



AG + OPEN SPACE
SONOMA COUNTY

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

REGULAR MEETING AGENDA

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

April 28, 2022 | 5:00 pm

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

In accordance with AB 361, Governor Newsom's March 4, 2020 State of Emergency due to the COVID-19 pandemic, Sonoma County Public Health Officer's Recommendation for Teleconferenced Meetings, and the Sonoma County Board of Supervisors Resolution 21-0399, the April 28, 2022 Sonoma County Ag + Open Space Advisory Committee meeting will be held virtually.

MEMBERS OF THE PUBLIC MAY NOT ATTEND THIS MEETING IN PERSON

***UPDATE REGARDING VIEWING AND PUBLIC PARTICIPATION IN
April 28, 2022 ADVISORY COMMITTEE MEETING***

April 28, 2022 Advisory Committee Meeting will be facilitated virtually through Zoom. There will be no option for attending in person. Members of the public can watch or listen to the meeting using one of the following methods:

Join the Zoom meeting on your computer, tablet or smartphone by clicking:

<https://sonomacounty.zoom.us/j/98316944769?pwd=MURud1o3TDV RWStOSEF5Z225MdElzdz09>

1. If you have the Zoom app or web client, join the meeting using the Password: 778144
2. Call-in and listen to the meeting: Dial 1 669 900 9128 Enter meeting ID: 983 1694 4769

PUBLIC COMMENT DURING THE MEETING: You may email public comment to Mariah.Robson@sonoma-county.org. All emailed public comments will be forwarded to all Committee Members and read aloud for the benefit of the public. Please include your name and the relevant agenda item number to which your comment refers. In addition, if you have joined as a member of the public through the Zoom link or by calling in, there will be specific points throughout the meeting during which live public comment may be made via Zoom and phone.

DISABLED ACCOMMODATION: If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please contact Mariah Robson by email to Mariah.Robson@sonoma-county.org by 12pm Wednesday, April 27, 2022 to ensure arrangements for accommodation.

1. **Call to Order**
2. **Public Comment**
Comments on items not listed on the agenda. Time is limited to 2 minutes per person/item.
3. **Approval of Minutes from March 24, 2022 Attachment A** **ACTION ITEM**
4. **General Manager's Report**
5. **Vegetation Management Grant Awards Update** **INFORMATIONAL**
Kim Batchelder, Vegetation Management Coordinator
6. **Agricultural Support and Protection (ASAP) Program Update** **INFORMATIONAL**
Mary Chambers, Agricultural Specialist
7. **Projects in Negotiations Attachment B**
8. **Announcements from Advisory Committee Members**
9. **Adjournment**
Next Scheduled Meeting: May 26, 2022



FUTURE MEETING TOPICS

(SUBJECT TO CHANGE)

6/23/22

Stewardship – Oken Restoration Update
Outings & Education Program

7/28/22

Acquisition Projects Overview
Form MGP Subcommittee

9/22/22

New Monitoring Tools & Technology (Remote Monitoring)





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UNAPPROVED MINUTES

Virtual Meeting Due to Sonoma County's Shelter in Place Order
March 24, 2022 | 5:00 pm

MEMBERS PRESENT:

Steve Rabinowitsh	Don McEnhill	Kristina Tierney	Wendy Eliot
Brian Barnacle	Bill Smith	Michelle Whitman	Oswaldo Jimenez
Paul Martin	Jan McFarland	Sue Conley	

MEMBERS ABSENT:

Tawny Tesconi	Cary Fargo	Curt Nichols
John Nagle	Jesús Guzmán	Neysa Hinton

STAFF PRESENT:

Jennifer Kuszmar, Acquisition Manager; Catherine Iantosca, Stewardship Specialist; Allison Schichtel, Senior Conservation Planner; Mary Chambers, Agricultural Specialist; Taylor Acosta, Stewardship Technician; Marina Montes, Stewardship Technician; Sara Ortiz, Administrative Aide; Aldo Mercado, County Counsel; Mariah Robson, Advisory Committee Clerk

Call to Order

Chair Michelle Whitman called the meeting to order at 5:01 pm. Chair Whitman did a roll call: Steve Rabinowitsh, yes; Cary Fargo, no; Paul Martin, yes; Don McEnhill, yes; Bill Smith, yes; John Nagle, no; Wendy Eliot, yes; Jesús Guzmán, no; Neysa Hinton, no; Curt Nichols, no; Kristina Tierney, yes; Tawny Tesconi, no; Jan McFarland, yes; Sue Conley, yes; Brian Barnacle, yes; Oswaldo Jimenez, yes.

Public Comment

Chair Whitman asked for any public comments on items not on the agenda. Susan Kirks, from Petaluma and the Paula Lane Action Network, reported out that the Network is trying to ensure that the conservation terms are upheld for the Paula Lane property as it is an important area for the American badger that are native to California. Mapping for the American badger habitat in Sonoma County will be completed by the end of 2022.

Approval of Minutes from February 24, 2022

Chair Whitman asked for any comments or revisions regarding the February 24, 2022 minutes. There were none. Kristina Tierney motioned for the minutes to be approved as is. Sue Conley

seconded the motion. All in favor except Sue Conley, Jan McFarland and Brian Barnacle who abstained as they were not present at the February meeting.

Chair Whitman introduced and welcomed the newest Advisory Committee member, Osvaldo Jimenez. He is the mayor of Healdsburg and has been on the City of Healdsburg City Council since 2019. He owns Noble Folk, a local ice cream and pie eatery in Healdsburg and Santa Rosa, and has lived in Sonoma County for the last 35 years. He comes from an agriculture family and attended Piner High School and the Santa Rosa Junior College. He has a long list of accomplishments.

Mr. Jimenez said he was eager to work on the Advisory Committee and to get started. Advisory Committee members welcomed him to the Committee.

General Manager's Report

- Jennifer Kuszmar, Acquisition Manager, presented the General Manager's Report for Misti Arias who is out of town. She welcomed Mr. Jimenez and is looking forward to working with him.
- The second round of the Vegetation Management Grant Program, CalFire Prescribed Burning Agreement and a staffing request are all going to the Board on April 19, 2022.
- The Americorps Trail Matching Grant and the Barton Open Space Easement Amendment are going to the Board on May 3, 2022.
- A Creative Services Contract extension will go to the Board on May 10, 2022 and Saddle Mountain Wildland Ladder Fuel Reduction contract will go to the Board on May 24, 2022.

Chair Whitman asked if there were any public comments on the General Managers report out, and there were none.

Riparian Easements: RCPP Alternative Funding Arrangement & Department of Conservation Grant

Allison Schichtel, Senior Conservation Planner, and Mary Chambers, Agricultural Specialist, presented a PowerPoint presentation on riparian easements on agricultural lands and an overview of the Alternative Funding Arrangement (AFA) and the Department of Conservation (DOC) Grant. They discussed riparian areas in Sonoma County and why Ag + Open Space is protecting them and an overview of the DOC and AFA programs.

Chair Whitman opened up the meeting for discussion with the Advisory Committee members and members of the public.

For more information, please feel free to contact Ms. Schichtel and Ms. Chambers at Ag + Open Space. The PowerPoint presentation is available upon request.

Conservation Easement Acquisition Fundamentals

Ms. Kuszmar presented a PowerPoint presentation on conservation easement acquisition fundamentals. She discussed the four steps of the conservation easement process. Step 1 includes project evaluations, what makes a property important and how it meets the Ag + Open Space Vital Lands Initiative criteria, and property site assessment, which entails looking at the existing structures, roads and natural features. Step 2 is the project structure process that helps identify



purpose and why there is interest in protecting the property. Step 3 is the appraisal process and step 4 is the Board approval process and the closing of the project.

Chair Whitman opened up the meeting for discussion with the Advisory Committee members and members of the public.

For more information, please feel free to contact Ms. Kuszmar at Ag + Open Space. The PowerPoint presentation is available upon request.

Projects in Negotiations

Chair Whitman asked what is happening with the Wikiup property. Ms. Kuszmar responded that it is in the appraisal phase and waiting for a response to our offer. It went to the Fiscal Oversight Commission and was approved.

Announcements from Advisory Committee Members

Sue Conley mentioned that Ms. Kuszmar had sung the National Anthem at the Farm Bureau's Crab Feed in February. She also asked if the Advisory Committee would be meeting in person again and Ms. Kuszmar responded that possibly this summer there would be some meetings in person, and she will bring this topic up to the management team to discuss.

Brian Barnacle supported meeting in person, possibly quarterly, and having a social gathering afterwards as a way for new Advisory Committee members to get to know everyone.

Adjournment

Chair Whitman adjourned the meeting at 6:29.

Next Meeting: April 28, 2022

Respectfully submitted,

Mariah Robson
Advisory Committee Secretary



Project Status Chart
4/22/2022

Sonoma County Agricultural Preservation and Open Space District

PROJECT	Acreage (approximate)	Supervisory District	Acquisition Plan Category	Project Design	Appraisal Process	Approvals/Baseline	Escrow	Comments
Abril Ranch	1,929	4	Water, Wildlife & Natural Areas	x				Reviewing Prelim - Project Structure phase
Armstrong Redwoods State Natural Reser	320	5	Water, Wildlife & Natural Areas	x				Project Structure phase
Baumert Springs	372	5	Water, Wildlife & Natural Areas					Reviewing Prelim - Project Structure phase
Big Sulphur Creek (Krasilsa)	507	4	Water, Wildlife & Natural Areas	x				Initiating project
Correia	146	2	Farms & Ranches					Initiating project
Crawford Gulch	92	5	Recreation & Education					Initiating project
Deniz (Old Adobe Road)	217	2	Farms & Ranches	x				Reviewing Prelim - Project Structure phase
Deniz (Sonoma Mountain Road)	355	2	Farms & Ranches	x				Awaiting Prelim - Project Structure phase
Denner Ranches	489	4	Farms & Ranches	x				Negotiating CE
Diamond W Ranch	849	2	Farms & Ranches	x				Initiating project
El Recreo	289	1	Greenbelts & Scenic Hillside	x	x	x		Escrow and Closing
Lafranchi (Laguna)	127	4	Water, Wildlife & Natural Areas	x				Drafting CE
Limping Turkey Ranch	158	2	Farms & Ranches					Initiating project
Mark West Wikiup Preserve	31	4	Water, Wildlife & Natural Areas	x	x			Offer under consideration by landowner
McClelland Dairy	337	2	Farms & Ranches	x				Negotiating CE
McCormick Ranch - Regional Parks	253	1	Water, Wildlife & Natural Areas	x	x			Appraisal process
Miguel-Tocci	489	5	Farms & Ranches					Initiating project
Petersen Rd Dairy	96	2	Farms & Ranches					Initiating project
Preston Farm	133	4	Farms & Ranches	x				Project Structure phase
Rincon Hills	218	1	Greenbelts & Scenic Hillside					Project Structure phase
Rowland Mack	168	1	Greenbelts & Scenic Hillside	x				Project Structure phase
Russian River Habitat Restoration	63	4	Water, Wildlife & Natural Areas					Initiating project
Ryan Ranch	806	5	Water, Wildlife & Natural Areas					Initiating project
Saddle Mountain Open Space Preserve – L	266	1	Recreation & Education	x	x			Project Structure; Fee appraisal reviewed
Soda Springs Ranch Open Space Preserve	209	4	Recreation & Education	x				CE drafting
Sonoma Developmental Center 5 (Transfo	945	1	Greenbelts & Scenic Hillside					Project Structure phase
Sonoma Mountain Vernal Pools	174	1	Recreation & Education	x				CE drafting
Starrett Hill	319	5	Water, Wildlife & Natural Areas					Initiating project
Witt Home Ranch	395	2	Farms & Ranches					Initiating project
Wolf Creek Ranch	1,195	5	Water, Wildlife & Natural Areas					Initiating project
Total Acres:	11,947							

Matching Grant Project	Acreage (approximate)		Supervisory District	Location	Grant Process				Comments
					Begin Grant Process	Appraisal Process	Approvals/Baseline	Escrow	
A Place to Play	87	5	Western Santa Rosa						Initiating project
AmeriCorps Trail	12	5	Sebastopol	x	n/a	x			To BOD for approval on 5/3/22
Badger Park	20	4	Healdsburg						Initiating project
Bayer Farm Development***	6**	5	Southwest Santa Rosa	x	x	x	x		Reimbursement ongoing, Grant extended
Bodega Bay Trail	179	5	Bodega Bay						Initiating project
Colgan Creek Phase 3 MG***	7	5	Southwest Santa Rosa	x	n/a	x	x		Extension granted to 10/14/21
Crane Creek Regional Trail	6	1	East of Rohnert Park	x	n/a				Drafting docs. Grant extended to 12/6/21
Denman Reach	2	2	North Petaluma	x	n/a				Drafting documents
Falletti Ranch	4	2	Cotati	x	x	x	x		Tracking match
Forever Forestville***	4	5	Downtown Forestville	x	x	x	x		Tracking match
Graton Green	1	5	Downtown Graton	x	x	x			Escrow closed April 5, 2019. Tracking match.
Healdsburg Montage Park	36	4	North Healdsburg						Initiating project
Helen Putnam Regional Park Extension	56	2	Petaluma						Initiating project
Keiser Park Expansion 2	2	4	Windsor						Initiating project
Maxwell Farms	79	1	Northwest of Sonoma	x	n/a				Drafting Documents
Paula Lane Open Space Preserve	11	2	West Petaluma	x	x	x	x		Tracking match
Petaluma River Park	20	2	Petaluma						Kickoff meeting scheduled
River Lane***	1	5	West of Guerneville	x	x	x	x		Finalizing docs; Grant extended to 10/25/24
Roseland Creek Community Park - Phase 1	3	5	Southwest Santa Rosa	x	x				Negotiating CE, Rec Covenant
SMART Pathway – Hearn to Bellevue*	6	5	Southwest Santa Rosa	x	n/a	x			Finalizing documents
SMART Pathway - Payran to Southpoint	14	2	Petaluma	x	n/a				Negotiating CE, Rec Covenant
Southeast Santa Rosa Greenway***	61	1	Southeast Santa Rosa	x		x			Initiating project; extended to 10/25/24
Steamer Landing Park Development (McN)	27**	2	Downtown Petaluma	x	n/a				Initiating project
Taylor Mountain Regional Park & Open Sp	54	3	Southeast Santa Rosa	x					Closed 4/1/20. Tracking match
Tierra de Rosas***	1	5	Southwest Santa Rosa	x	n/a				Drafting documents
Total Acres:	665								

* District approved a 2-year extension

** Restoration/Development Project on previous acquisition.

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

TRANSFER	Acreage (approximate)		Supervisory District	Transaction Type	Project Design	Transfer Agreement	Approvals/Baseline	Escrow	Comments
Saddle Mountain Open Space Preserve	960	1	Transfer						Initiating project
Tierra Vegetables	15	4	Resale		x				Resale
Young-Armos	56	5	Transfer/Sale		x				Initiating project
Total Acres:	1,031								