



**AG + OPEN SPACE**  
SONOMA COUNTY

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

**REGULAR MEETING AGENDA**

**August 22, 2024 | 5:00 pm**

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

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

The August 22, 2024 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 21, 2024 to ensure arrangements for accommodation.



SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

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**UNAPPROVED MINUTES**

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

June 27, 2024 | 5:00 pm

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**MEMBERS PRESENT:**

Ladi Asgill, Steve Rabinowitsh, Thembi Borrás, Bill Smith, John Shribbs, Mark Stapp, Emily Albert

**Call to Order**

Chair Thembi Borrás called the meeting to order at 5:09 pm.

**Public Comment**

Chair Borrás opened comments on items not listed on the agenda.

Public comment:

- Duane Dewitt

**Correspondence**

No Correspondence.

**Approval of Minutes from May 23, 2024**

**Attachment A ACTION ITEM**

**Committee Action:**

Chair Borrás called for a vote to approve the advisory minutes.

**Aye:** Ladi Asgill, Steve Rabinowitsh, Thembi Borrás, Bill Smith, John Shribbs, Mark Stapp, Emily Albert

**Abstain:** None

Public comment:

None

**General Manager's Report**

Misti Arias, General Manager

Acquisition:

- Closed Mark West Wikiup
- Initiating a new project – Crane Ranch
- Hired an appraiser for three of the South Sonoma Mountain properties - Rodgers Creek North, Rodgers Creek South, and Skyline.

Matching Grant:

- Helen Putnam Expansion project

PROPOSED Minutes



- Keiser Park Expansion 2

Stewardship:

- Easement Monitoring, Easement Permitted Use Requests, Fee land updates.

Public comment:

- Duane Dewitt

**Acquisition Update**                      **INFORMATIONAL**

Jennifer Kuszmar, Acquisition Manager

Public comment:

- Susan Kirks
- Duane Dewitt

**Projects in Negotiations**

Note these maps are updated quarterly. No public comment.

**Announcements from Advisory Committee Members**

- Steve Rabinowitsh
- John Shribbs

**Adjournment**

Chair Borrás adjourned the meeting at 7:00 pm.

Next Scheduled Meeting: August 22, 2024.





## Attachment B

Transfer Project Name	Database Conservation Easement Project Name	Acreage (approx)	Sup. District	Transaction Type	Vital Lands Goals	Project Phases										Comments			
						Project Evaluation	Initiating Project	Due Diligence	Project Structure	CE Negotiations + Transfer Agreement	Appraisal Process	FOC	BOD	Escrow/ Closing					
						Step 1	Step 2			Step 3			Step 4						
Tierra Vegetables		15	4	Resale	Community Identity, Healthy Community, Wildlands												Appraisal RFP process started.		
Chanslor Ranch (Transfer)	Chanslor_Ranch	378	5	Transfer	Healthy Communities, Community Identity, Water, Wildlands												Closed on fee purchase, negotiating transfer and CE.		
Young-Armos		56	5	Transfer/Sale	Healthy Communities, Water												Initiating project		

# Attachment B

Matching Grant Project Name	Acreage (approx)	Sup. District	Project Phases											Status	Comments
			Step 1	Step 2			Step 3			Step 4		Step 5			
			Project Evaluation	Initiating Project	Due Diligence	Project Structure	CE Negotiations	Appraisal Process	FOC	BOD	Escrow / Closing	Implementation + Tracking Match			
A Place to Play	87	5											Initiating Project	Initiating project	
AmeriCorps Trail	12	5											Other	Implementation - CE and Rec Covenant will be recorded following trail construction	
Badger Park	20	4				+							Initiating Project	Letter of Intent and Matching Grant Agreement submitted to City of Healdsburg for review.	
Bayer Farm Development ***	6**	3		N/A	N/A	N/A	N/A	N/A	N/A	N/A			Other	Final improvements and reimbursement ongoing, grant extended	
Bodega Bay Trail	178	5											Initiating Project	Letter of Intent and Matching Grant Agreement drafting pending review	
Colgan Creek Phase 4 MG	4	3											Initiating Project	Project structure launching	
Crane Creek Regional Trail	75	1											Negotiating CE	Negotiating CE and Rec Covenant; meeting to align around Matching Grant Agreement. Regional Parks and AOS met and are working on CE edits.	
Denman Reach	2	2											Negotiating CE	Negotiating CE	
Geyserville Community Plaza	1	4		+									Initiating Project	Initiating project	
Guerneville River Park Phase 2	3	5											Initiating Project	Initiating project	
Healdsburg Montage Park	36	4											Initiating Project	Grantee reviewing Letter of Intent and Matching Grant Agreement.	
Helen Putnam Regional Park Extension	56	2					+						Negotiating CE	Revised Letter of Intent underway; appraisal review	
Helen Putnam Regional Park Extension Phase 2	47	2											Negotiating CE	Letter of Intent, Matching Grant Agreement, and CE initiating	
Keiser Park Expansion 2	2	4								+			Approvals/Baseline	Anticipated Closing Date: 8/13	
Mark West Area Community Park	1	4				+							Negotiating CE	Negotiating CE	
Maxwell Farms	79	1											Negotiating CE	Drafting Documents	
Petaluma Bounty Community Farm	3	2											Initiating Project	Board accepted 8/22/2023	
Petaluma River Park	20	2											Initiating Project	Letter of Intent in negotiation	
River Lane***	1	5											Escrow/Closing	10/25/25 extension, proceeding to closing pending legal direction	
Roseland Creek Community Park - Phase 1c	3	3											Negotiating CE	Negotiating CE, Rec Covenant, Draft EIR Public Notice	
Sonoma Schellville Trail	21	1											Initiating Project	Met with Regional Parks. Working out timelines and meetings with third party funder to progress project.	
Southeast Santa Rosa Greenway***	49	1									+		Escrow/Closing	Closing targeted for Aug / Sept per City pending finalizing documents.	
Steamer Landing Park Development (McNear Peninsula)	27**	2				+							Initiating Project	Initiating project	
Tierra de Rosas Plaza	1	3											Initiating Project	Board accepted 8/22/2023; Groundbreaking Ceremony 5/3	
<b>Total Acres</b>	701														
* 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 (October 2023)															
<b>Out of Program (funding request withdrawn)</b>															
SMART Pathway - Payran to Southpoint	14	2											Out of Program (other)	Funding request withdrawn by SMART 7/10/2023	