

Thursday, April 26, 2018

***REGULAR MEETING***

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

*Meeting begins at 5:00 p.m.*

**MEMBERS PLEASE CALL IF UNABLE TO ATTEND**

**AGENDA**

1. **Public Comment** - Comments on items not listed on the agenda  
(*Time is limited to 3 minutes per person/item*)
2. **Approval of Minutes** [Attachment "A"] ***ACTION***  
February 22, 2018  
March 22, 2018 (Joint Meeting with FOC)
3. **General Manager's Report** ***INFORMATIONAL***
4. **Subcommittee Report Out** ***INFORMATIONAL***
  - Matching Grant Program
  - Agricultural
  - Vital Lands Initiative
5. **City of Santa Rosa Roseland Creek** [Attachment "B"] ***INFORMATIONAL***  
Jason Nutt, City of Santa Rosa Interim Director, Recreation & Parks  
Jen Santos, City of Santa Rosa Deputy Director, Parks
6. **Vital Lands Initiative** ***INFORMATIONAL***  
Karen Gaffney, Conservation Planning Program Manager
7. **Projects in Negotiation** [Attachment "C"] ***INFORMATIONAL***
8. **Announcements from Advisory Committee Members** ***INFORMATIONAL***
9. **Adjournment** Next Meeting: May 24, 2018

**Future Meeting Topics**  
**(subject to change)**

**5/24/18**

Vital Lands Initiative  
Stewardship Update  
Acquisition Update  
Regional Parks Presentation on Challenges and Opportunities for Reg Parks

**6/28/18**

Vital Lands Initiative – Implementation Plans  
RCPP Projects

**7/26/18**

Summer Break

**8/23/18**

Matching Grant (Project Tour or Recommendations)

**9/27/18**

Fiscal Update  
Matching Grant (Project Tour or Recommendations)

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

**PUBLIC COMMENT:**

Any member of the audience desiring to address the Committee on a matter on the agenda will have an opportunity to speak. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the subject under discussion. Each person is usually granted 3 minutes to speak; time limitations are at the discretion of the Chair.



Attachment "A"

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

***February 22, 2018 MINUTES***

5:06 pm Meeting convened at the District office, 747 Mendocino Avenue,  
Suite 100, Santa Rosa, California

**Members Present**

Don McEnhill	Bill Smith	Curt Nichols
Doug Lipton	Tawny Tesconi	John Nagle
Steve Rabinowitsh	John Dell'Osso	
Paul Martin	Evan Wiig	

**Members Absent**

Jan McFarland	David Cook	Elly Grogan	Halei Trowbridge
Eddie Smith	Neysa Hinton	Cary Fargo	

**Staff Present**

Bill Keene, General Manager; Misti Arias, Acquisition Program Manager; Sheri Emerson, Stewardship Program Manager; Jacob Newell, Stewardship Associate Planner; Catherine Iantosca, Stewardship Technician; Seamus Rafferty, Stewardship Technician; Aldo Mercado, County Counsel; Mariah Robson, Advisory Committee Clerk

Chair Dell'Osso called the meeting to order at 5:06 pm.

**Public Comment**

Chair Dell'Osso asked for public comments on items not on the agenda.

Duane DeWitt discussed Bayer Farm, a property Ag + Open Space acquired that has a conservation easement on it to preserve nature and the land. However, Mr. DeWitt feels the City of Santa Rosa turned it into a developed area that is not a farm, preserve or community garden and went against what the community wanted. He feels it is mostly an impermeable cement surface. Mr. DeWitt asked that the Advisory Committee and Ag + Open Space staff make sure that the strict enforcement of easements takes place in the future.

**Approval of Minutes**

Chair Dell'Osso asked for any corrections to the January 25, 2018 minutes. There were none, and Paul Martin motioned to approve the minutes as they were. Don McEnhill seconded the motion. All were in favor of approval, with one abstention.

### **Announcement from the Chair**

Next month's Advisory Committee meeting on March 22, 2018 will be a joint meeting with the Ag + Open Space Fiscal Oversight Commission. This meeting will take place at the Finley Center in the Person Senior Wing in Room 4. The address is 2060 College Avenue, Santa Rosa. The time will be the same, 5:00 to 7:00. The purpose of the meeting is to present on the Vital Lands Initiative and to receive input from both bodies.

### **General Manager's Report Out**

- Bill Keene responded to the item brought up under public comments not on the agenda. The easement that Mr. DeWitt referred to covers 1.2 acres of impermeable surface and is a 6 acre farm. The City of Santa Rosa did go through a public process and received approval through the City Council. What was built was consistent with the easement and Ag + Open Space always enforces easement requirements. The property was a Matching Grant Project and not necessarily considered a natural area. It is a park and garden with community benefits.
- Ag + Open Space is reaching out to the community in regards to the Vital Lands Initiative. There have been several meetings with the Sonoma County Farm Bureau, and there will be community meetings held at the end of March all the way from Sea Ranch to Sonoma, and Cloverdale to Petaluma. We are interacting with the public and stakeholders in order to receive input before the draft goes to the Board on April 17, 2018, and then the final document will go to the Board on May 22, 2018.
- The County has created an Office of Resiliency and Recovery and the Ag + Open Space is funding half of the Natural Resources position with the Water Agency that will be part of this new office. This position will be developing a recovery plan for natural resources.

### **Subcommittee Report Out**

The District currently has three active subcommittees:

1. Matching Grant Program
2. Agriculture
3. Vital Lands Initiative

John Nagle, Agriculture Subcommittee Chair, reported out on their meeting that was held this afternoon at 4:00. They reviewed the Farm Bureau comments on the Vital Lands Initiative presentation.

There was no update for Vital Lands Initiative as there were no meetings since the last Advisory Committee meeting. They will be meeting next Tuesday, February 27, 2018.

Matching Grant Program also did not have any meetings since the last Advisory Committee meeting, and thus no update.

### **Roseland Creek**

Misti Arias, Acquisition Program Manager, spoke about Roseland Creek and the issues that have been raised by Mr. DeWitt at past Advisory Committee meetings during public comment. Two properties, one south and one north, were purchased at Roseland Creek through Matching Grant Projects. Ms. Arias presented maps of the area on the overhead projector. Ag + Open Space have acquired easements over the projects to protect the conservation areas and stewardship staff monitor the easements. The center piece between these two is now in the acquisition process, the McCafferty property. The City of Santa Rosa have come up with a master plan that the Ag + Open Space have not been formally asked to review and there is no easement on this portion yet. The community feels they have not been heard by the City to protect this portion from being overdeveloped and kept as a natural preserve.

Chair Dell'Osso opened the meeting for the members of the public to discuss Roseland Creek. Several members of the public spoke about the Roseland Creek project and the how they are not in support of how the City of Santa Rosa is handling the project. The following spoke at the meeting:

Judith Dehnert

Patricia Krueger

Trish Tatarian (who also submitted a letter to the Advisory Committee Chair)

Larry Hanson

Fred Krueger

Marsha Vas Dupre

Rick Coates

Gary Balcerak

Duane DeWitt

### **Sustainable Agricultural Lands Conservation Program**

Ms. Arias informed and updated the Advisory Committee members on this program and what it means for Ag + Open Space. The Sustainable Agricultural Lands Conservation Program is part of AB32, the Global Warming Solutions Act of 2006 and is very active in promoting funding for the protection of agricultural lands. Ag + Open Space applied for funding for acquisitions and is receiving \$40 million a year. We are in the process of acquiring two agricultural properties with these funds: The Mattos Dairy, a working dairy with 700 acres with a conservation easement over the entire property. This project will close soon and we are presenting it to the Fiscal Oversight Commission in April. The other agricultural property is the Camozzi Dairy with 400 acres. \$1 million was awarded for this project.

The Ag + Open Space will apply every year for this funding.

For more information, you can contact Ms. Arias.

### **Conservation Easement Standard Language to Reflect the Board-Adopted Mitigation Policy**

Ms. Arias updated the Advisory Committee members on the conservation easement standard language to reflect the Board-adopted mitigation policy. The language was shared on the projector. The new language is more flexible than the old language. The Advisory Committee members had a discussion with Ag + Open Space staff, who let members know that they will always bring future proposed mitigation projects to the committee for input.

For more information, you can contact Ms. Arias.

### **Vital Lands Initiative**

Karen Gaffney, Conservation Planning Program Manager, was not present at the meeting. This item was covered in the General Manager's report earlier in the evening.

### **Projects in Negotiations**

The Matching Grant Program cycle is open now and there is an extended deadline until the end of April for fire-impacted properties to have time to apply. There is \$4 million in this cycle.

### **Announcements from Advisory Committee Members and Members of the Public**

There were no announcements from the Advisory Committee members or members of the public

**Adjournment:** 7:06 pm.

Next scheduled meeting date: March 22, 2018- Joint Meeting with FOC at Finley Center, Person Senior Wing – Room 4, 2060 West College Ave, Santa Rosa

Respectfully submitted,

Mariah Robson,  
Advisory Committee Secretary



Attachment "A"

***SPECIAL JOINT MEETING OF THE SONOMA COUNTY  
AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT ADVISORY  
COMMITTEE & FISCAL OVERSIGHT COMMISSION***

***March 22, 2018 MINUTES***

5:06 pm Meeting convened at the: Finley Community Center  
2060 West College Avenue  
Santa Rosa, California

**Advisory Committee Members Present**

Don McEnhill	Bill Smith	Curt Nichols	David Cook
Doug Lipton	John Nagle	Halei Trowbridge	
Steve Rabinowitsh	John Dell'Osso	Jan McFarland	

**Fiscal Oversight Commissioners Present**

Eric Koenigshofer  
Bob Anderson  
Jeff Owen

**Advisory Committee Members Absent**

Elly Grogan	Paul Martin	Tawny Tesconi	
Eddie Smith	Neysa Hinton	Cary Fargo	Evan Wiig

**Fiscal Oversight Commissioners Absent**

Todd Mendoza  
Regina De La Cruz  
Michael Sangiacomo

**Staff Present**

Bill Keene, General Manager; Misti Arias, Acquisition Program Manager; Sheri Emerson, Stewardship Program Manager; Karen Gaffney, Conservation Planning Program Manager; Alex Roa, Conservation Planning Special Projects Planner; Indigo Bannister, Conservation Planning Technician; Amy Ricard, Community Relations Specialist; Kim Batchelder, Conservation Planning Associate Planner; Allison Schichtel, Conservation Planning GIS Analyst; Bob Pittman, County Counsel; Mariah Robson, Advisory Committee Clerk; Sue Jackson, Fiscal Oversight Commission Deputy Clerk

Chair Dell'Osso called the meeting to order at 5:06 pm.

Chair Dell'Osso read the Ag + Open Space mission as in introduction to the meeting and emphasized the importance of the Vital Lands Initiative for the next 20 to 25 years of the Ag + Open Space.

### **Public Comment**

Chair Dell'Osso asked for public comments on items not on the agenda.

Duane DeWitt from Roseland thanked the Advisory Committee and the Fiscal Oversight Commission for all the work that has been done through the Ag + Open Space in saving natural resource areas and urban green spaces. He discussed that the Roseland Creek is on the urban edge where people cannot see the value of the natural resources of the creek. Mr. DeWitt is opposed to a bicycle track that the City of Santa Rosa would like to install in the park. He is concerned that this track could add to erosion and pollution and is not part of saving the natural resources of the park.

### **Vital Lands Initiative Presentation and Discussion**

Bill Keene, General Manager, let the members of the public know that this is a meeting to hear from them on the Vital Lands Initiative. The format of the meeting is that the Ag + Open Space will make a presentation and then the public will give input.

Karen Gaffney, Conservation Planning Program Manager, gave a short introduction and presentation on the Ag + Open Space creation, history and guiding policies, and an overview of the draft Vital Lands Initiative.

Amy Ricard, Community Relations Specialist, facilitated a public input session. Members of the Advisory Committee and the Fiscal Oversight Commission shared their perspectives.

Comments were captured by two manual note takers and via computer and will be available on the website for the public to view. The staff will take the feedback from the public and will revise the draft accordingly. The draft will be taken to the Board of Supervisors on May 8, and the final will be taken to the Board in June.

For more information, contact Ms. Gaffney. The PowerPoint presentation is available upon request.

**Adjournment:** 6:56 pm.

Next scheduled meeting dates: Fiscal Oversight Commission: April 5, 2018  
Advisory Committee: April 26, 2018

Respectfully submitted,

Mariah Robson,  
Advisory Committee Secretary



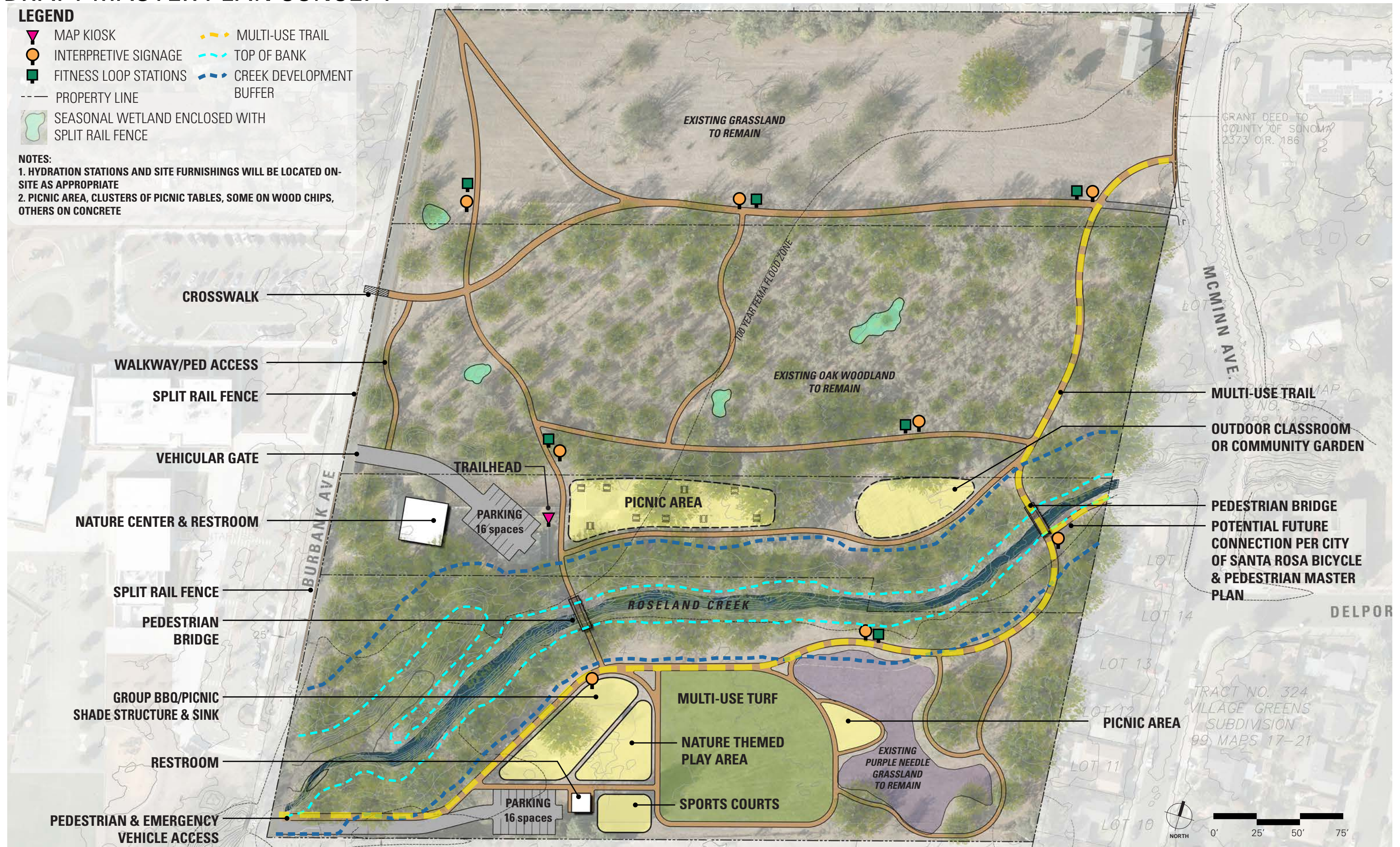
# DRAFT MASTER PLAN CONCEPT

## LEGEND

-  MAP KIOSK
-  INTERPRETIVE SIGNAGE
-  FITNESS LOOP STATIONS
-  PROPERTY LINE
-  SEASONAL WETLAND ENCLOSED WITH SPLIT RAIL FENCE
-  MULTI-USE TRAIL
-  TOP OF BANK
-  CREEK DEVELOPMENT BUFFER

## NOTES:

1. HYDRATION STATIONS AND SITE FURNISHINGS WILL BE LOCATED ON-SITE AS APPROPRIATE
2. PICNIC AREA, CLUSTERS OF PICNIC TABLES, SOME ON WOOD CHIPS, OTHERS ON CONCRETE





Project Status Chart  
4/20/2018

## Sonoma County Agricultural Preservation and Open Space District

PROJECT	Acreage (approximate)	Supervisory District	Acquisition Plan Category	Project Design	Appraisal Process	Approvals/Baseline	Escrow	Comments
Arrowhead Ranch (Maas)	245	2	Farms & Ranches	x				On hold at request of owner
Cresta 3	46	1	Recreation & Education	x	x	x		offer made
Donnell	909	1	Greenbelts & Scenic Hillside	x	x			Appraisal process
Gloeckner-Turner Ranch	3,364	5	Water, Wildlife & Natural Areas	x	x			Appraisal process
Jacobsen Ranches	127	2	Greenbelts & Scenic Hillside	x				CE under negotiation
Joseph Camozzi Dairy	403	2	Farms & Ranches	x				CE under negotiation
LaFranchi	1,189	4	Farms & Ranches	x				Initiating project
Lafranconi	211	5	Greenbelts & Scenic Hillside	x				On hold at request of owner
Mattos Dairy	866	2	Farms & Ranches	x	x			Appraisal process
McCullough Phase 2	259	1	Recreation & Education	x	x			under contract
Rips Redwoods	1,620	5	Water, Wildlife & Natural Areas	x	x	x		Offer made
Sonoma Developmental Center 5 (Transfor	945	1	Greenbelts & Scenic Hillside					Land protection proposal underway
Terrilinda Dairy	175	2	Greenbelts & Scenic Hillside	x				On hold at request of owner
Weeks Ranch (Rasmason)	1,372	1	Water, Wildlife & Natural Areas	x	x			CE under negotiation
Wendle	47	1	Recreation & Education	x	x	x	x	under contract
Witt Home Ranch	395	2	Farms & Ranches					Initiating project

Project Status Chart  
4/20/2018

## Sonoma County Agricultural Preservation and Open Space District

Total Acres: 12,173								
Matching Grant Projects	Acreage (approximate)	Supervisory District	Location	Begin Grant Process	Appraisal Process	Approvals/Baseline	Escrow	Comments
Andy's Unity Park	4	5	Southwest Santa Rosa	x				Reimbursement ongoing
Bayer Farm Development	6**	5	Southwest Santa Rosa	x	x	x	x	Reimbursement ongoing, Grant term extended
Colgan Creek Phase 3 MG*	7	5	Southwest Santa Rosa	x	n/a	x	x	Board approved 4/21/15
Crane Creek Regional Trail*	6	1	East of Rohnert Park	x	n/a			Initiating project
Denman Reach	2	2	North Petaluma	x	n/a			Drafting documents
Falletti Ranch	4	2	Cotati	x	x	x	x	Tracking match
Forever Forestville*	4	5	Downtown Forestville	x	x	x	x	Tracking match
Graton Community Park	1	5	Downtown Graton	x	n/a			Drafting documents
Guerneville River Park Phase 2*	5	5	Central Guerneville	x	x	x		Initiating project
Irwin Creek Riparian Restoration*	47**	5	West of Santa Rosa	x	n/a	x	n/a	Reimbursement ongoing
Maxwell Farms	79	1	Northwest of Sonoma	x	n/a			Initiating project
Nathanson Creek Restoration Phase 2	1**	1	Sonoma	x	n/a			Reimbursement ongoing
Paula Lane Open Space Preserve	11	2	West Petaluma	x	x	x	x	Tracking match
River Lane	1	5	West of Guerneville	x				Drafting documents
Riverfront Regional Park Recreation Improv	300**	4	West of Windsor	x	n/a			Initiating project
Roseland Creek Community Park - Phase 1	3	5	Southwest Santa Rosa	x				Initiating project
Roseland Village Public Space	1	5	Southwest Santa Rosa	x	n/a			Drafting documents
Southeast Santa Rosa Greenway	61	1	Southeast Santa Rosa	x		x		Initiating project
SMART Pathway – Hearn to Bellevue*	6	5	Southwest Santa Rosa	x	n/a	x		FOC approved 7/21/16
SMART Pathway - Payran to S. Point	14	2	Petaluma	x	n/a			Drafting documents
Sonoma Garden Park Phase 2*	5**	1	East of Sonoma	x	n/a	x	n/a	Reimbursement ongoing
Steamer Landing Park Development (McNe	27**	2	Downtown Petaluma	x	n/a			Initiating project
Total Acres: 127								

\* District approved a 2-year extension

\*\* Restoration/Development Project on previous acquisition.