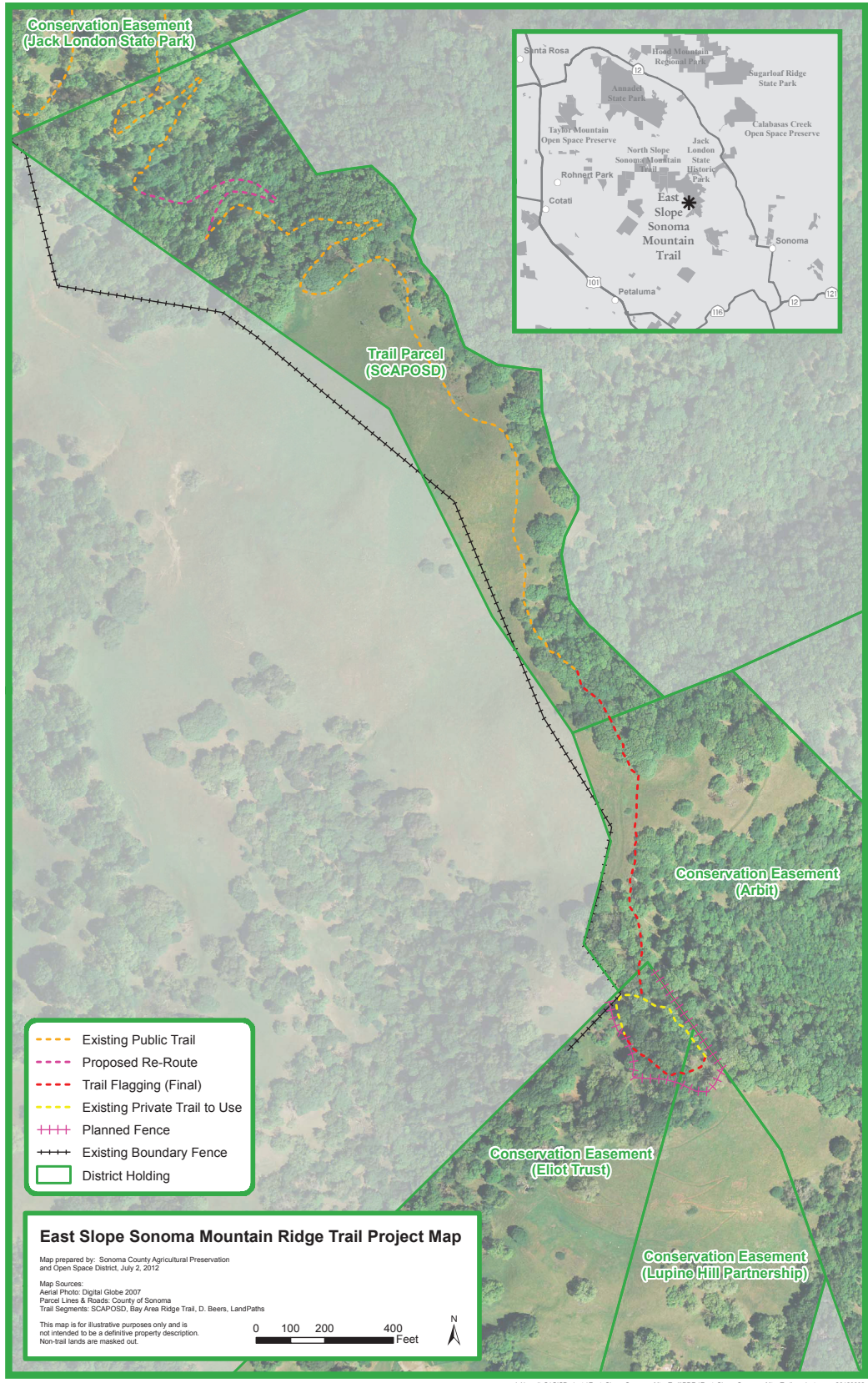
The District has been working with various project partners and private landowners for some time on the East Slope Sonoma Mountain Ridge Trail Project. This 1.3 mile trail for hikers, bicyclists, and equestrians will connect with existing Bay Area Ridge Trail segments in Jack London State Historic Park and ultimately to Petaluma Adobe State Park, the North Slope Sonoma Mountain Ridge Trail and other publicly held lands.

The trail alignment crosses three private properties (with trail easements held by the District) and one District-owned property. Elevations range from 1920 to 2180 feet, and on-site and nearby vegetation communities include oak woodland, mixed evergreen forest, redwood forest, bay forest, seasonal wetlands, annual and perennial grasslands.

The project has the potential to serve as a model in terms of an innovative planning process involving many project stakeholders, and a plan for project implementation and long-term operation and maintenance primarily through an engaged volunteer community with professional oversight.

The District has received a \$55,000 grant from the Coastal Conservancy towards project planning.





J:\Newell_S\GIS\Projects\East_Slope_Sonoma_Mtn_Trail\PDFs\East_Slope_Sonoma_Mtn_Trail_project_map_20120602

HAROUTUNIAN NORTH

TIER 1

Property Facts

- 18 acres
- Located in Northern Santa Rosa
- Date acquired: 2/27/1998
- Acquisition price: \$395,000

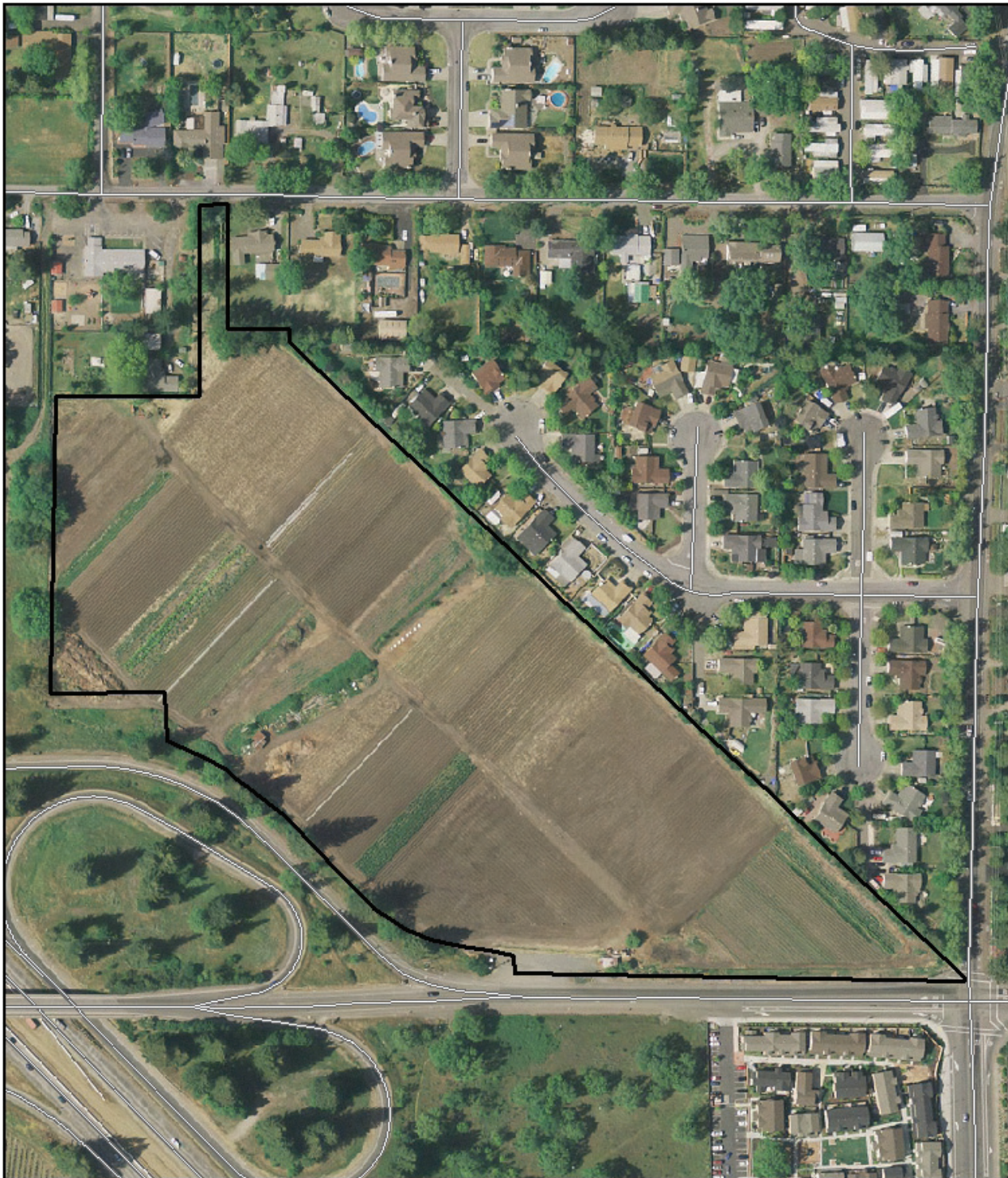
This property was purchased under the Greenbelt/ Agricultural category in the District's Acquisition Plan, and was acquired to maintain the open space character and continue agricultural uses of the area. The property was not dedicated to open space at the time of acquisition.

Since March of 2002 Tierra Vegetables has leased this property for farming. Tierra Vegetables has become a popular farm stand/ Community Supported Agriculture (CSA) within the community. The District offers educational outings, led by local non-profits, to observe this local farming operation. Additionally, Tierra Vegetables hosts numerous school outings, pumpkin carving contests, and a variety of family-friendly farm gatherings.

Improvements and studies of the property include: a boundary survey completed, a well drilled, and a hedgerow that was installed along the neighboring properties.

In 2011, the District was contacted by CalTrans as part of its Highway 101 widening project. This project will require CalTrans to take approximately 2 acres of the property to construct a northbound on-ramp to Highway 101. These 2 acres will require the removal of the existing well; as such, a new well was drilled and installed outside of the "take" area in June-July 2012. Additionally, the old well has been abandoned to County standards. The District has negotiated with CalTrans to pay for these costs as part of the parties' final settlement.





SONOMA COUNTY
 AGRICULTURAL PRESERVATION
 AND OPEN SPACE DISTRICT

Haroutunian North



Map Date: 7/19/2012
 Photo Source: DigitalGlobe 2009
 This map is for illustrative purposes only and is not
 intended to be a detailed property description.

-  District Property
-  Streams
-  Streets



HAROUTUNIAN SOUTH

TIER 2

Property Facts

- 21 acres
- Located in South Santa Rosa
- Date acquired: 5/27/1995
- Acquisition price: \$169,200

This property was purchased under the Greenbelt category in the District's Acquisition Plan, and was acquired for the protection of the greenbelt and endangered/rare plants. The property was not dedicated to open space at the time of acquisition.

Rare natural vernal pools still exist on this property. *Blennosperma bakeri* (Sonoma sunshine), *Limnanthes vinculans* (Sebastopol meadowfoam), and *Linderiella occidentalis* (California Linderiella/fairy shrimp) have all been found on the property. These sensitive species all thrive under natural conditions in wetlands. There is also evidence that California Tiger Salamander (CTS), endangered state and federally-protected amphibian that depends on vernal pools for reproduction, is present on the property.

Scientific research is conducted periodically, mostly by the Laguna de Santa Rosa Foundation, or graduate students, to monitor the populations of these plant and animal species as well as the vernal pools.

In 2002 the District contracted with a consultant to complete a wetland delineation survey.

Invasive plants present on the property include: Harding grass and teasel, among others. The District contracts for maintenance and vegetation management, including addressing trespass and fire suppression, on this property. Vegetation management includes annual mowing around the perimeter of the property. Mowing occurs after District staff conducts a nesting bird survey on the property to ensure no birds or nests are present. If nesting birds are present, mowing is postponed until the birds fledge and leave the nest.








SONOMA COUNTY
 AGRICULTURAL PRESERVATION
 AND OPEN SPACE DISTRICT

Haroutunian South

0 200 400
 Feet

Map Date: 7/19/2012
 Photo Source: Digital Globe 2009
 This map is for illustrative purposes only and is not
 intended to be a definitive property description.

-  District Property
-  Streams
-  Streets



HEALDSBURG RIDGE OPEN SPACE PRESERVE

TIER 1

Property Facts:

- 155 acres
- Located in Healdsburg
- Date acquired: 2/25/2003
- Acquisition price: \$7,740,000

This property was purchased under the Recreation category in the District's Acquisition Plan. The acquisition was intended to protect the wildlife habitat and provide public recreation benefits while maintaining the open space character and preserve the existing natural conditions. The property was dedicated as open space at the time of acquisition.

The District has conducted numerous studies and surveys on the property since acquisition. This includes botanical studies, wetlands delineation, seasonal bird surveys, road and trails assessment, and public outreach.

The District utilized a variety of land protection tools in order to ensure the protection of this unique resource. Beginning in 1987, the Sonoma Land Trust acquired a conservation easement across a 33-acre parcel in the southeastern portion of the Preserve. In 1994, the District purchased a conservation easement across a 22-acre parcel called the Fox Property on the northeastern portion of the Preserve around the pond. In 1995, the District secured a conservation easement across 33 acres on the south central portion of the Preserve bordering the Sonoma Land Trust conservation easement (called the Healdsburg Ridge Conservation Easement). In 2003, the District purchased fee title interest of the northeastern portion of the Preserve (called the Fox Pond property - 53 acres) and the southern portion and northwestern peninsula (called the Asborno-Nelson property - 98 acres). Finally, the District conveyed a 3 acre parcel on the southwestern corner of the Preserve to the City of Healdsburg and retained a conservation easement across a 2.97 acre parcel on the northwestern peninsula south of Parkland Farms Boulevard.

A consultant prepared a draft management plan in 2006 that reflected the current conditions upon acquisi-



tion and highlighted important improvements that needed to be made in order to offer public access to the property. The consultant also completed a draft initial study and mitigated negative declaration for the Healdsburg Ridge Open Space Preserve. District staff then revised the draft management plan and conducted additional studies and property assessments to better define the most appropriate trail network and capital improvements to maximize the benefits of public recreation and minimize the impacts on the natural resources. The District sought the input of emergency response teams (CALFIRE, County Fire, and City of Healdsburg Fire Departments) to determine the most essential access points and protection measures to buffer the residential areas from any potential wildfires.

In 2008, the District and the City of Healdsburg signed a management agreement that defines management responsibilities, proposed capital improvement plans, and an operations and maintenance plan to guide the management practices on the Healdsburg Ridge Open Space Preserve for the first five years. Under this agreement, the District would own the property and complete the capital improvements described in the initial Management Plan and the City of Healdsburg would maintain the land and manage all public relations and patrolling of the Preserve until the property is transferred to the City of Healdsburg in November 2013. The District will retain a conservation easement across the property and will monitor the implementation of the Management Plan and compliance with the easement conditions. In 2008, the Healdsburg Ridge Open Space Preserve was officially opened to the public for recreational use. From 2010 to 2012, the District has completed construction of the trail system and related improvements.



HO

TIER 2

Property Facts

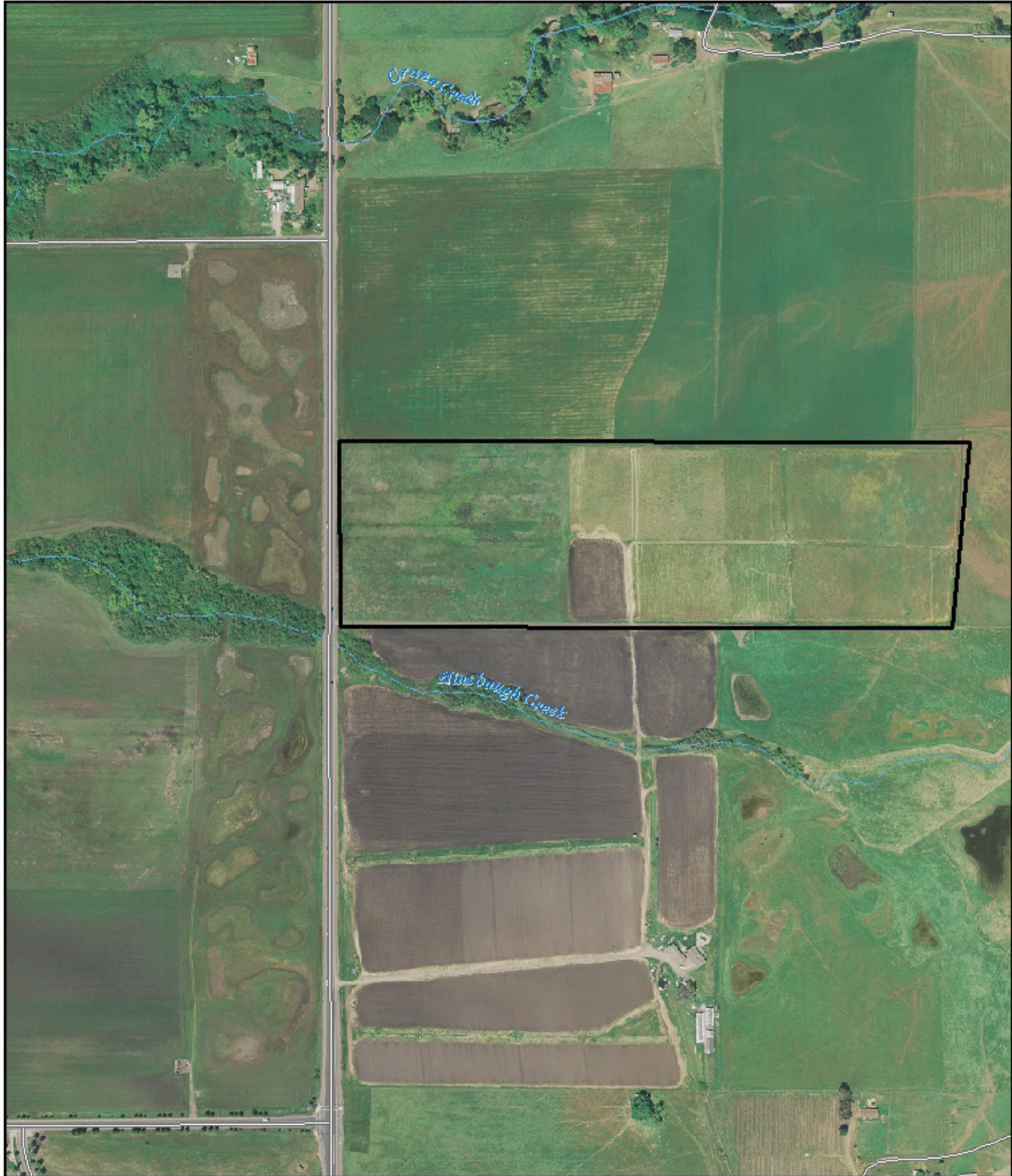
- 30 acres
- Located near Rohnert Park
- Date acquired: 5/4/2001
- Acquisition price: \$560,000
- Funders: District

This property was purchased under the Greenbelt category in the District's Acquisition Plan. The acquisition was intended to allow agricultural use of the area and maintain the open space character. This property was dedicated to open space at the time of the acquisition.

In 2001, a wetland assessment study was completed on Ho, Young-Armos and Oken. It was determined the western third of the Ho property, approximately 10 acres, is a potential wetland area. The District has contracted with a service provider to fence the perimeter of the property and fence off the section of the property with wetlands. A neighboring agricultural operator has leased the eastern 20 acres for row crop farming for the last 10 years and currently is farming this property.

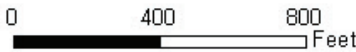
Since the majority of the property is in farming, the invasive plants that are present on the property are limited. The District contracts for maintenance and vegetation management on this property. Vegetation management includes annual mowing around the perimeter of the property. Mowing occurs after District staff conducts a nesting bird survey on the property to ensure no birds or nests are present. If nesting birds are present, mowing is postponed until the birds fledge and leave the nest.





SONOMA COUNTY
 AGRICULTURAL PRESERVATION
 AND OPEN SPACE DISTRICT

Ho



Map Date: 7/19/2012
 Source: Digital Globe 2009 (aerial)
 Sonoma County GIS (roads, parcels); OCWA (streams)
 This map is for illustrative purposes only and is
 not intended to be a definitive property description.

- District Property
- Street
- Perennial Stream
- Intermittent Stream

KEEGAN AND COPPIN

TIER 2

Property Facts

- 24 acres
- Located in Bennett Valley
- Date acquired: 12/11/1997
- Acquisition price: \$550,000
- Funders: District

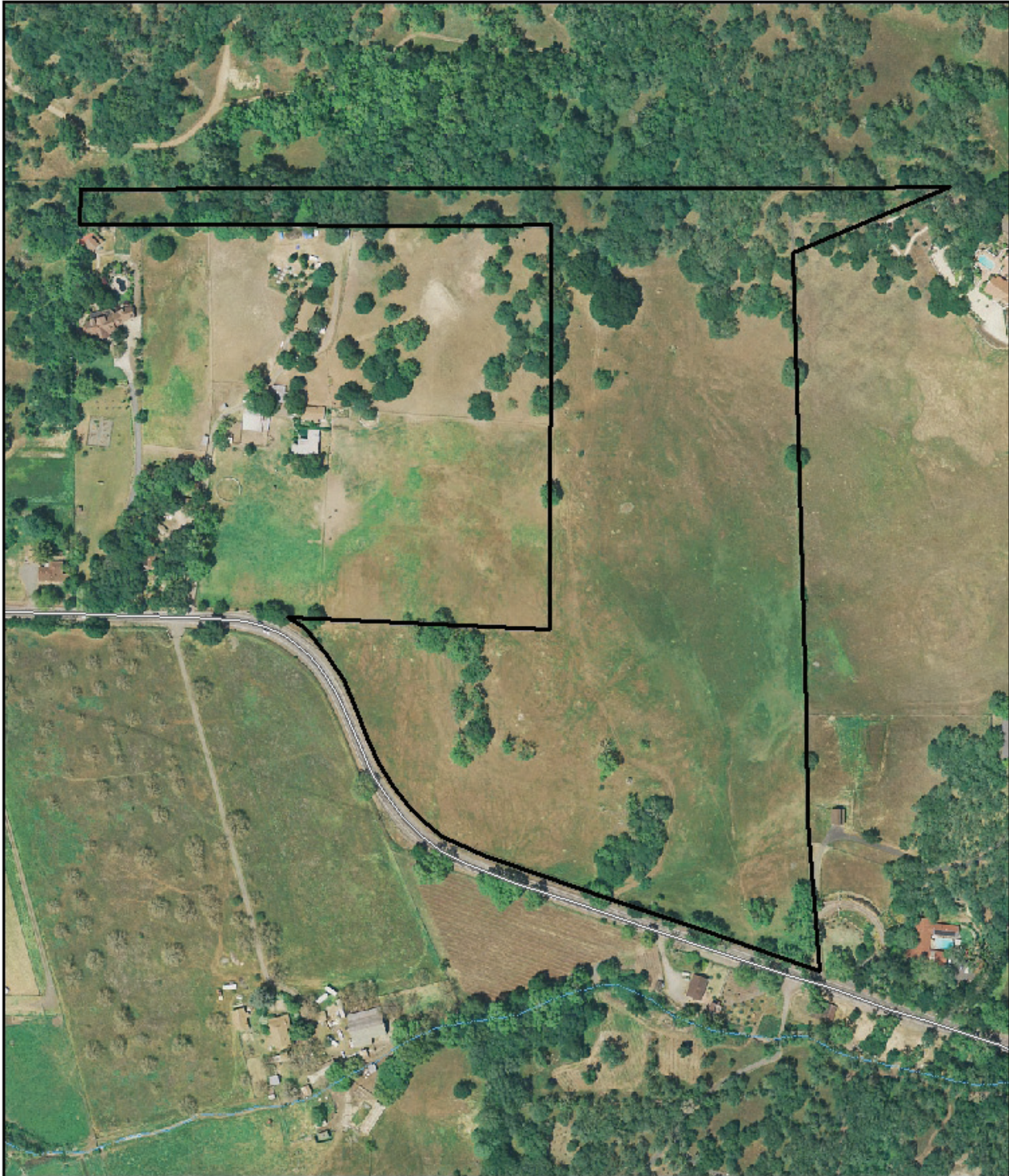
This property was purchased under the Greenbelt category in the District's Acquisition Plan. The acquisition was intended to allow agricultural use of the area and maintain the open space character. This property was not dedicated to open space at the time of the acquisition. Annadel State Park is adjacent to this property.

The District has worked with a Certified Rangeland Manager to assess the vegetation and determine the adequate stocking rate, and appropriate type of livestock to graze the property. Three horses graze the 24-acre property year round.

Invasive plants present on the property include: purple star thistle and gland weed. Because the property is grazed year round, there is no need for annual mowing around the perimeter of the property. However, there are occasional maintenance tasks that are needed, such as fencing repair.

The District contracted with a service provider to improve and, in some areas, replace the boundary fence for the property in October of 2007.





 **Sonoma County**
AGRICULTURAL PRESERVATION
AND OPEN SPACE DISTRICT

Keegan and Coppin

0 250 500 Feet

Map Date: 7/19/2012
Photo Source: DigitalGlobe 2009
This map is for illustrative purposes only and is not intended to be a definitive property description.

-  District Property
-  Streams
-  Streets



LAGUNA DE SANTA ROSA TRAIL PHASE 1

TIER 1

Property Facts

- 1.4 miles of a multi-use trail and 0.8 miles of a pedestrian-only trail
- Located on and adjacent to Kelly Farm, between Highway 12 and Occidental Road, on the east side of the Laguna de Santa Rosa
- Construction began: 2010
- Funders: District and \$500,000 from State Coastal Conservancy

This project is considered a Recreation and Education and a Greenbelts and Scenic Hillside project, as it provides recreational and educational opportunities within the greenbelt between the cities of Sebastopol and Santa Rosa.

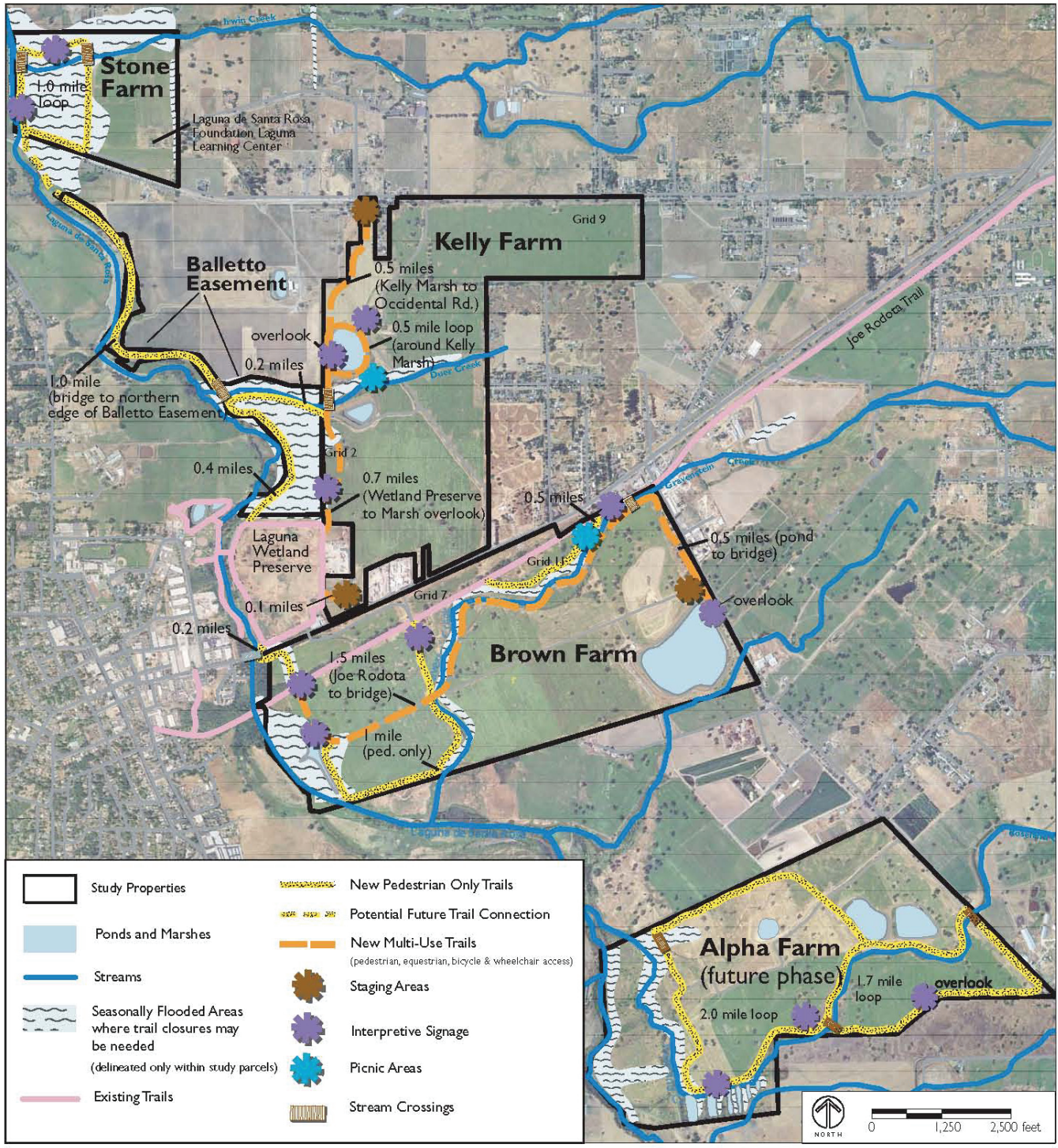
In 2001, a conservation easement was conveyed to the District over the Alpha, Brown, Kelly, and Stone Farms owned by the City of Santa Rosa in the Laguna de Santa Rosa. The City also conveyed an irrevocable trail offer and provides for the establishment of public access trails over the properties. The following year, the landowners of the Balletto property, adjacent to the City-owned Farms, made irrevocable offers to dedicate both a trail easement along the Laguna and approximately 65 acres of the property in fee title interest.

In 2006, the District developed the Laguna de Santa Rosa Protected Lands Trails Plan (Trails Plan) for the City and Balletto properties, which was adopted, along with a Mitigated Negative Declaration, by the Board of Directors on December 5, 2006. The goals of the Trails Plan are to balance recreation with the protection and preservation of sensitive natural and cultural resources, while creating public trails that allow users a variety of experiences in the Laguna de Santa Rosa, and the opportunity to appreciate its diverse ecological and scenic resources. The Trails Plan sets forth trail alignments, public access and interpretive facilities to accommodate various users, including hikers, bicyclists, and equestrians.



As part of the Trails Plan, a subset of the trails and associated improvements were selected to be the first phase of project implementation. This Phase 1 of the Trails Plan includes approximately 2.4 miles of trails over Kelly Farm and the Balletto property, an overlook from Kelly Marsh, and two staging areas - one off Highway 12 and one off Occidental Road. Future phases of implementation of the Trails Plan will occur when additional funding becomes available and the necessary planning takes place.

In August 2010, the County accepted the irrevocable offers for a trail easement on Kelly Farm and the trail easement and fee portion of the Balletto property. Construction of Phase 1 began in 2010, with Regional Parks managing the construction contract. The project is located within the potential range of the state and federally-protected California Tiger Salamander, resulting in a short construction window (mid August – mid October). The District and Regional Parks plan to open the trails by 2013. Regional Parks will operate and maintain the Phase 1 trails and staging areas.



LAWSON

TIER 1

Property Facts

- 247 acres
- Located in Kenwood
- Date acquired: 10/07/2005
- Acquisition price : \$1,160,000

This property was purchased under the Recreation category in the District's Acquisition Plan. The acquisition was intended to protect the wildlife habitat and provide public recreation benefits while maintaining the open space character. The property was dedicated as open space at the time of acquisition.

The property is adjacent to the Johnson Property, which was also purchased by the District, and subsequently transferred to Regional Parks as part of the Hood Mountain Regional Park and Open Space Preserve. Regional Parks currently manages Lawson as part of Hood Mountain.

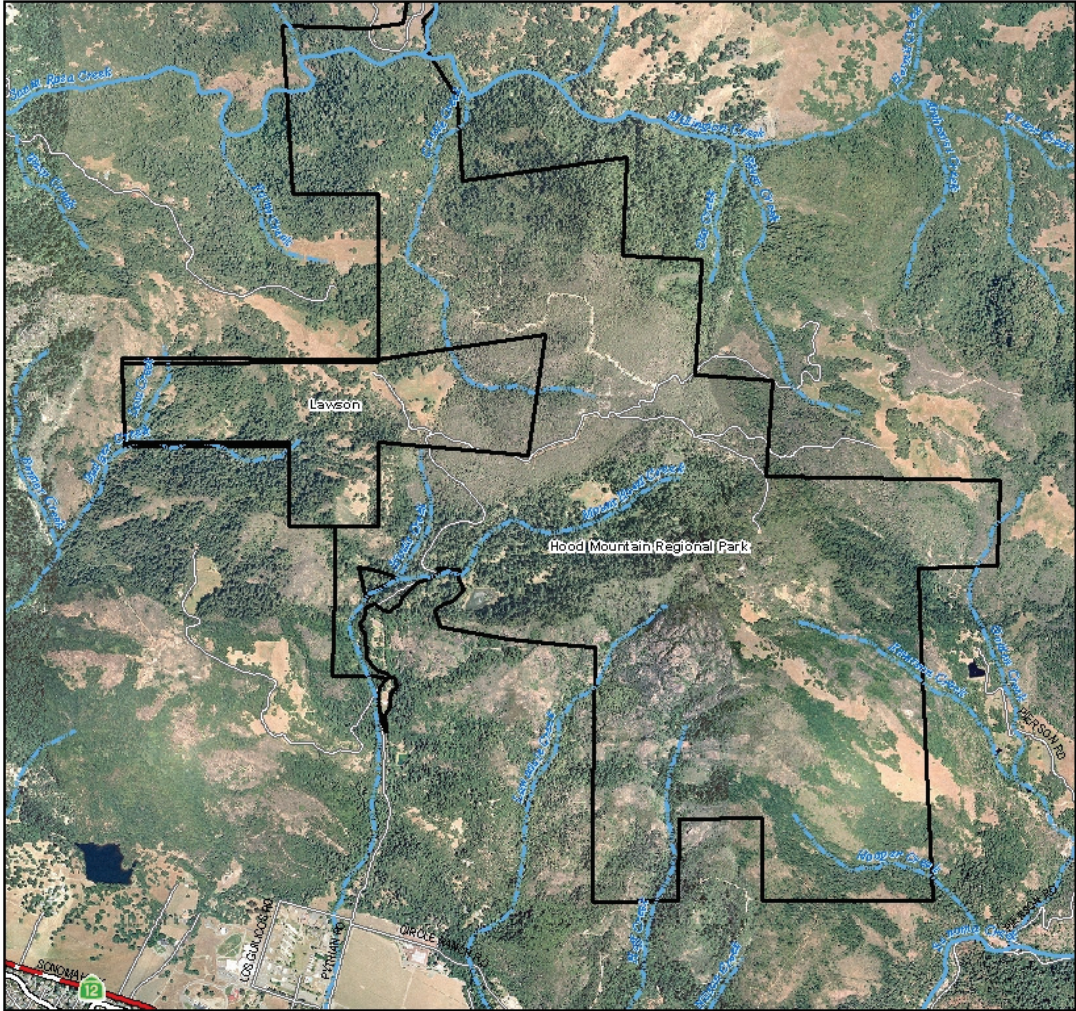
At the time of acquisition, the Lawson family pledged to donate \$100,000 to the District to assist in opening the property to the public. The District's Open Space Authority approved an additional \$100,000 to cover stewardship costs to match the Lawson family's donation.

Regional Parks has completed Phase 1 and 2 of a cultural resource study, as well as a biological and wetland resources study. Regional Parks has also completed numerous site clean-up tasks, including removing two dumps, removing fencing, securing the cabin from further vandalism, as well as coordinating 5 volunteer work days, during which hundreds of hours of volunteer labor were donated.

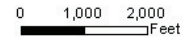
Regional Parks has moved forward on identifying trail alignments and coordinated additional efforts to protect cultural resources on the property. Three special-status plants have been identified on the property, as well as two sensitive habitat types. The biological resource study recommends that trails avoid these special-status plants, as well as allowing only very limited foot trails through the native bunch grasses.



Transfer of the property to Regional Parks is anticipated to occur by the end of 2013.



Lawson



- District Conservation Program
- Lawson
- Public and Protected Lands
- Hood Mountain Regional Park
 - Perennial Stream
 - Intermittent Stream
 - Road (shapefile)

Map Date: 7/2/2012
 Source: Digital Data, April 2007 version
 Sonoma County GIS Center, ArcView 9.3a
 This map is for informational purposes only. No
 warranty is made as to the accuracy of the information presented.

MARK WEST (CRESTA AND MCCULLOUGH)

TIER 1

Property Facts

- 801 acres; includes Cresta (340 acres) and McCullough (461 acres)
- Located in Santa Rosa, Mark West watershed
- Date acquired:
Cresta: 10/1/2007
McCullough: 9/15/2009
- Acquisition price:
Cresta: \$3,060,000
McCullough: \$8,463,000

This property was purchased under the Recreation and Water, Wildlife and Natural Areas categories of the District's Acquisition Plan. The acquisition was intended to protect the scenic values and natural resources and wildlife on the property, as well as allow appropriate public access. The property was not dedicated to open space at the time of acquisition.

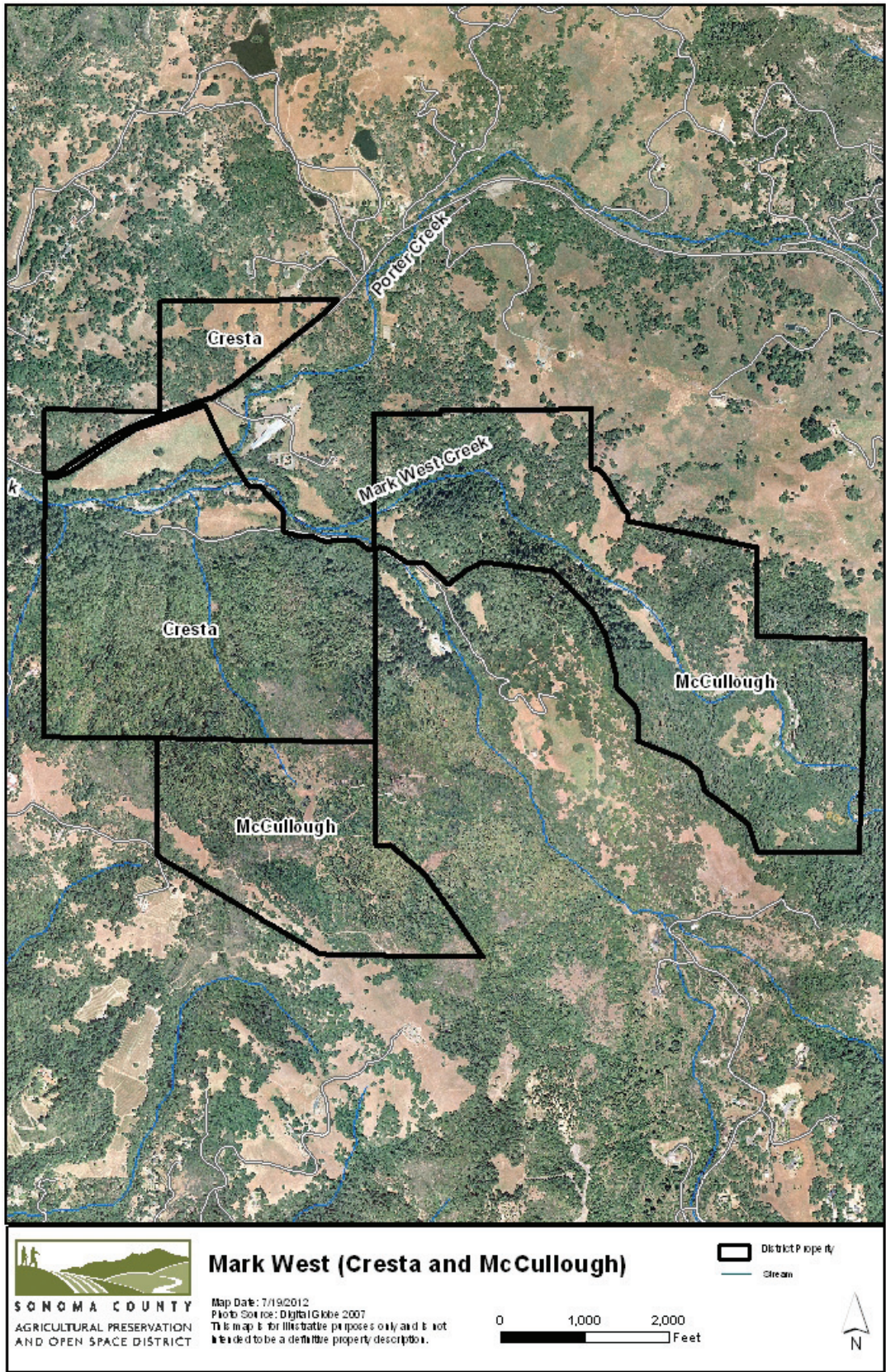
The portion of Mark West Creek that flows through the McCullough property supports both steelhead and Coho salmon, one of the few portions of the creek in Sonoma County that supports these fish.

Because access to both properties is either limited or otherwise problematic, the District has not established a Volunteer Patrol on these properties. The District does provide outings on the properties; usually involving a walk along the riparian habitat corridor on the McCullough property.

Mr. McCullough donated \$850,000 at the close of escrow to the Regional Parks Foundation in the form of a Charitable Pledge. The Pledge must be used for park planning, restoration, enhancement, development, maintenance, and/or operations for the Cresta and McCullough properties. Portions of the Cresta property are seasonally grazed and, hence, the property requires very little mowing or other maintenance. There are numerous roads and trails on the McCullough property, in varying conditions. The District is working with the Sotoyome Resource Conservation District (SRCD) to assess



10 miles of roads and trails on the property; SRCD received grant funding to conduct this work.





MONTINI OPEN SPACE PRESERVE

TIER 1

Property Facts

- 98 acres
- Located in Sonoma
- Date acquired: 12/5/2005
- Acquisition price: 13,900,000 including a 53-acre conservation easement over adjacent parcel
- Funders: District \$11,500,000, California Coastal Conservancy \$1,250,000, City of Sonoma \$1,150,000

This property was purchased under the Greenbelt category in the District's Acquisition Plan 2000. The acquisition was intended to preserve wildlife habitat and provide public access to the land in its natural conditions. The property was dedicated to open space at the time of acquisition.

Montini was originally acquired with the intention to transfer the land to State Parks as an addition to Sonoma State Historic Park, Vallejo Home Site. The property is currently scheduled to be transferred to the City of Sonoma in 2013.

The property is open to the public through docent-led outings. These outings vary from guided nature and bird walks, to presentations about the rich cultural history of the property. The District has also established a volunteer patrol. Patrollers hike the Preserve regularly and report suspicious and unusual activities and property conditions to the District. In addition, they provide valuable resource information, includ-

ing the locations of interesting landforms and the presence of new invasive species. Organization of workdays and management of some of the invasive plants on the property is provided via contract.

A management plan was approved in 2009. This plan included a number of studies including cultural, botanical, and wetland studies. Two plants, *Brodiaea californica* var. *leptandra* and *Leptosiphon acicularis*, although not listed as rare, threatened or endangered, are on the CNPS Watch List due to limited distribution, have been found on the preserve. These two plants are included on lists 1B.2 (rare, threatened, or endangered in CA and elsewhere) and 4.2 (limited distribution), respectively.

Yellow and purple star-thistle infestations continue to be addressed through removal efforts of the Volunteer Patrol and via contract.

The District has worked with consultants, non-governmental organizations, and other agencies to design and ultimately build a trail for recreation on the property. The District has contracted for CEQA assistance services, a traffic assessment, and a study for visual impacts, fence construction, trail design, construction oversight, and contract administration. The trail is expected to be completed in early 2013.



SONOMA COUNTY
 AGRICULTURAL PRESERVATION
 AND OPEN SPACE DISTRICT

Montini Open Space Preserve

0 300 600
 Feet

Map Date: 7/19/2012
 Photo Source: AIRPhoto USA 2004
 This map is for illustrative purposes only and is not
 intended to be a definitive property description.

-  District Property
-  Streams
-  Streets



NORTH SLOPE SONOMA MOUNTAIN

TIER 1

Property Facts

- 453 acres; includes four properties
 - Jacobs Ranch: 168 acres
 - Cooper's Grove: 226 acres
 - Wilroth: 11.3 acres
 - Skiles Ranch: 47 acres
- Located on the north side of Sonoma Mountain
- Date acquired: 8/13/2003 to 1/31/2005
- Acquisition price:
 - Jacobs: \$4,878,000
 - Cooper's: \$4,865,000
 - Wilroth: donation from the Roth family
 - Skiles: State Coastal Conservancy
 - \$200,000 grant funded purchase

These properties were purchased under three categories in the District's Acquisition Plan: Recreation; Water, Wildlife and Natural Areas; and Greenbelts. The intent of the acquisition of these properties was to preserve the wildlife habitat and natural resources of the properties, and to provide appropriate public outdoor recreation. Cooper's Grove is the home of the eastern most population of the Coast Redwood in Sonoma County. Jacobs Ranch and Cooper's Grove properties were not dedicated to open space at the time of acquisition. However, the Wilroth donation and Skiles Ranch fee portion were dedicated to open space at the time of acquisition.

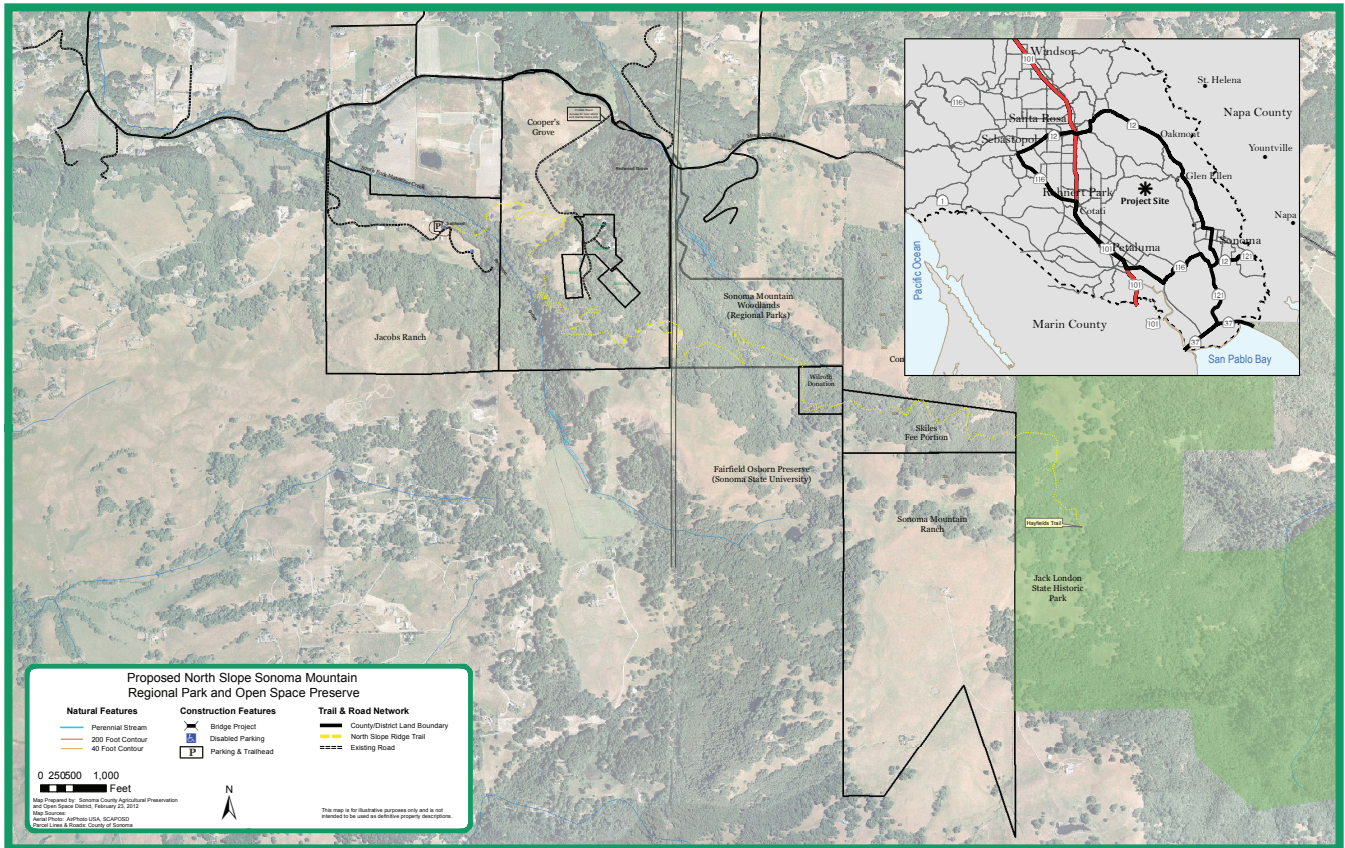
The North Slope Sonoma Mountain Ridge Trail corridor crosses through these four District owned properties, along with a Regional Parks owned property. This 4.5 mile trail traverses Sonoma Mountain from Jack London State Historic Park to Jacobs Ranch; the entire trail corridor is part of the Bay Area Ridge Trail. Trail construction is expected to be completed this in 2012. The District has constructed a parking lot for cars and horse trailers, as well as a restroom on Jacobs Ranch. Prior to opening the trail, the District intends to transfer fee title of these four properties to Regional Parks. These properties, along with the Regional Parks



property, will comprise the North Slope Sonoma Mountain Regional Park and Open Space Preserve.

The District has established a Volunteer Patrol on Jacobs Ranch and Cooper's Grove, comprised primarily of neighbors. These trained volunteers patrol along the roads and trails on the property, and report to the District any activity or property condition they have concerns or questions about. The District has also established a dedicated group of trail walkers, who are responsible for patrolling the North Slope Sonoma Mountain Ridge Trail, both during construction, and after construction is complete. Additionally, the District provides outings on the property. These outings vary from hikes to the "umbrella tree" at the top of Jacobs Ranch, to explorations of the amphibious life found on the properties.

The District has completed a baseline for Jacobs Ranch in 2004, a Property Description and Management Recommendations for Cooper's Grove in 2005, a Grazing Management Plan for Jacobs and Cooper's in 2005, contracts for outings and workdays on Jacobs



and Cooper's between 2003 and 2011, and a Resource Evaluation for the North Slope Trail corridor in 2012.

Jacobs Ranch has two residential structures, one of which houses a Regional Parks ranger and his family to provide an on-site security presence. There are three barns on the property and two concrete water tanks. The houses and barns are gravity fed water from a spring at the top of the property.

There is an active grazing lease for seasonal grazing on Jacobs Ranch and Cooper's Grove. Approximately 50 cows graze both properties from March to June.

The District contracts for mowing, invasive plant management and debris removal on the property. Additionally, the District has maintained and improved the water system. Improvements include separating the pipe lines for the two houses at Jacobs Ranch, and installing filtration systems at the water tanks, the two houses and at the equipment shed. UV light filtration was also installed at the houses and the equipment shed. One of the on-going maintenance

costs is testing the water for arsenic, bacteria, and nitrates as well as filter and UV light replacement.

In 2005, the District received a \$110,000 Ridge Trail planning grant from the State Coastal Conservancy. In June 2008, the District was awarded a construction grant of \$575,000 to implement the construction plan for the trail, trailhead and access road improvements. Trail construction funds were also provided by California State Parks and Recreation Department (\$75,000).

OCCIDENTAL ROAD

TIER 2

Property Facts

- 15 acres
- Located in West Santa Rosa
- Date acquired: 11/10/2008
- Acquisition price: Accepted fee title from County of Sonoma
- Funders: none

This property was accepted in fee title under the Recreation category in the District's Acquisition Plan. The acquisition was intended to promote restoration and public access in the Laguna de Santa Rosa. The property was not dedicated to open space at the time of acceptance of fee title.

The District has an agreement with the non-profit Laguna de Santa Rosa Foundation for monitoring and restoration work on the property, as part of their work on the Middle Reach of the Laguna. This work is funded by a grant from the State Coastal Conservancy. Additionally, the District contracts for security patrols of the property and removal of trash and debris.






SONOMA COUNTY
AGRICULTURAL PRESERVATION
AND OPEN SPACE DISTRICT


Occidental Road

0 200 400 Feet

Map Date: 7/19/2012
Photo Source: DigitalGlobe 2009
This map is for illustrative purposes only and is not
intended to be a definitive property description.

 District Property

 Streams

 Streets



OKEN

TIER 2

Property Facts

- 76 acres
- Located near Rohnert Park
- Date acquired: 4/13/1998
- Acquisition price: \$890,000
- Funders: District

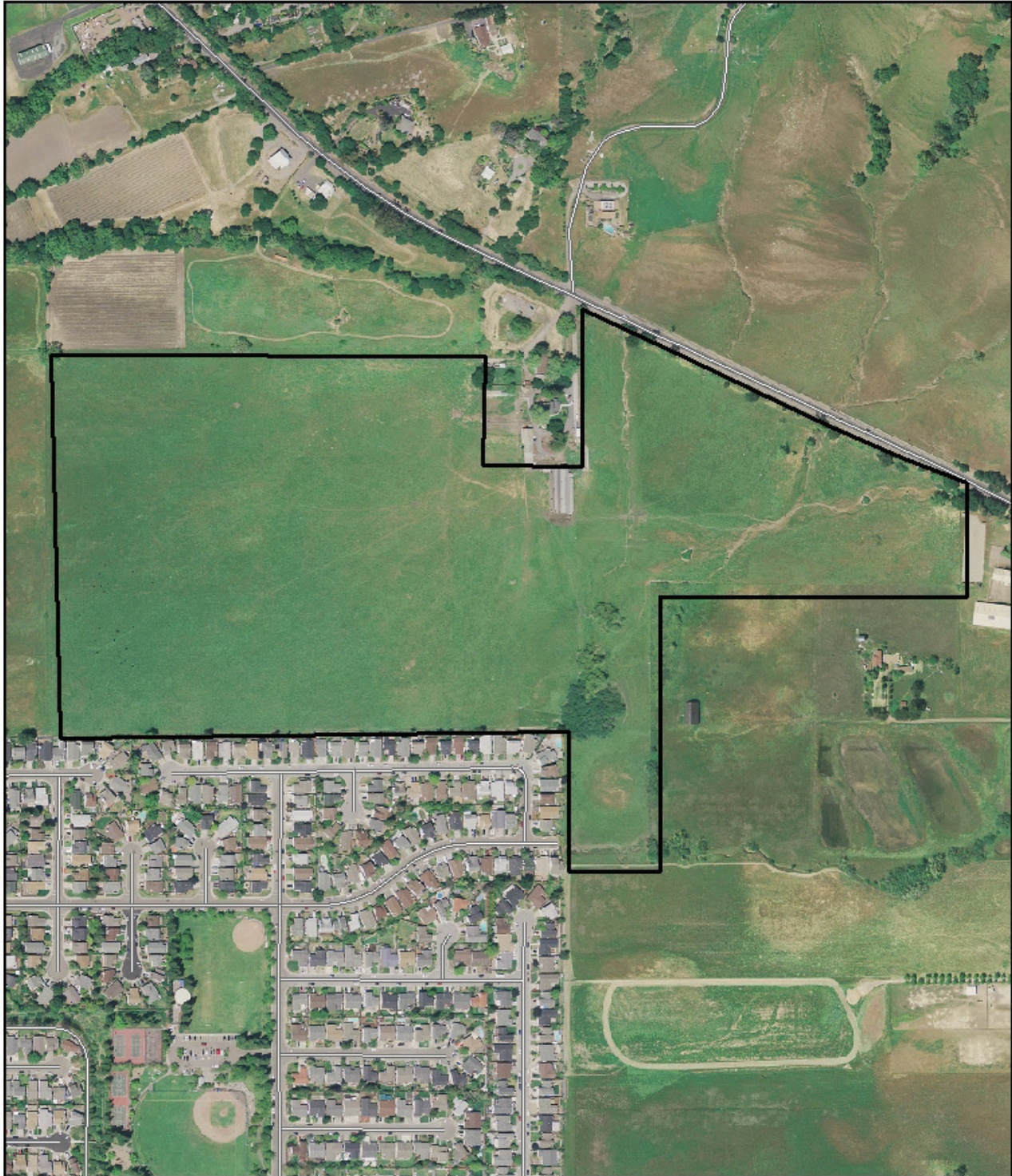
This property was purchased under the Greenbelt category in the District's Acquisition Plan. The acquisition was intended to allow agricultural use of the area and maintain the open space character. This property was not dedicated to open space at the time of the acquisition.

Oken is currently grazed and not open to the public. Wetlands and remnant riparian areas are present on the property. This property is within the potential habitat range of the state and federally-protected California Tiger Salamander.

Since the purchase of the Oken property in 1998 there have been a number of studies including: Wetland Assessment in June of 2001, Botanical Assessment and Survey in July 2001, Ecological Restoration Services in 2002, and a Wetland Mitigation Opportunities in August 2002.

The District contracts for maintenance and vegetation management on this property. Vegetation management includes annual mowing along the Petaluma Hill Road frontage, and some perimeter mowing. Mowing occurs after District staff conducts a nesting bird survey on the property to ensure no birds or nests are present. If nesting birds are present, mowing is postponed until the birds fledge and leave the nest.





SONOMA COUNTY
 AGRICULTURAL PRESERVATION
 AND OPEN SPACE DISTRICT

Oken

0 300 600
 Feet

Map Date: 7/19/2012
 Photo Source: DigitalGlobe 2009
 This map is for illustrative purposes only and is not
 intended to be a definitive property description.

-  District Property
-  Streams
-  Streets



PAULIN CREEK PRESERVE

TIER 2

Property Facts

- 9 acres
- Located in Santa Rosa
- Date acquired: 7/31/2002
- Acquisition price: \$1,575,000
- Funders: District

This property was purchased under the Recreation category in the District's Acquisition Plan. The acquisition was intended to preserve the existing natural conditions and provide public outdoor recreation. This property was dedicated to open space at the time of the acquisition.

Adjacent to the 9 acres owned by the District are 10 acres owned by the County of Sonoma and 27 acres owned by the Sonoma County Water Agency. The entire 46-acre 'Preserve' is comprised of riparian woodland areas, a flood retention pond, oak woodlands and grasslands. Since this property lies within the City of Santa Rosa limits, the intention was that this property would be operated as a nature preserve and public park by the City of Santa Rosa Recreation and Parks Department. Although intended to transfer to the City of Santa Rosa, there is currently no immediate schedule for transfer.

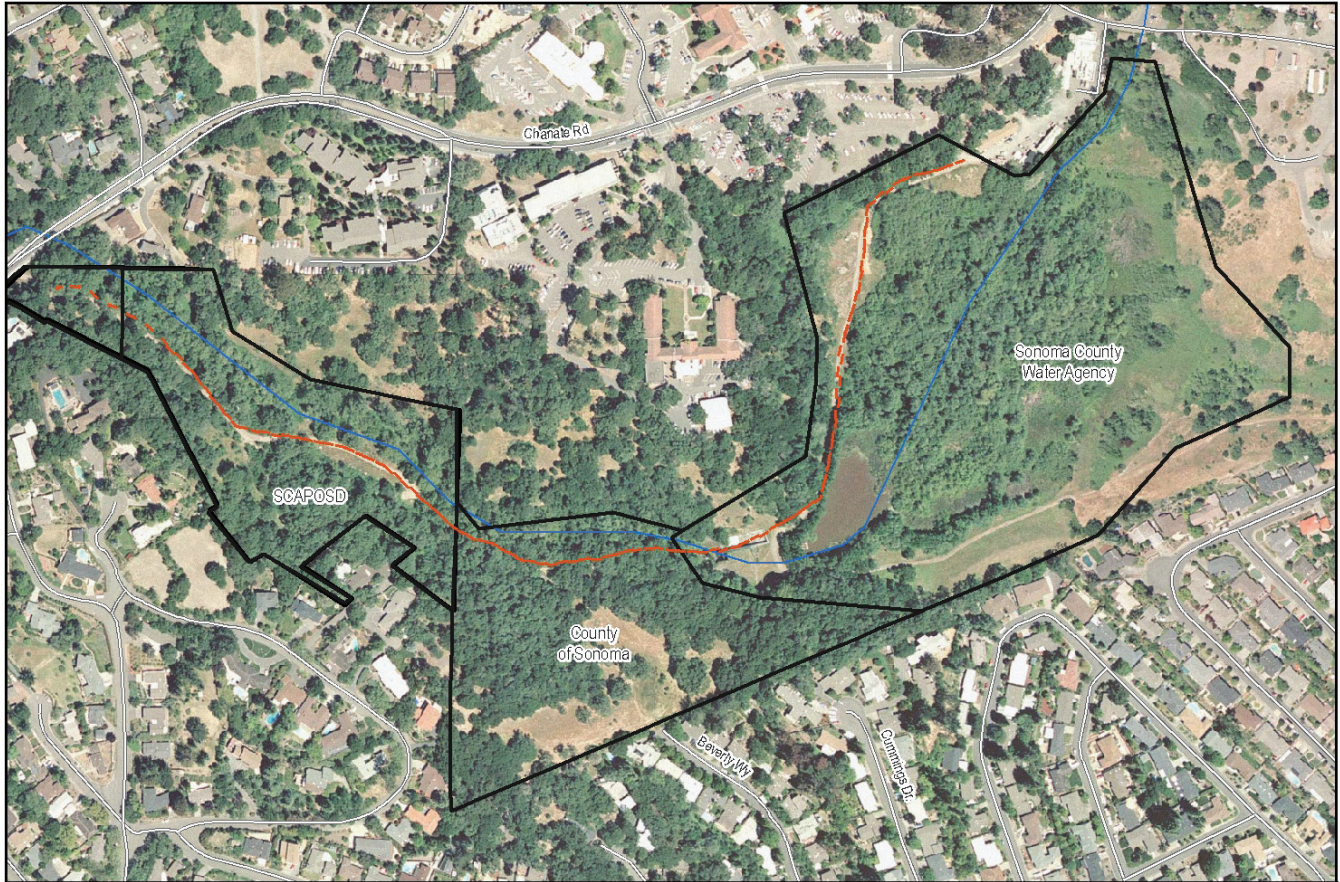
The District has established a Volunteer Patrol on the property, comprised primarily of neighbors. Trained volunteers patrol the trail that winds through all 3 properties, and report to the District any activity or property condition they have concerns or questions about. They are extremely valuable as the District's "eyes and ears" on the property. Additionally, the District provides outings and workdays on the property. These outings vary from nature hikes to bird watching. The workdays involve clearing the trail and removing invasive plants.

In 2003 the District developed a baseline report. This report documents the property conditions, natural features, current use and improvements at that time. The District completed a Draft Management Plan for the 46-acres in 2004.

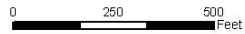


Invasive plants present on the property include: Scotch broom, and Himalayan blackberry, among others. The District contracts for maintenance and vegetation management on this property. Vegetation management includes annual mowing along the main trail as well as along Chanate Road. Mowing occurs after District staff conducts a nesting bird survey on the property to ensure no birds or nests are present. If nesting birds are present, mowing is postponed until the birds fledge and leave the nest.

Additionally, encampments are regularly and consistently found on this property. The District coordinates with law enforcement and maintenance contractors to remove debris from these encampments.



Paulin Creek Preserve



Date: 1-23-10
 Photo Source: AirPhotoUSA 2007
 This map is for illustrative purposes only and is not intended to be a definitive property description.

- Paulin Creek
- Trail
- Stream



POFF RANCH

TIER 2

Property Facts

- 1236 acres
- Located south of Jenner, Sonoma Coast
- Date acquired: 9/28/2007
- Acquisition price: \$5,600,000 District's contribution: \$4,850,000
- Funders: \$750,000 State Coastal Conservancy (SCC)

This property was acquired under the Recreation and Education categories in the District's Acquisition Plan. The acquisition was intended to protect the scenic woodlands, meadows and critical habitats on the property, as well as allow appropriate low-intensity public outdoor recreation. The property was dedicated to open space at the time of acquisition.

The District has established a Volunteer Patrol on the property. Trained volunteers patrol the roads and trails on the property, and report to the District any activity or property condition they have concerns or questions about. They are extremely valuable as the District's "eyes and ears" on the property. Additionally, the District provides outings on the property. These outings vary from hikes to viewpoints of the stunning Sonoma Coast, to bird walks, to presentations on the history of the property.

A requirement of the SCC grant was the development of a Management Plan for the property that would assess and document existing conditions on the property, and develop recommendations for natural resource protection and enhancement, as well as any appropriate public access. In 2008, the District entered into a contract for the development of the Management Plan. The draft plan assessed and documented the existing conditions on the property, and included recommendations for natural resource and cultural resource protection, and appropriate levels of public access. The District is currently finalizing the plan.

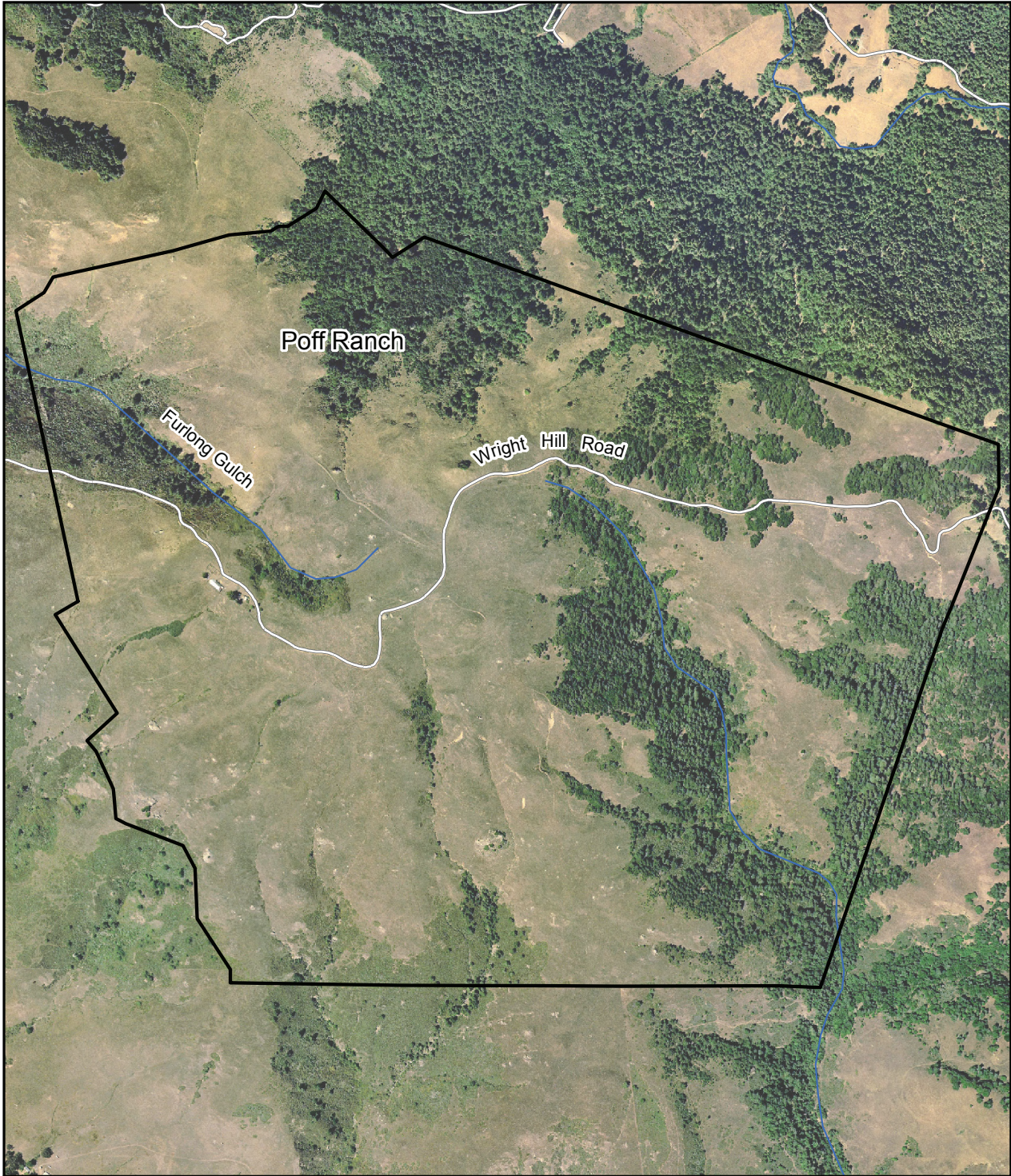
The Poff property includes a house and barn and small workshop. The house was built in the 1880s



and is listed as a significant historic building in the region. The property is leased for year-round grazing.

Invasive plants present on the property include: Italian thistle, bull thistle, jubata grass and Himalayan blackberry, among others. Because the property is grazed year round, there is no need for annual mowing along the roads or around the perimeter of the property. However, occasional maintenance tasks are performed, such as fencing and other infrastructure repair, house and barn repair, and road maintenance. The District contracts for necessary maintenance on this property.

As part of the purchase agreement, the District was required to remediate an old sheep dip located behind the barn on the property. This included excavating a significant amount of contaminated soil, which will be hauled offsite for proper disposal.



Poff Ranch

Furlong Gulch

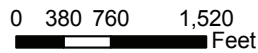
Wright Hill Road




SONOMA COUNTY
 AGRICULTURAL PRESERVATION
 AND OPEN SPACE DISTRICT

Poff Property

Map Date: 3/3/2007
 Photo Source: AirPhotoUSA 2004
 This map is for illustrative purposes only and is not
 intended to be a definitive property description.



-  District Property
-  Stream
-  Street



SADDLE MOUNTAIN OPEN SPACE PRESERVE

TIER 2

Property Facts

- 960 acres
- Located in Santa Rosa, Mark West watershed
- Date acquired: 1/13/2006
- Acquisition price: \$9,700,000 District's contribution \$8,700,000
- Funders: \$1,000,000 from State Coastal Conservancy (SCC)

This property was purchased under the Natural Resources category in the District's Acquisition Plan. The acquisition was intended to protect the natural resources on the property, as well as contribute to the protection of key properties within the Mark West watershed. The property was dedicated to open space at the time of acquisition.

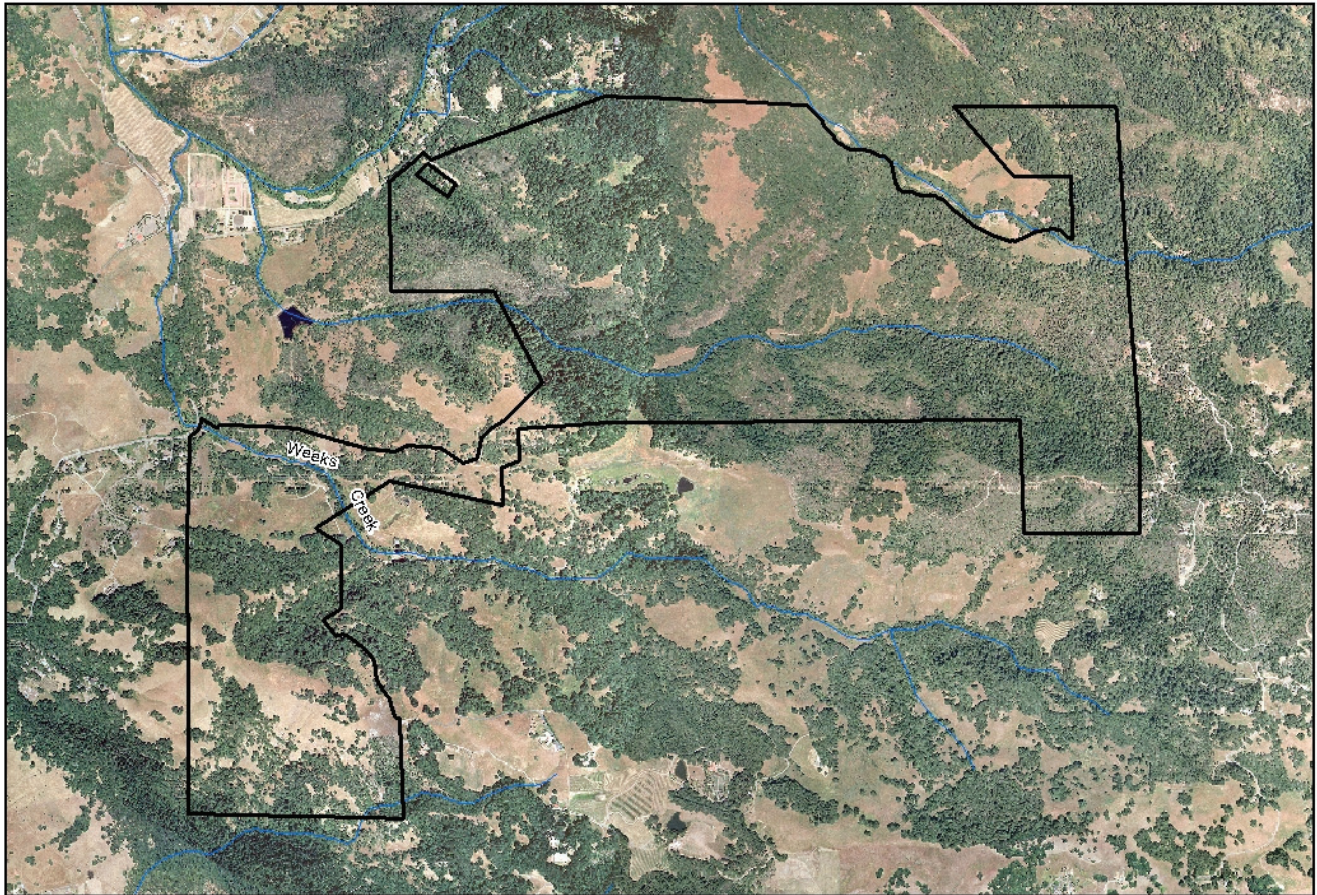
The District has established a Volunteer Patrol on the property, comprised primarily of neighbors. Trained volunteers patrol the roads and trails on the property, and report to the District any activity or property condition they have concerns or questions about. They are extremely valuable as the District's "eyes and ears" on the property. Additionally, the District provides outings on the property. These outings vary from hikes to the top of the saddle, to investigations into the water life on the creeks that run through the property.

A requirement of the SCC grant was the development of a Management Plan for the property that would assess and document existing conditions on the property, and develop recommendations for natural resource protection and enhancement, as well as any appropriate public access. The District entered into a contract in 2009 for development of the Management Plan. During this process, a federally listed endangered plant was found on the property. Both the location of the plant (along a main road/trail) and its robust population, require additional studies to be done, as well as discussions with the Federal Fish and Wildlife Service regarding protocols for protecting the plant while potentially allowing some level of public access.



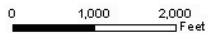
Invasive plants present on the property include: medusahead, barbed goatgrass, Himalayan blackberry, and yellow star-thistle, among others. The District contracts for maintenance and vegetation management on this property. Vegetation management includes annual mowing along all internal roads. Mowing occurs after District staff conducts a nesting bird survey on the property to ensure no birds or nests are present. If nesting birds are present, mowing is postponed until the birds fledge and leave the nest.

As part of the purchase agreement, the District was required to complete some repairs to parts of the roads on the property. This work was completed in 2010.



Saddle Mountain Open Space Preserve

S O M M A C O U N T Y
 AGRICULTURAL PRESERVATION
 AND OPEN LANDS DISTRICT



Map Date: 7/19/2012
 Sources: Digital Globe, April 2007 (aerial);
 Sonoma County GIS (roads, streams, parcels).
 This map is for illustrative purposes only and is not
 intended to be a definitive property description.

-  District Property
-  Stream
-  Street



SAN FRANCISCO ARCHDIOCESE

TIER 2

Property Facts

- 28 acres
- Located in South Santa Rosa
- Date acquired: 9/02/1994
- Acquisition price: \$133,000
- Funders: District

This property was purchased under the Greenbelt category in the District's Acquisition Plan. The acquisition was intended to maintain agricultural uses of the area, provide protection of the wetlands and allow potential restoration of the land to limited agricultural uses. This property was not dedicated to open space at the time of the acquisition.

The District worked with a certified rangeland manager to assess the vegetation and determine the adequate stocking rate, and appropriate type of livestock to graze the property.

Because the property is grazed year round, there is no need for annual mowing around the perimeter of the property. However, occasional maintenance tasks are performed, such as debris and trash removal. The District contracts for these maintenance activities.







San Francisco Archdiocese

0 200 400

Feet

Map Date: 7/19/2012
 Photo Source: DigitalGlobe 2009
 This map is for illustrative purposes only and is not
 intended to be a definitive property description.

 District Property
 Streams
 Streets



N

SONOMA MOUNTAIN RANCH (WALSH)

TIER 1

Property Facts

- 283 acres
- Located east of Petaluma
- Date acquired: 12/30/2008
- Acquisition price: \$9,950,000; District's contribution: \$8,450,000
- Funders: \$1,500,000 State Coastal Conservancy (SCC)

This property was purchased under the Recreation and Education category of the District's Acquisition Plan. The acquisition was intended to preserve wildlife habitat, preserve and restore natural conditions, allow agricultural use, and allow for some level of low-intensity public recreation. The property was dedicated to open space at the time of acquisition.

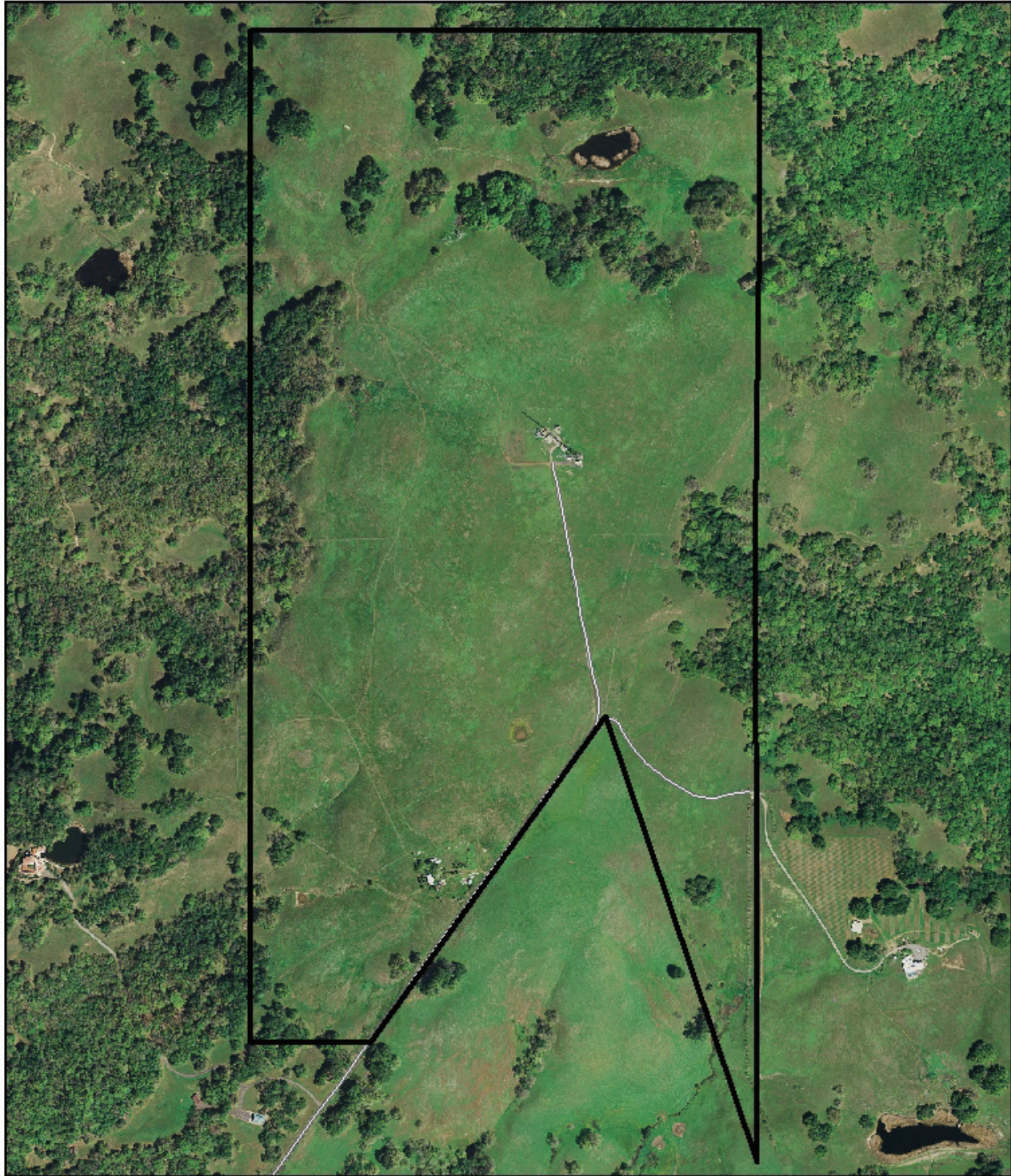
This property includes the very top of Sonoma Mountain, and affords fantastic views of the Petaluma basin below. This property is included in an Ecological Resource Evaluation being conducted on several properties owned by the District and Regional Parks along the North Slope of Sonoma Mountain. The District has contracted for the development of a Grazing Plan and a survey for California Red-Legged Frog (CRLF). A population of CRLF was subsequently discovered in the pond in the northern portion of the property.

A requirement of the SCC grant was the prohibition of all development on the property, except for purposes of agriculture, natural resource protection, public access, education, and continued operations of the telecommunication towers site.

Invasive plants present on the property include: medusahead, yellow star-thistle, purple star-thistle and ripgut brome, among others. The District contracts for maintenance and vegetation management on this property. Vegetation management includes annual mowing and /or weed whipping around the old structures, mowing along the access road, and mowing all internal roads. Mowing occurs after District staff conducts a nesting bird survey on the property to ensure no birds or nests are



present. If nesting birds are present, mowing is postponed until the birds fledge and leave the nest.





SONOMA COUNTY
AGRICULTURAL PRESERVATION
AND OPEN SPACE DISTRICT


Sonoma Mountain Ranch (Walsh)

0 500 1,000
Feet

Map Date: 7/19/2012
Photo Source: DigitalGlobe 2009
This map is for illustrative purposes only and is not
intended to be a definitive property description.

 District Property

 Streams

 Streets



TAYLOR MOUNTAIN

TIER 1

Property Facts

- 1,100 acres; includes five properties
 - Russell: 823 acres
 - Nunes: 120 acres
 - Matteri: 116 acres
 - Bath-Watt: 47 acres
 - Van Steyn: 5.3 acres
- Located in Santa Rosa
- Date acquired: 1996 to 2006
- Acquisition price: \$ 20,555,000
 - Russell: \$ 18,000,000
 - Nunes: \$ 975,000
 - Matteri: \$ 790,000
 - Bath-Watt: \$ 790,000
 - Van Steyn: donation
- Funders: District

This property was purchased under the Greenbelt category in the District's Acquisition Plan. The acquisition was intended to protect the natural resources on the property, maintain the open space character of the community separator, and to establish a park. The Russell property was dedicated to open space at the time of acquisition; the other properties were not.

The District has conducted numerous studies and surveys on the property since acquisition. These past studies and surveys include an interim access plan, botanical studies, and cultural resource studies. Currently, the District has a number of contracts related to management of and public access to the property. These contracts are for planning, construction management, operation and maintenance tasks, development of a Master Plan, Grazing Management Plan, additional outreach for the Master Plan, and coordinating and facilitating an Interim Public Access Permit Program. To date, 3,000 permits have been issued to hikers, bicyclists, and equestrians, as well as to teachers throughout Sonoma County, who bring their students to the property for environmental education. The District constructed an interim staging area off Kawana Terrace to allow access to the property for permit holders.

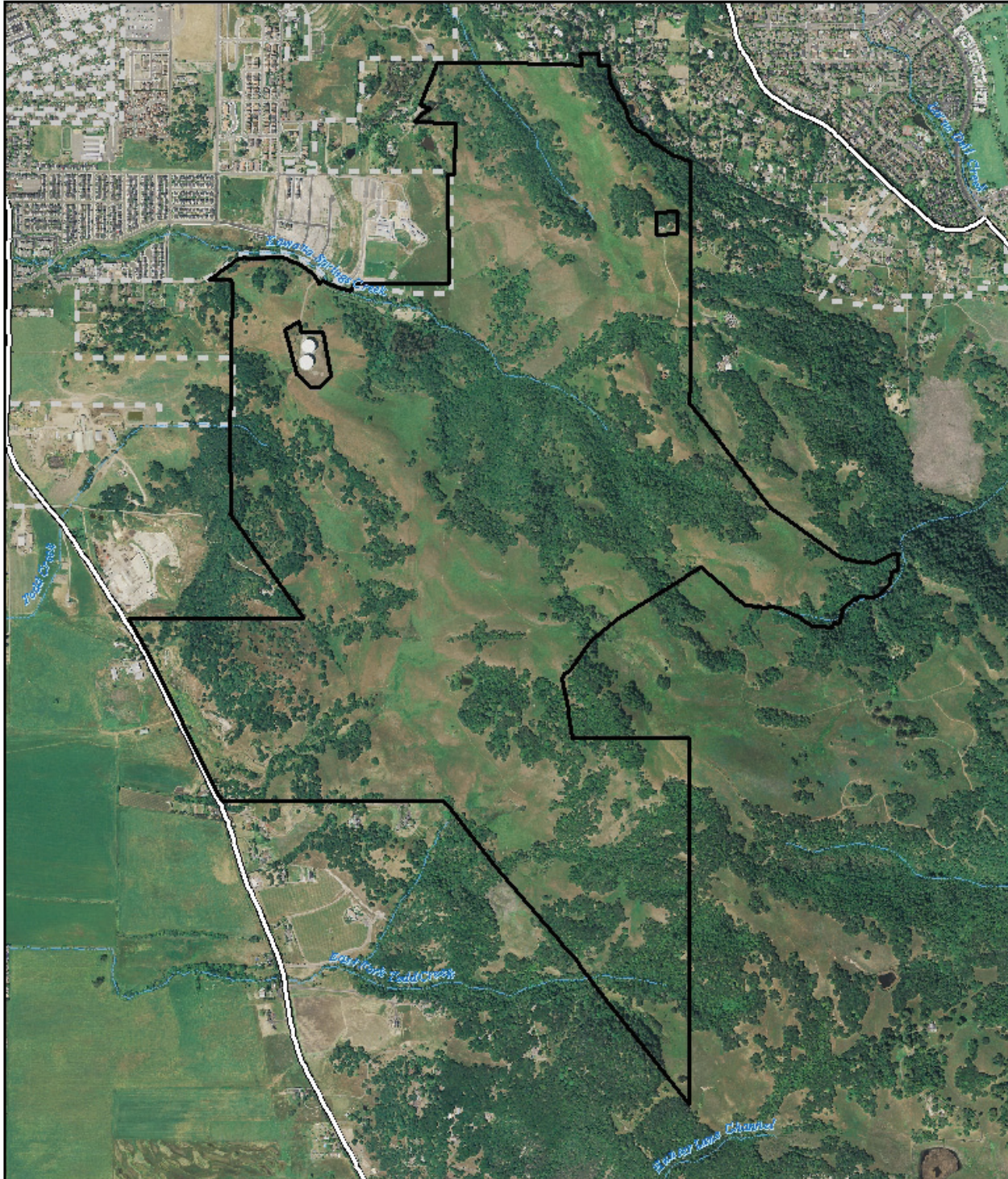



Five public meetings have been held to engage the public in helping develop the Master Plan, including providing input on the future activities and uses on Taylor Mountain. These meetings have been very well attended, and have resulted in broad public support for the Master Plan.

During the biological assessment portion of the Master Plan, a robust population of California Red-Legged Frog (CRLF) was found on the property. CRLF is a federally listed endangered species, so special consideration was taken when planning public access and particular protection is needed when developing that access.

The property is currently grazed year-round, with approximately 40-60 head of cattle.

Upon completion of the Master Plan, and approval and adoption of the Plan and Mitigated Negative Declaration by the District's Board of Directors, the District will transfer fee title to Regional Parks. This is anticipated to occur by early 2013.






SONOMA COUNTY
AGRICULTURAL PRESERVATION
AND OPEN SPACE DISTRICT

Taylor Mountain

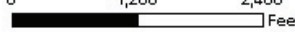
Map Date: 7/19/2012
Sources: DigitalGlobe 2009 (aerial);
Sonoma County GIS (roads, parcels); SCWA (streams).
This map is for illustrative purposes only and is
not intended to be a definitive property description.



N

- District Property
- Major Roads
- Perennial Stream
- Intermittent Stream

0 1,200 2,400



Feet

YOUNG-ARMOS

TIER 2

Property Facts

- 45 acres
- Located near Rohnert Park
- Date acquired: 5/19/1997
- Acquisition price: \$370,000
- Funders: District

This property was purchased under the Greenbelt category in the District's Acquisition Plan. The acquisition was intended to allow continued agricultural use of the area and maintain the preserve the natural conditions. This property was not dedicated to open space at the time of the acquisition.

The District has worked with a certified rangeland manager to assess the vegetation and determine appropriate operation for the property. Young-Armos is currently leased for a hay operation and not open to the public.

In 2001 Wetland Assessment study was completed on Ho, Young-Armos and Oken. A botanical assessment and survey was also completed in 2001 on all three properties. Young-Armos has several wetland areas near the middle of the property where a single oak tree resides. This property is within the potential habitat range of the state and federally-protected California Tiger Salamander.

Because there is a haying operation on the property, there is no need for annual mowing around the perimeter of the property. However, occasional maintenance tasks are performed, such as debris removal.





SONOMA COUNTY
AGRICULTURAL PRESERVATION
AND OPEN SPACE DISTRICT

Young - Amos

0 400 800 Feet

Map Date: 7/19/2012
Photo Source: DigitalGlobe 2009
This map is for illustrative purposes only and is not
intended to be a definitive property description.

-  District Property
-  Streams
-  Streets





www.sonomaopenspace.org