



**AG + OPEN SPACE**  
SONOMA COUNTY

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

**REGULAR MEETING AGENDA**

**August 24, 2023 | 5:00 pm**

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

**MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON**

The August 24, 2023 Sonoma County Ag + Open Space Advisory Committee meeting will be held in person at Ag + Open Space's office located at 747 Mendocino Avenue, Santa Rosa, CA. The public may also participate virtually through Zoom.

Members of the public can watch or listen to the meeting using one of the two following methods:

1. **Zoom:** Join the Zoom meeting on your computer, tablet or smartphone by clicking:  
<https://sonomacounty.zoom.us/j/98316944769?pwd=MURud1o3TDVRRWStOSEF5Z25MdElzdz09>

If you have the Zoom app or web client, join the meeting using the Password: 778144

**Call-in and listen to the meeting:** Dial 1 669 900 9128 Enter meeting ID: 983 1694 4769

2. **In Person:** Members of the public may attend in person at Ag + Open Space's office at 747 Mendocino Avenue, Santa Rosa, CA in the large conference room.

**PUBLIC COMMENT DURING THE MEETING:** You may email public comment to [Michelle.Nozzari@sonoma-county.org](mailto:Michelle.Nozzari@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 Michelle Nozzari by email to [Michelle.Nozzari@sonoma-county.org](mailto:Michelle.Nozzari@sonoma-county.org) by 12pm Wednesday, August 23, 2023 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 June 22, 2023 Attachment A ACTION ITEM**
4. **Advisory Committee Members Oath of Office**
5. **General Manager's Report**
6. **Subcommittee Report Out**
7. **Projects in Negotiations Attachment B**
8. **Announcements from Advisory Committee Members**
9. **Adjournment**  
Next Scheduled Meeting: September 28, 2023.

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**FUTURE MEETING TOPICS**  
(SUBJECT TO CHANGE)

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9/28/23  
Acquisition Update





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SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

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**UNAPPROVED MINUTES**

**747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401**

**June 22, 2023, | 5:00 pm**

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**MEMBERS PRESENT:**

Jan McFarland	Steven Rabinowitsh	Thembi Borrás	Bill Smith
Jesús Guzmán	Wendy Eliot	Michelle Whitman	John Schribbs
Mark Stapp	Don McEnhill	Curt Nichols	
Josh Proctor			

**MEMBERS ABSENT:**

Kristina Tierney	Kevin McDonnell	Angel Lopez
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**STAFF PRESENT:**

Misti Arias, General Manager; Jennifer Kuszmar, Acquisition Manager; Allison Schichtel, Senior Conservation Planner; Sara Ortiz, Administrative Aide; Michelle Nozzari, Administrative Aide; Luke Bowman, County Counsel.

**Call to Order**

Chair Thembi Borrás called the meeting to order at 5:00 pm.

**Public Comment**

There were no comments.

**Approval of Minutes from May 25, 2023**

Chair Borrás asked for any comments or revisions to the May 22, 2023, minutes. There were two corrections. Kevin McDonnell was moved to absent as he did not attend May 25<sup>th</sup> meeting. In the Announcements from Advisory Committee Members, Steve Rabinowitsh corrected that the State *agreed to sell* the property, not that State sold the property. Chair Borrás took roll call. A vote took place, and all were in favor and the minutes were approved.

**General Manager's Report**

Upcoming Board Items for AG + Open Space

- 7/11: Outings and Education Contracts & Denner Ranches Conservation Easement, Second Amendment to Cinquini & Passarino Contract
- 7/18: Contract with Singing Stream Conservation Consultants
- 8/1: Chanslor Ranch, Environmental Services Contracts, Fitch Mountain OSP – County Slope Easement along Fitch Mtn Rd (Joint with TPW), and Gillis Ranch (Riebli Dairy)
- 8/22: MGP 2022 Round 2 Recommendations

#### Acquisition Update:

- We are taking the Denner Ranches to the Board on July 11. Denner Ranches is a 489-acre property between Forestville and Santa Rosa, California. The Property is adjacent to and in the historic footprint of the Laguna de Santa Rosa (the “Laguna”). The Property has been historically used for agriculture as well as a farm stand, grazing, personal recreation, hunting, and open space (at least 100 years). Restoration of this part of the Laguna is a high priority for local and regional habitat and stormwater management organizations. Conservation of this property will help to achieve state and regional climate goals including protection of critical water resources in a changing climate.
- Mark West Wikiup Preserve (the former golf course) was approved by the FOC at their June meeting. The landowner has conditionally accepted our offer. We are finalizing the documents for closing with Sonoma Water taking fee title at closing with us retaining a Conservation Easement and Recreation Covenant.
- Acquisition Specialists will be bringing several acquisition projects to the FOC in the months ahead. We anticipate the following projects in July, August and September: Gillis Ranch, Armstrong Redwoods – Ayers Addition, LaFranchi Laguna, Spring Hill Ranch, Hood Mountain – Salt Creek Addition, and Lobban.

#### Community Resources Update

- PD article on May 31 about our potential purchase of 378-acre Chanslor Ranch north of Bodega Bay. There was also a PD Editorial on June 11 regarding Chanslor Ranch with messaging about the value of open space and the benefits the community receives as a result of their investment.
- AOS participated in Child in the Wild hosted by Sonoma Land Trust on June 4, 2023.
- AOS sponsored Sonoma RCD Agricultural Heritage Series. Family Farm Day is hosted on June 17, 2023

#### Vegetation Management Update

- 17 of 19 grant agreements were approved by the Board of Supervisors on 6/12/23 and are making their way through the administrative system to have checks prepared for each entity by the end of next week. Two projects are awaiting additional CEQA finding and will be approved by mid-July. By the end of July, the Sonoma County Vegetation Management Grant Program will have funded 65 community-driven wildfire resilience projects throughout the County and invested close to \$11.5M of the PG&E Settlement Funds; all these groups have matched this funding with close to \$2.6M of matching funds.
- Living with Fire: Sonoma County Forest Conservation Conference starts June 23, 2023 at Shone Farm. This event is completely SOLD OUT with a waitlist.
- Ag + Open Space staff is working with Gold Ridge RCD to launch a series of workshops for landowners and resource managers on various topics including wildfire resilience, fuel



management, forest management, watershed protection, carbon sequestration and land conservation as part of National Fish and Wildlife Foundation grant worth \$353,000 matched by PG&E Settlement Funds. Ag + Open Space will work with partners including Occidental Arts and Ecology, Sonoma Ecology Center, Sonoma Land Trust, Sonoma RCD, Fire Safe Sonoma, and others.

#### Stewardship Update

- Staff will be bringing information on the Stewardship Reserve Fund/Endowment to the Board as part of a Stewardship Update in September. Ag + Open Space will be seeking direction to develop an Endowment investment policy and to work towards new legislation that allows for a more diverse set of investment options.

Chair Borrás opened the meeting for questions and comments from Advisory Committee members and members of the public. No members of the public had questions.

Michelle Whitman recused herself from reviewing the 2022 Matching Grant Round 2 Funding Recommendations citing a conflict of interest due to her role as the Director of Community Development Commission (CDC) as they have submitted an application for the Tierra de Rosas project. She left the meeting.

#### 2022 MGP Round 2 Funding Recommendation

Marc Stapp and Steve Rabinowitsh recused themselves from discussion and approval of the recommendations citing their roles with the City of Santa Rosa, who is also an applicant in this round of funding.

Amy Ricard, Community Resources Program Manager, and Pamela Swan, Grant Coordinator presented on the 2022 Matching Grant Program Round 2 funding cycle. Six projects were received requesting over \$8.2 million in funding. Three funding scenarios were presented.

Chair Borrás opened the meeting for questions and comments from Advisory Committee members and members of the public. Advisory Committee members asked questions about the application cycle and funding timeline. Applicant Representatives provided public comment to express support for their projects.

Chair Borrás closed public comment and brought the scenarios back to the Advisory Committee for deliberation. Chair Borrás took roll call, and a quorum was present. Several motions were considered. Vice Chair Eliot introduced a motion to increase the budget proposed in Table 1 (The Ad Hoc/Staff Funding Recommendations for 2022 MGP Round 2). Her proposal was to increase the total amount by \$1 million, adding \$250,000 to Sonoma Schellville Trail with total funding of \$750,000, and adding \$750,000 to Tierra De Rosas to increase the total funding to \$1.55 million. The motion passed with a majority. Member Paul Martin commented that he had concerns about the large sum of funding going for Bounty Farm Project and asked for his concerns to be noted.

#### Subcommittee Report Outs



Acquisition Subcommittee – No updates and has not met.

Agricultural Subcommittee – No updates and has not met.

Endowment Subcommittee – Did not meet, but the committee has met three times this year and supported the Staff proposal. AOS will be going before the board during the Stewardship Update this fall for support and guidance in seeking to create and establish this fund.

Matching Grant REVISION Subcommittee – No updates and has not met.

Matching Grant APPLICATION EVALUATION Subcommittee – The committee met and reviewed the applications. They also moved forward with supporting staff recommendations.

### **Projects in Negotiation**

Misti noted she covered Projects in Negotiation in her managers' report.

### **Announcements**

Member Paul Martin announced that the Sonoma Marin Fair is June 21- June 25. The Dairy Show was Thursday June 22, the Steer show would be June 23, the Dairy Heifer show would be on June 24, and Farmers Day would be on June 25.

### **Adjournment**

Chair Borrás adjourned the meeting at 7:00.

### **Next Meeting: August 24, 2023**

This meeting will be in person with an option for members of the public to join via zoom. The meeting place is: 747 Mendocino Ave, Ste 100, Large Conference Room, Santa Rosa

Respectfully submitted,

Michelle Nozzari

*Advisory Committee Clerk*



	Database Conservation Easement Project Name	Conservation Easement Project Name	Acreage (approx)	Sup. District	Project Phases								Status	Comments
					Project Evaluation	Initiating Project	Due Diligence	Project Structure	CE Negotiations	Appraisal Process	FOC	BOD		
					Step 1	Step 2			Step 3		Step 4			
1	Abril_Ranch	Abril Ranch	1,929	4									On-Hold	Stalled due to federal mineral rights ownership
2	Armstrong_Redwoods_Ayers	Armstrong Redwoods State Natural Reserve - Ayers Addition	320	5									Approvals/Baseline	Anticipated FOC date: 9/7
3	Baumert_Springs	Baumert Springs	372	5									Appraisal Process	Appraisal phase - appraisal under review
4	Bavarian_Lion_Vineyards	Bavarian Lion Vineyards	1,858	4									Initiating Project	Initiating Project
5	Bianchi_Family	Bianchi Family	633	5									Initiating Project	Initiating Project - Naming in process
6	Big_Sulphur_Crk_Krasilsa	Big Sulphur Creek (Krasilsa)	507	4									Initiating Project	Initiating Project
7	Blucher_Crk_Headwaters	Blucher Creek Headwaters	212	5									Initiating Project	Project back to active - initiating project structure
8	Chanslor_Ranch	Chanslor Ranch	378	5								+	Approvals/Baseline	Final Negotiation and Board Prep
9	Crawford_Gulch	Crawford Gulch	92	5									Initiating Project	Project Structure - development
10	Deniz_E_B_Tr	Deniz Ernest & Beverly Trust	217	2									Initiating Project	Project Structure - development
11	Deniz_Family_Farm	Deniz Family Farm	315	2									Initiating Project	Project Structure - development
12	Denner_Ranches	Denner Ranches	489	5									Approvals/Baseline	Baseline process
13	Diamond_W_Ranch	Diamond W Ranch	849	2									Negotiating CE	Project Structure - CE drafting
14	Gillis_Ranch_Preserve	Gillis Ranch Preserve	139	2 & 5									Approvals/Baseline	BOD date: 8/22; Initiating baseline
15	Hood_Mtn_RP_OSP_Salt_Crk	Hood Mountain Regional Park & Open Space Preserve - Salt Creek Addition	989	1									Appraisal Process	Appraisal Review Complete - negotiating process
16	Lafranchi_Laguna	Lafranchi (Laguna)	127	5								+	Approvals/Baseline	Anticipated BOD date: 9/19
17	Limping_Turkey_Ranch	Limping Turkey Ranch	158	2									Initiating Project	Initiating project
18	Lobban_Creekside_Addition	Lobban – Creekside Addition	3	1									Appraisal Process	Working on project structure
19	Lobban_Mark_West_Crk	Lobban – Mark West Creek	266	1									Appraisal Process	Working on project structure
20	Lobban_Miyashiro_Addition	Lobban – Miyashiro Addition	5	1									Appraisal Process	Appraisal phase - appraisal underway
21	Mark_West_Wikiup_Preserve	Mark West Wikiup Preserve	31	4									Appraisal Process	Conditionally accepted offer letter, negotiations to follow
22	McClelland_Dairy	McClelland Dairy	348	2									Negotiating CE	Project Structure - CE drafting
23	McCormick_Ranch_RP	McCormick Ranch - Regional Parks	253	1									Appraisal Process	Appraisal phase
24	Nolan_Creek_1	Nolan Creek 1	317	5									Initiating Project	Part of former Miguel-Tocci project
25	Nolan_Creek_2	Nolan Creek 2	171	5									Initiating Project	Part of former Miguel-Tocci project
26	Nolan_Creek_3	Nolan Creek 3	49	5									Initiating Project	Part of former Miguel-Tocci project
27	Peters_Ranch	Peters Ranch	278	2									Initiating Project	Initiating Project Structure
28	Preston_Farm	Preston Farm	133	4									Negotiating CE	Project Structure
29	Rincon_Hills	Rincon Hills	218	1									Initiating Project	Project Structure - development
30	Rowland_Mack	Rowland Mack	168	1					+				Negotiating CE	Project Structure - development and CE negotiations
31	Russian_Rvr_Habitat_Resto	Russian River Habitat Restoration	63	4									Initiating Project	Initiating project
32	Russian_River_Redwoods	Russian River Redwoods	394	5	+	+							Initiating Project	Initiating project
33	Soda_Springs_Ranch_OSP	Soda Springs Ranch Open Space Preserve	209	4									Escrow/Closing	Initiating closing steps.
34	Spring_Hill_Ranch	Spring Hill Ranch	579	2						+	+		Approvals/Baseline	BOD prep
35	Starrett_Hill	Starrett Hill	319	5									Initiating Project	Project Structure - development
36	South_Sonoma_Mtn_Grove	South Sonoma Mountain - Grove	369	2									Initiating Project	Initiating project
37	South_Sonoma_Mtn_Skyline	South Sonoma Mountain - Skyline	492	2									Initiating Project	Formerly called Triangle G Ranches - AB50; initiating project
38	South_Sonoma_Mtn_Rodgers	South Sonoma Mountain - Rodgers Creek	798	1 & 2									Initiating Project	Formerly called Triangle G Ranches - Legacy; initiating project
39	Witt_Home_Ranch	Witt Home Ranch	395	2									Initiating Project	Initiating project
40	Wolf_Crk_Ranch	Wolf Creek Ranch	1,195	5									Initiating Project	Initiating project
<b>Total Acres</b>			16,637											

+ indicates change in phase since last update (July 2023)

Database Matching Grant Project Name	Matching Grant Project Name	Acreage (approx)	Sup. District	Project Phases										Status	Comments
				Project Evaluation	Initiating Project	Due Diligence	Project Structure	CE Negotiations	Appraisal Process	FOC	BOD	Escrow/ Closing	Implementation + Tracking Match		
				Step 1	Step 2	Step 3	Step 4	Step 5							
A_Place_to_Play	A Place to Play	87	5											Initiating Project	Initiating project
AmeriCorps_Trail	AmeriCorps Trail	12	5											Other	Implementation - CE/RC will be recorded following trail construction.
Badger_Park	Badger Park	20	4											Initiating Project	Site Assessment in process for project documentation
Bayer_Development	Bayer Farm Development ***	6**	3		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Completed Project & Tracking Match	Reimbursement ongoing; Grant extended
Bodega_Bay_Trail	Bodega Bay Trail	178	5											Initiating Project	Site Assessment in process for project documentation
Colgan_Crk_Ph_3	Colgan Creek Phase 3 MG***	7**	3		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Completed Project	Restoration work complete
Colgan_Crk_Ph_4	Colgan Creek Phase 4 MG	4	3											Initiating Project	Accepted into program during 2022 MGP funding cycle
Crane_Crk_Trail	Crane Creek Regional Trail	75	1											Negotiating CE	Negotiating CE, Rec Covenant, Mtg to align around MGA agreement
Denman_Reach	Denman Reach	2	2											Negotiating CE	Negotiating CE
Falletti_Ranch	Falletti Ranch	4	2											Completed Project & Tracking Match	Tracking match
Forever_Forestville	Forever Forestville***	4	5											Completed Project & Tracking Match	Tracking match
Graton_Green	Graton Green	1	5											Completed Project	Completed
Healdsburg_Montage_Park	Healdsburg Montage Park	36	4											Initiating Project	Getting out LOI / MGA
Helen_Putnam_RP_Extension	Helen Putnam Regional Park Extension	56	2											Negotiating CE	LOI under review by landowner
Helen_Putnam_RP_Ph_2	Helen Putnam Regional Park Extension Phase 2	47	2											Negotiating CE	LOI under review by landowner
Keiser_Park_Expansion_2	Keiser Park Expansion 2	2	4											Negotiating CE	Negotiating CE
Maxwell_Farms	Maxwell Farms	79	1											Initiating Project	Drafting Documents
Paula_Lane_OSP	Paula Lane Open Space Preserve	11	2											Completed Project & Tracking Match	Tracking match
Petaluma_River_Park	Petaluma River Park	20	2											Initiating Project	Letter of intent in negotiation
River_Lane	River Lane***	1	5											Escrow/Closing	Moving toward close;complaintant issues; 10/25/24 extension
Roseland_Crk_Ph_1c	Roseland Creek Community Park - Phase 1c	3	3											Negotiating CE	Negotiating CE, Rec Covenant
SMART_Payran_to_Southpoint	SMART Pathway - Payran to Southpoint	14	2											Negotiating CE	Negotiating CE, Rec Covenant
SE_SR_Greenway	Southeast Santa Rosa Greenway***	61	1											Initiating Project	MGA to go out, Appraisal done, Jan close. Mtg w City to align
Steamer_Landing_Development	Steamer Landing Park Development (McNear Peninsula)	27**	2											Initiating Project	Initiating project
Taylor_Mtn_RP_OSP_Cooper	Taylor Mountain Regional Park & Open Space Preserve - Cooper Creek Addition	54	3											Completed Project & Tracking Match	Closed 4/1/20. Tracking match
Tierra_de_Rosas	Tierra de Rosas***	1	3											Initiating Project	Drafting documents
<b>Total Acres</b>		778													

\* District approved a 2-year extension  
 \*\* Restoration/Development Project on previous acquisition.  
 \*\*\* District approved 5-year extension (MGP 2 year, fire 3 year)  
 + indicates change in phase since last update (July 2023)



