

**Small Group Notes:** Transcribed and organized by subject line. When in doubt, item moved to “GENERAL” category.

## **GENERAL**

- Many group members concerned with D Street – Davidon Property – at risk of development
- Also known as: Scott Ranch/Kelly Creek – 58 acres, Red Barn. “Kelly Creek Protection & Preservation Project”
- Red-Legged Frog – endangered species – present on property and along creek
- Group looking to build local partnerships to expand Helen Putnam Regional Park
- Helen Putnam Park, an asset to citizens, is adjacent to Davidon
- Sonoma Land Trust has funds to preserve (\$1 million) – would like to see if District can help protect this land
- Protect trails & hiking opportunities
- Would like to see more partnerships between conservation & recreation
- Preserve urban Growth Boundaries, stop urban sprawl
- Preserve plants and animals, keep environment healthy
- Focus on keeping agricultural infrastructure intact
- Sonoma Mountain -- Property (easement) owner since 2009 appreciates that landowners can steward their own land.
- Petaluma resident concern about status of Lafferty Ranch
- Where is it going?
- Urban greenways and wildlife corridors; impacts of transportation corridors
- Climate change and adaptation; wildlife corridors; ag protection
- Is agriculture getting fair share of District focus and resources?
- Protection of Sonoma Development Center
- Don't want to see runaway urbanization; protection of natural/cultural/ag landscapes close to Sonoma
- Retention of open space within Sonoma and directly adjacent; not losing to housing needs pressure
- Adronico Vallejo Adobe Preservation (see handout) – preservation of historic cultural resource; songbird habitat; riparian zone
- Watershed – for salmonids, stream flows
- Outreach to interest groups not always in sync with District
- [ Specific Private Property ] Leveroni/5th Street West (N.W. corner) property
- Sonoma Development Center wildlife corridor
- Threat – State drive to recoup costs of infrastructure repair/replacement
- Community needs to come together to protect/direct
- Hwy 12 north of Springs area – sprawl northward towards Kenwood
- Groundwater recharge; unchannelize waterways; saltwater intrusion in Sonoma Valley
- Ag practices/strategies to protect natural resources and groundwater
- Winery events
- More resources towards easement enforcement and stewardship; preventing trespass
- Clearer policies on who can access properties and how/when
- Public outreach to clarify when public access is not permitted or not main focus of District acquisitions
- Education and public access to ensure confirmed support for District when up for reauthorization
- Urban and urban fringe agriculture – identify and protect
- Revisit “forever wild” area and evaluate whether brush is encroaching
- Concern – Development in Sonoma Valley
- Stricter planning is needed
- Montini project is a great example

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- Highway 12 no longer scenic
- What will happen to Sonoma Development Center?
- Wildlife habitat loss (e.g., Steelhead)
- View corridor needs to be protected
- Protect habitat, wildlife corridor
- Create corridors for people – bike path from Sonoma to Santa Rosa
- Bike path – Glen Ellen (Madrone Road to Dunbar Road) – Pathways for general public rather than long-distance bikers
- Leave Calabazas as wild as possible
- Sonoma Valley becoming congested
- Conversion of rangeland to vineyards – becoming a monoculture
- Pressure for new housing
- Issue: how can people keep their land
- Want to keep as much open space as possible – wild places and ag
- What is going to happen to the Sonoma Development Center property?
- How can groundwater sustainability planning efforts capture economic value of groundwater?
- At risk for exporting our natural resources – “carpet bagging”
- Salt water intrusion on properties in southern Sonoma County
- Concerned about waterways and their quality
- Concerned about wildlife – agriculture is encroaching on this
- Overconsumption of natural resources
- Will Lafferty be established as a public access park? Currently there’s no public access.
- Sonoma County (Sonoma Mountain) resident concerned about erosion issues
- Partner with county to solve agricultural problems
- Looking for more landowner resources
- Encourage people to be in natural environment (urban & rural)
- Thinks Roseland Park is a good example of multiple-community benefit
- Would like to see more projects like Bayer Neighborhood Park
- New resident appreciates agriculture
- “Agrihood” – Agriculture interspersed in neighborhood
- Does CE lower property tax and property value? Concerned about high property taxes
- Paulin Creek open space is in imminent danger
- Vineyard conversions
- Preservation of nature
- Urban open space – keep development in check
- Access to rec lands
- Access to open space
- Protection of views, RRD zoning (protection of hillsides)
- Protection of ag land from commercial “ag-on-ag” land development
- Getting more access to lands under protection
- Paulin Creek Preserve – sign indicates that it’s protected but it’s not
- S.E. Greenway – conservation efforts, protection of community separators (keep as open space, excluding ag)
- McMurry Ranch on Westside Road
- Vineyards – a potential threat, particularly when event centers are concerned
- Commercialization of ag land that changes the character of the land and also alters views
- Cities: Growing up vs out
- Fountaingrove as an example of the alteration of an original development plan

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- Different types of conservation easements?
- Easement language/terms to ensure protection
- Oak woodlands need protection, and also water
- Riparian corridor, waterways for protection, including for wildlife
- Russian River access (not a threat – a desire!).
- Connections between communities to areas for hiking, biking, etc in urban areas and countywide as alternatives to roads with traffic
- Open space with opportunities for connecting pathways
- Building of trails for hiking & biking on District-protected lands
- More public access will ensure more education and more value to the land (connecting areas – see Howard Moes as a good example – he was a volunteer steward for LandPaths & OSD)
- Wilderness preserves with no human access for benefit of non-human species
- Open space access in So. County
- Long-distance viewsheds – hillsides without development, redwoods, e.g., Petaluma Hill Road
- Views from Hwy 101
- Agricultural valleys – (differentiate) – e.g, protect oak woods in valleys to maintain existing highly visible viewsheds
- Threat: vineyards to water sources, groundwater basins, forests
- Youth education – iNaturalist as a resource
- 1-a) Establish goals for increasing carbon
- Need to improve Paulin Creek access
- Get rid of poison oak at Paulin
- OSD should follow up with City of Santa Rosa on Paulin Creek for access and maintenance
- Managing grazing lands
- 1-b) Rotational grazing; encouraging perennial grasses and trees
- Consider more \$\$ for maintenance and stewardship and access rather than acquisition
- Preserve our rural sense of place
- No event centers
- Easements for riparian and flood plains protection; corridors are too narrow.
- Honor Paulin Creek Preserve as a preserve
- Have OSD advocate for Paulin
- Paulin Creek is a wetland; importance of wetland and native oaks
- OSD should be calling importance of Paulin to Board of Supervisors
- Trail plans multi-use be the default
- Wildlife corridors – maintain diversity; some areas just for wildlife and productivity of wildlife corridors
- Water trails: Russian River, Gualala, Petaluma, Sonoma Creek
- Connectivity – OSD evaluate holdings. Facilitate user-friendly active transportation
- Do not develop Sonoma Coast
- Threat – sale of Paulin Creek
- Threat – cannabis industry/water use
- Keep more land available for crops
- Would like to see trails with agriculture
- Agricultural diversity – encouraging!
- More work in Skaggs Springs/Gualala River area
- Atascadero Creek – protect area
- Some concerned with potential development on English Hill, La Cresta Ridge
- Currently provides a connection from downtown to Helen Putnam

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- The swath of land provides a wildlife corridor, recreation, natural areas
- Group wants smart infill development that is transit-oriented/access-oriented
- Preserving greenbelts, buffers around cities, community character, wildlife habitat
- Form partnerships with schools to foster future stewards
- Outings on District-protected land
- Help at-risk student connect with parks
- Connect outdoor spaces with urban centers
- Programs/Electives in secondary schools
- Partner with S.T.R.A.W., B-RAD Foundation
- Trailhead for HPRP @ D Street & Windsor
- Lafferty – reopen for public access (Sonoma Mountain)
- Try to replicate N.Y. conservation tax credit for ag landowners
- Make people more aware of conservation easement program
- Reworking of initial public access funding – provide more funding to parks for O&M
- More District-protected land in south county
- Vital Lands = Vital Communities
- Value ability to park and camp
- Less expensive camping
- Looking for hike/bike opportunities
- More backcountry camping
- Within urban development, find and protect wild areas before they are developed
- Target properties that are connected for trails and wildlife.
- More access to open space for multi-use
- BARPTC-like connect
- Shortage of access for recreation to open-space lands
- Imbalance of supply and demand as root cause of user issues and threats – e.g., conflicts, volunteer trails
- Same as above
- Envis #1
- Recreation – riding mountain bikes – open space views
- Happy with number of protected so far
- Balance is important
- Want to continue balance with consideration for housing
- Wine, scenic beauty, weather [??]
- Open space, hiking
- Impacts to neighborhoods from open public spaces – number of people
- Loves wild Sonoma County natural diversity
- Loves closeness of Regional Parks to Tierra Veg.
- Scenic beauty, rec, ag, biodiversity
- Connection to preservation by rec
- Carbon farming via ag preservation
- Active ag production and management
- Habitat rest and preservation – lots of open spaces are degraded
- Habitat enhancement education opportunities
- South County access
- Organic farming – food security
- Regenerative ag – local consumption

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- Coastal trails & connectivity
- Public access to see why protection is important
- Recreation – multi-use
- Urban greenways connecting existing and connecting urban to other parks and protected lands
- Riparian enhancement – concerned about existing infrastructure in riparian zones
- Buffers and need for protection of water
- Coastal prairie
- Aquifer recharge
- Coastal trails for hiking and riding bikes
- Oak woodland important to SOD
- Protecting soil from erosion and scenic hillsides
- Vineyard expansion – threats to oak woodlands and other agriculture
- Value of mixed farming, ag diversity within an area
- Agricultural sustainability
- Urban sprawl and exurban sprawl threatens open space
- Connectivity locally
- Water availability and protection
- Funding for Regional Parks’ Parks Measure
- Bureaucratic challenges for correcting inappropriate land management
- Damage to sensitive habitats because of a lack of response by District on fee land
- Matching Grant Program support MGP with natural elements
- Reauthorization – messaging
- Good logo for initiative – messaging connections with partners (LandPaths, Regional Parks, etc.)
- Bring all partners together under one identity for messaging
- Rec also important
- Lack of access could affect future vote on tax
- Value of open space – it’s why we live here
- Beauty, connectivity, multi-use
- Likes open space within community urban area
- Paulin Creek – likes its proximity to open space
- Ditto on preserving urban open space
- Community separators
- Preserving scenic vistas (seeing from city to O/S like Taylor Mountain)
- Education is important – People need to know how the money can be spent per Measure F Expenditure Plan
- District [?] can’t develop beyond a certain point
- Echoes comment on vistas that can be seen from town
- Echoes wants access – wants to be involved in who SCAPOSD transfers property to, e.g., Jenner – would be safer with more access
- There are people willing to see how it all works (others manage their lands and how the CE is crafted)
- Rec should be negotiated as part of an easement over a certain number of acres
- Echo limited access leads to user conflicts and other issues
- Pockets of open space that aren’t linked so folks have to drive – wants to see links, get people out of their cars
- Win/win to partner with JC for volunteers
- Supplement staff
- Southeast Greenway
- Sonoma Development Center

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- Wetlands between Willowside and Piner (for sale)
- SCWA parcel "N" – 26 acres near Paulin Creek
- On 12 near Melita on the right (heading to Sonoma) – southeast – link to Annadel
- Highway 12 Sonoma Valley bike trail
- Eliminate fences and barriers between properties to allow kids access
- Provide more background on what the District has done in south county.
- Agency partnerships with wildlife corridors
- Lafferty Ranch – Progress and protection concerns
- Ag priority
- Integrate ag and open space – traffic concerns
- Dairy belt – community separators
- Development of D Street and Windsor and Victoria subdivision, extend Helen Putnam Park
- Bike trail from Sebastopol to Petaluma – Rails to Trails SoCo Regional Parks project
- Less monoculture
- Preservation of redwood trees
- Funding – raise more – acquisitions
- Wildlife corridors
- Use ag and conservation easement – term "easement" is confusing
- More community separators – ongoing loss of community separators
- Ranches are open space
- Open Space District to help young farmers
- Affirmative ag easements – need more
- Affirmative requirements related to wildlife habitat & corridors
- Differentiating intoxicate grows vs. food
- Food priorities
- Heritage foods
- Mutual benefits of ag and wildlife
- Corona Reach – North Petaluma River – groundwater recharge
- Protect Liberty Valley – Marin watershed
- Protect Laguna de Santa Rosa headwaters
- Protect Sonoma Developmental Center – wildlife corridor, watershed
- Protect San Pablo Bay and Bay lands – reclaim/convert ag land into marsh
- Arnold Scott Ranch – D Street, Davidon
- Need to preserve open space in West Petaluma Hills, La Cresta property near Hayes Lane [?], including the wildlife corridor there (habitat for diverse mammals, birds, and red-legged frog), and also near water tank
- Need areas that are less developed, with less traffic, for bicycling
- Threat: overuse of wineries (e.g., events)
- Engagement [?]
- Petaluma River – need more trails and public access
- Limit development, keep more open space – especially hillsides around Petaluma and south to maintain views
- Need a well-conceived process for transfer of fee lands. The current process is too slow and there are issues with master plans and the timing of O&M funds.
- Equestrian community – Proper land use, coexistence with other forms of rec, train maintenance issues (process is too slow), land adjacent to Helen Putnam Park
- Kelly Creek area
- Housing crisis – 951 [Petaluma?] Blvd South

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- Need for balancing open space and housing needs
- Increasing population is threat
- Need more lands where people can camp overnight, especially for youth (e.g., for Scouts). Need to engage youth more since they are the future.
- Threat: Proposed housing along the Petaluma River, an asphalt plant, and other development in this area.
- Lafferty Ranch – desire for public access. Political will is needed to open it.
- Promote connectivity of lands for public access (can attract tourists and generate revenue)
- West Petaluma Hills – important wildlife corridor, connects to other key habitat areas. Cited: Paula Lane – American badger.
- The portfolio of protected lands is unbalanced in south county – there’s a lack of accessible parks. Areas cited for protection: Ridgetop and west side of Sonoma Mountain, Petaluma River Corona Reach floodplain, valley oaks, grasslands
- North end of Petaluma Marsh – Dutra asphalt plant property (south side of river, east of 101)
- Riparian corridors
- Focus should be on balancing public access with wildlife areas (protected habitat)
- Threat to corridors: fencing
- North section of Petaluma River – agricultural area needs protection
- Taylor Mountain cited as a successful model
- Distribution of funds: District 2 needs to see more benefits in proportion to funds collected
- Lack of access for rec in north county
- Mark West: People are looking forward to it being opened to the public
- Contract issues: First right of refusal for purchasing; first right to develop trail system.
- Rails to Trails: Needs District involvement
- Open space/parks like Forestville Park – urban open space
- Balance between open space and affordable housing
- Concern: noise in rural areas
- Allow urban infill to continue protecting open space out of town
- Idea: Skate park in Forestville
- Open space accessible by foot or bike
- Regional trails connecting open spaces
- Guidelines for developers
- \$\$ towards access – Rec tours
- Plan long-range -- % of county goal
- Children – education and access in underserved areas
- Community separators – enhanced quality of life and quality of community – Windsor – Healdsburg
- Renewal of urban limit lands
- Coast may not have same kind of threat as in other areas of county
- Old-growth redwoods – remnant 2nd growth very different type of habitat
- Community identity in the separators
- Education
- Wildlife corridors
- Concern about Windsor growth
- Separation of Healdsburg & Windsor
- Bodega Hwy outside of Bodega
- Salmon Creek area
- Ag properties (rangeland)

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- Increased access to existing protected lands
- Saddle Mountain (permit program)
- Carrington
- Santa Rosa/Rohnert Park separator – types of cover, trees, etc.
- Redwood growth & enhancement
- Expansion of Foothill Regional Park
- Tierra example – highlight as it's visible to the community
- Small farms in separators!
- Ag presence – Keep ag community involved
- Outreach to particular landowners
- Lake Sonoma Watershed
- Waterways, Dray Creek, protect, ease burdens on landowners
- Outreach – parcelization
- Threats to watersheds, groundwater, drinking, ag & res
- Ease burdens on taxpayers on unusable parcels, i.e., Dry Creek Restoration project
- Habitat connectivity/increase underpasses
- Farmers need dexterity and flexibility to manage property – harder to farm. Restrictions more \$\$.
- Replants exempt from further restrictions
- Open/access to more land. Can regulate.
- Who to transfer land to?
- More access to land/trail system – create more connections
- Keep it up – keep tax.
- Be more intentional re acquisition targets – be proactive
- Dry Creek Valley – lots of ACC – find them and go after, especially outside of GB and community separators
- Analysis of conservation [?] efforts as they relate to home prices
- Tell story of how density can protect landscapes
- Ag property w/o development potential still has ag conservation value.
- Look into valuation options
- Ag easement restrictions to protect wildlife and habitat
- Concerned about wildlife damage control
- Trails must be planned to avoid wildlife disruption -- can be species specific.
- Ag preservation – limit residential development
- Listed streams and watersheds focus on critical water conservation – Affirmative H2O
- Even fee acquisition for recharge or reservoirs
- Improving watershed health will put regulation in the back of issue.
- Resiliency to climate change
- Carbon sequestration – trees/restoration
- Incentives for best land management
- Long-range land management and conservation planning
- Ag easements can encourage innovation in resource preservation – learn from landowners and managers.
- More outreach for rec trail connections
- Make sure willing landowners are supportive of conservation intent – walk away from project if landowner pushes for too much allowance relative to District intent.
- How much do we know about wildlife corridors?
- How do we balance wildlife corridors and agricultural lands? Are agricultural lands an impediment to wildlife corridors?

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- How do we utilize conservation easements to negotiate the terms to protect broad conservation goals; ag lands and wildlife simultaneously?
- Identify and clarify programs that work to protect and monitor wildlife
- How does the District prioritize management of invasive species on fee lands and easements? Concerned about pampas grass, scotch broom, ludwigia
- Watershed protection should be a high priority: connectivity of uplands to lower marshlands
- Is the District involved in protecting river access?
- Protection of watersheds is intact and in balance with public access
- Continued expansion of vineyards, mono-crops is a concern:
- Vineyard encroachment in sensitive areas
- Waterway setbacks
- Water usage for frost protection
- Channelization of rivers, creeks
- Riparian easements used to protect and restore natural meanders, flood protection
- More public outings, public-led hikes: Making the connection to where taxpayer dollars are going
- More access to coastal areas near Coleman Valley Road/adjacent
- Utilizing more signage to denote/advertise protected spaces
- Make conservation easements more “bulletproof”, harder to overturn
- Increase capacity to monitor District-protected lands
- Support agricultural-grazing practices that better sustain rangeland. Concerns: Compaction, overgrazing, watershed value.
- Quantify conservation values in relation to development pressure

## **INTERESTS**

- Education of how to be an open space participant
- Should require Ag lands to be organic  
Continuity of work – forever!
- Community separators – surround each city with greenbelt
- Ag lands near cities
- Review & refresh greenbelt priorities
- Concern about restrictions on timber harvesting
- Likes diversity of lands
- Value community separators (concern over loss of separators)
- Protect stem of R.R. needs to find ways for flood protection, especially Middle Reach Wohler to Healdsburg
- Maybe landowners could be compensated for protecting riparian corridors along R.R.
- Concern about profitability of agriculture
- Habitat and watershed connectivity – wider corridors
- Open space/ecodiversity
- Stemming tide of vineyards
- Groundwater protection
- Friends of Atascadero Wetlands
- Recognize importance of wetlands in SoCo
- Natural resource protection
- Not as interested in public access

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- Pitkin Marsh
- Endangered plants not protected
- Diverse ag, small farm, local foods, beauty
- Balance of lands we have
- Balance of lands that support lands
- Hiking, biking
- Ag and environment
- Coast
- People and natural resources
- Water quality
- So. Envir. Education Collaborative – reach out to other organizations – this presentation – advertise next meetings
- Add contiguous land for parks
- Add contiguous land for wildlife habitat
- Providing space for waterways to expand as more water comes in (e.g., rainy winters) and for flood protection
- Explore whether species are back after drought – vernal pools, special habitats
- Agricultural land
- Two Rock Valley & southwest county
- Forest, especially redwoods
- Entrance to county from Marin
- Greenbelts in south county – golf courses don't count
- Connect Lafferty and Jack London State Park
- Areas for groundwater recharge
- Multiple benefits – ag + recharge + trails
- Riparian corridors – multiple benefits
- Denman Flats
- Petaluma River watershed
- River to 101 south
- Denman Flats to west (Pepper)
- East of 101 (Friedmans and north)
- Willowbrook and Lichau – streams and habitat
- KOA (“headwaters” of Petaluma River)

## **STRATEGIES / SOLUTIONS**

- Encourage diverse ag
- Affirmative food production
- Open up ag easements to young farmers (leases)
- Strauss Milk
- Facilitate communication
- Curtailing suburban sprawl – protect separators
- Develop in urban centers – walkability to reduce pressure at edge
- Safer bike paths
- Infill development – before developing at edge
- Partnerships – neighborhood groups together with public & private orgs
- Second downtown on east side of Petaluma

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- Build on existing parks and protected lands
- Reduce fees for parking at parks
- Having a buffer for climate change around coast
- Connectivity along coast – i.e., coastal trail
- Protecting ridgelines & views
- Can own but not build beyond X point
- Example: Marin County
- Should county adopt policy to protect ridgelines?
- Ag & Open Space Involvement in GP updates Open Space and Land Use Elements
- Understanding ag & open space's role and participation
- Language – the right language – [ag & open space] advocating for this (or working with partners to do so)
- Coordinating in cross-county and regional opportunities
- More parking at parks
- More uses at parks – especially mountain bikes
- Outreach in Spanish
- Urban & separators nears Rohnert Park and Petaluma
- Lands that provide multi-benefits – Geo lands and proximity to how people use those lands
- Focus on animals, plants and birds in prime areas for breeding, etc. Conservation for species.
- Park turned over are not well maintained
- Floods, etc. – trail maintenance
- Urban open spaces
- Trail system around a town – hiking/riding to offer public a bridge to natural world
- Urban separators and ability for families to use land for agriculture. Land prices are so high for ag.
- Opportunities for students – research and participation
- Greenbelt spaces
- Preserve D Street land adjacent to Helen Putnam – Davidon parcel.
- Protect ranch lands – maintain program to support descendants and current ranch owners
- In UK, system of public footpaths that are preserved in perpetuity – trail system. Connection of trails.
- Education of helping people to respect open space and wildlife
- Easements for narrow strips of land to connect areas of use
- Utilizing youth/education
- More specific about use of rec areas – e.g., mountain biking/pets
- Hut-to-hut vision
- Create a sense of “buy-in” with the public so they feel an ownership
- Limited access such as LandPaths does
- A manageable conservation plan before the land is transferred
- Rangers/authority figure
- Cross-county work – making sure to work with other organizations with same goals
- Community outreach
- Informing public before misinformation
- Educating
- Getting message out and building support
- Working with partners and building a bigger tent to do work
- Law
- Education
- Health

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- Arts
- Tourism
- Small properties -- connect to be able to qualify for easement
- Wildlife overpasses, particularly east/west
- Focus on longer distance trails
- Protection on slopes & hillsides
- Higher density in city
- Enforcement of city ordinance on restricted development
- Watershed protection – salmon protection
- Green Valley & Dry Creek
- Salmon spawning areas
- Manage streams
- Mountain lion population increasing
- Proponent of easements over private land (Bxx for \$\$)
- Keeping lands in ag production and on tax rolls
- Land continues to fuel economy
- Some rec agencies approach ag leasing differently – state parks, no ag; regional parks, may keep ag
- Protection of natural resources
- Wild lands threats – tourism and wine industry (conversion of wildlands)
- Grazing is more compatible with natural resources
- Green Valley Cr. – long-term investments in natural resources
- Ag buyer – fast-track process so ag buyer can compete with estate home buyer.
- Maybe work with ag buyer who is already in contract
- Wetlands properties, even when small and isolated, have high conservation value.
- Recreation – multi-use bicycle
- Focus on connecting properties
- More trails
- Rec on private land – easements for rec
- Urban access
- Educating youth about rec conservation
- Food security – diversified
- Education about local ag
- District lacking ag specialist with ag background and range specialist
- Multi-benefit – conservation focus is not necessarily exclusive.
- Public access is important on privately conserved lands.
- Ag easement does not guarantee ag use – Affirmative Covenant
- Urban edge/Ag projects – Affirmative
- Transportation-centered growth and connections to open space
- Integrated public transit
- Public education about groundwater use/overuse – District help prevent overuse
- Promote dry farming
- Not just the land, but the groundwater beneath it
- District have conversations w/ winegrower groups about groundwater solutions, wildlife corridors
- Make assistance w/ natural resource issues (e.g., responsible water-use practices) part of CEs
- Share info about groundwater (e.g., where aquifers are located) w/ community as new data becomes available

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## **LANDS TO PROTECT – GENERAL**

- Properties for educational opportunities
- Both large & small parcels
- Funds for programs on these properties
- City of Sonoma owns hillsides with Sonoma Overlook Trail (admin. By Sonoma Ecology Ctr)
- Opportunity for connection
- CE needed
- Sonoma Development Center not in county parks system -- + natural resources, greenbelt – multi-benefits. Time & many partnerships.
- Access to areas safe to hike solo; not too remote; within cell phone service
- Keep some properties without dog access if appropriate
- Push to create high-density infill/sprawl
- More (controlled) mountain bike access (impacts currently concentrated at Annadel)
- Lake Fern – link between lakes on SDC
- Obtrusive development – dark sky ord. Flood lights.
- Lose character
- Protect dark skies; hilltops
- Champlain Ranch across from rail station – Petaluma
- Gateway between Sonoma & Petaluma
- Industrial development in area
- Donnell (held by 3 children)
- Backdrop to Sonoma Valley from south
- Eastern ridge – ridgetops
- South/southeast ridge ends at Old Cherry Ridge
- Westerbeke – Should be District fee property
- Van Hoosear wildlife preserve
- Greenway a priority along SMART line
- Wetlands along edge of bay
- Sea level rise and flood protection
- Protection and restoration
- Northwest corner of county (e.g., plantation) – deter intensification of use
- Mountaintops, waterways, protecting diversity
- SDC property – groundwater recharge opportunity and wildlife corridor, great riparian habitat that is especially important to protect
- Wild areas
- Study overlooked habitats (e.g., chaparral)
- Maintaining different habitat types
- Escaped exotic plants (e.g., bamboo in Sonoma Creek, Arundo donax, blackberry)
- Hilltops, especially Sonoma Mountain – very visible from the valley
- Existing wetlands and restorable wetlands, vernal pools
- Opportunities for hiking with dogs (responsible, on-leash)
- Land above Boyes Hot Springs between Agua Caliente Rd & Siesta Way
- Large, undeveloped parcels being developed

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- Can't currently walk to wild land from Boyes Hot Springs
- Prime valley oak lands in cities
- Small patches but are important habitat. Can we find a way to protect them?
- Vineyards encroach on valley oaks.
- Floodplain of Sonoma Creek (Leveroni area and others nearby, and between city and Hwy 121)
- Riparian easements – new opportunities for protection?
- Flood easements – pay ag landowners to flood properties and replenish groundwater
- Buy development potential (create an easement) in existing community separators
- Corner of Leveroni and 5th Street West and Napa Road and 8th Street East
- 8th Street East – neighbor of Sonoma Garden Park
- Hanna Boys Center lands
- Land near Dunbar School
- Julie & Tom Atwood property between Dunbar Rd and Hwy 12
- Natural landscapes to restore native habitats (e.g., streams, reintroduction of wolves in Yellowstone)
- Water sources – all tributaries to Russian River; headwaters for fish, recharge and human water
- Flood plains – esp Laguna de Santa Rosa [?]
- Groundwater basins for recharge
- Areas for flood storage
- Parcel J in Santa Rosa (Paulin Creek)
- Areas close to and between urban areas (providing access to these areas)
- Acquisition of land within cities for multiple purposes – e.g., Greenway in SR
- Land within cities that provide open space for wildlife, too
- Land for endangered species, CTS, meadowfoam – without public access
- Transfer to Regional Parks rather than to State Parks because of management – lack of staff, funds, local control, intensive use of Annadel
- Identify partners that are sustainable
- Use funds to help Regional Parks O&M parks to maintain quality
- Protect open space lands not open to the public yet – for more eyes on the land; don't close off to the public
- Grasslands as habitat for threatened species
- Protect wildlife on CE lands from potentially incompatible uses. Survey for spp.
- Lands vulnerable to vineyard development near other protected lands so as to maintain connectivity
- Protect land from fire hazard especially at urban edge/neighbors
- Connectivity for non-vehicular traffic; finish trail connections
- Animal corridors
- Ag
- Farms
- All, vineyards
- Sonoma Overlook Trail by easement (City of Sonoma backdrop)
- Sonoma Development Center
- Wildlands
- Developed
- Greenbelt
- That SDC stays in public hands
- Make sure that it actually moves forward
- These types of projects (e.g., SDC) can take too long to complete

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- Institutional memory – Institutional memory can be lost when projects take a long time - from change in staff, changes in elected officials, etc.
- Connectivity
- Between protected lands, trails
- For people and wildlife
- Prioritizing trails (for people & wildlife)
- Bay Trail, Ridge Trail, Vine Trail (Napa)
- Opportunities to protect lands that are now becoming available – seizing these opportunities
- Hood Mtn & Sugar Loaf
- Annadel & Jack London
- Protecting scenic viewsheds around Santa Rosa, including mountains around SR
- Coastal lands, including ag
- Wetland protection + biodiversity
- Coastal protection
- Connectivity of trails
- Multi-use access
- District should promote ag preservation and the ecosystem services it provides
- Preserving beauty of coast
- Diverse ecosystems
- Focus on working lands that provide ecosystem services and promote this value to the general public (e.g., carbon sequestration)
- Wetlands, preservation of headwaters to our streams
- People making regulations don't understand ag
- Need for adequate food production
- Young-Amos property – incubator farm is an important opportunity
- Public doesn't understand farming – pay more attention to what farmers are saying and what they need
- Need closer conversation between SCAPOSD and farmers to learn how we can help each other and work together.
- Use forums/meetings to learn what ag can offer
- Adjacent lands
- Education programs to teach kids the importance of ag
- Term “preservation” vs “conservation”
- Need to manage resources, not lock them up
- Management through logging
- Rangelands and forestlands – working landscapes
- Coastal prairies
- Riparian areas
- Oak woodland habitats
- Vernal pools
- Restrict sale of invasive species at plant nurseries, eradicate from lands
- Ridgetops
- Methods to protect lands other than development rights – e.g., payment for ecosystem services
- Wants to see more reservoirs (water collection). Private reservoirs (ponds, etc.). Resources for landowners.
- Vital waters – more efforts by District staff to provide landowner resources
- Keep the soul in Sonoma County
- Needs robust technical resource database (e.g., agencies responsible)
- Appreciates network for farmers that supports small farms

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- Rainwater catchment good!
- Broad diversity is the most important land to protect.
- Likes stacking functions on open space lands (e.g., composting operations).
- Maximizing use of land through multiple functions
- The District is “siloeed” – does it interact/communicate with other partner agencies?
- Re Vital Lands Initiative – What is vitality of the land?
- Shared vision in Sonoma County among agencies/areas (roads, water, etc.)
- District should take on leadership role
- Water scarcity is a very important issue
- Encourages District to have a more robust intern program to educate youth
- Connect communities to open space, walk or bike to parks from cities
- Riparian corridors to watershed complex
- Build systems of protection – landscape-scale protection
- Opportunities to widen floodplains – groundwater recharge
- Working in upper watershed
- Access to local food
- Diverse – coastal, inland, mountains, forest
- Community separators
- Whatever can get
- Viewsheds – Ridges & mountains, slopes
- Dairy belt
- Priorities for scenic
  - Diversity – River, redwoods, rolling hills
  - Ridgetops in Alexander Valley – Dry Creek
  - Wildlife corridors, Riddell property
  - Multi-benefit projects, connected network
  - Matching Grant touching residents
  - Ways for landowners to cooperate to get larger easements, especially along riparian corridors or for trails
  - Education of living in rural setting
- Trenton Road near Mirabel floodplain – this area needs protection
- End of Mill Station Road – Atascadero wetlands there are important to protect for the future
- Base of Black Mountain (where there are signs of cannabis grow) – important natural-resource area, also a fire-safety issue
- Of importance: public access, Laguna de Santa Rosa wetlands including restoration of them; also Ragle Park wetlands
- Scenic points, hiking access, cycling, public access for recreation
- Multiple access points (e.g., Willow Creek addition can be accessed from multiple points)
- Grove of Old Trees – there’s a group trying to protect this area by acquiring adjacent properties. Herndron Ranch, a 419-acre property connecting to Willow Creek, was cited.
- Riparian areas – wildlife needs natural, undeveloped area
- Ag and vineyard buffers – increase the size of existing ones
- Maintain distinct, small communities (small-town character/heritage)
- Project large areas for connectivity
- Concern: Use of water for agriculture – e.g., vineyards and their use of water – any special permits they have to use water for irrigation
- Threat: Cannabis grows on large tracts of land where there’s no monitoring
- Development issues – Use of State, Federal and local laws to contain overdevelopment

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- Threat: fire – too much undergrowth, need for controlled burns, better stewardship, more funding for protection, improved management such as use of livestock to help manage vegetation
- Forever Forestville – example of a community-based project (funding sources for these)
- Wild spaces
- Green spaces – paths/trails to access them easily (e.g., Atascadero wetlands)
- Multi-use recreational areas
- Redwoods – protect both large and small tracts
- Uniqueness of redwoods (Northern CA and Oregon) and their value (carbon capture, wildlife habitat, etc.)
- Coastal – try to protect large areas that connect to existing protected lands
- The Cedars as a potential acquisition (question of BLM lands – Fed vs. local control/management)
- San Pablo Bay area
- Community separators – are they forever?
- Allocation of funds for land management
- Mountain bike access near Forestville (El Molino HS)
- Ridge and riparian trails connections between parks
- OK with minimal development on rec properties
- Wohler Br. To Healdsburg Br. To Steelhead Beach Trail (coordinate with Water Agency) Russian River access/trail
- Maintain & protect from damage and impacts, insure safety
- Partnership with private mitigation
- Lands for access
- Laguna access
- Diversity is important
- Vernal pools
- Properties that encompass multiple ecosystems
- Oak Park (Baird and Badger Road). The EIR glossed over existence of vernal pools property for sales 14 acres.
- Development pressure and zoning
- Ag lands under threat. Endangered Species Act. Under threat from new regulations.
- Invasive species outcompeting native species
- Protect undisturbed lands
- Balancing grazing with invasive species
- Greenbelt separators (Santa Rosa to Rohnert Park). Concern about encroachment into greenbelts.
- Economic pressures on land use (housing, cannabis zoning)
- Climate change
- Ground water recharge areas
- Lack of adequate flood protection
- Tax payers' perception of access to land (make clear intention of the use of the land. If no public access, explain why.)
- District should make public aware of the purpose of various properties
- Embrace concept of fire defense zones
- How can County do a better job of making sure easements are in place and enforced
- Important de facto parks (Fitch Mountain, Paulin Creek, etc.)
- Public is unaware of status of parks/public access on District/County/City properties
- Important inter-agency communication
- Wildlife corridors
- Damage from livestock -- grazing must be managed properly
- Rare and endangered plants and animals; problem with wild boars
- Education important

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- Decommission erosive fire roads
- Likes creek signage advertising importance of watersheds
- Rails to Trails network important
- Connecting greenbelts for bicycling
- Southeast Greenway future development
- Trails around perimeter of ag lands off road along fence lines
- More places where dogs are allowed
- Coastal trail
- Connect Salt Point and S. Water Cove
- West County Trail to Steelhead Beach
- Forestville to S.R. and Coast Trail
- Trails along roads but separated
- Proper design of trails
- Historical significance
- Ocean sanctuaries
- Balance between protection and accessibility
- Protect at-risk ag lands – true ag lands
- Props that could be developed/remain protected agriculture
- Also important to protect: Predators, salmon, redwoods, migratory birds
- Oak pastureland west of Fulton Rd
- Areas that contain vernal pools
- Area off of Llano Road
- Oak woodlands near urban area
- Ag other than vineyards (e.g., loss of apple orchards)
- Property adjacent to Hood Mountain along Pythian Rd and former juvenile center
- Wildlife corridors
- “Common” wildlife so that it doesn’t start to become rare
- Groundwater recharge, wetlands
- Safe connections between parks (e.g., Forestville Park and Youth Park)
- Safe bike lanes/routes
- Regional travel trails between communities
- Bus tours between wineries
- Opportunities for tourism industry to help support open space
- Tourists, residents, and local businesses could “adopt” a trail
- Steward and protect land
- Program like this in Laguna, Russian River
- Events like closing a road 1 day/year to cars to allow safe biking/walking around county and between open spaces
- Educate visitors about protecting lands in Sonoma County
- Historical lands (e.g., Carrillo Adobe)
- Protect natural beauty, habitat, native plants, biodiversity
- Connect open spaces (between parks, for bike riding and variety of activities)
- Multi-use trails – equestrian
- Diverse landscape
- Multiple benefits on each project
- Visual landscapes
- Bay Area Ridge Trail – fill in the gaps, create connections

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- Wildlife corridors
- Undeveloped 'flat' land for food and groundwater
- Coast – scenic, rec use
- Outreach to general public
- Intact native habitat – valley oaks, remnant populations, smaller areas

## **LANDS TO PROTECT – SPECIFIC**

- Trail connectivity (e.g., between Healdsburg Ridge to Fitch Mtn)
- The Cedars near Russian River
- Petaluma – Davidon parcel
- Sonoma Mountain – west and south sides
- Between Helen Putnam and Terra Firma – easements?
- Connect T.F. to Mt. Burdell
- Saddle Mountain without access
- Galvin Ranch
- Needs to be protected
- Willing landowners
- On Sonoma Mountain
- Andronico Vallejo in Sonoma
- Carriger Estate in Sonoma -- historical resource
- Lafferty Ranch
- Coastal access
- Well-loved properties/places: Glenn Oaks, Montini, SDC, Sonoma Valley Reg Park, Tolay, Laguna, North Coast/Redwoods, Bartholomew Park (Castle Park)
- Bike trail along coast
- More bike trails
- Work with adjacent counties
- Sonoma Mountain – visible from East Washington/town (Lafferty)
- Connectivity between communities & open space for people
- Wildlife corridors
- Forest lands – studies showing sick forest contribute to greenhouse gases
- Sonoma Mountain – view of mountain from town and of town from mountain (access)
- Public access (esp. Lafferty)
- Landscapes
- Davidon Scott Ranch – add to Helen Putnam Park or other public space for access
- Headwaters (Adobe Creek) to Kelly Creek
- Access to wildlands/geographic diversity + rare & generally
- Hoping to connect Oak Park, Rincon Valley. May have endangered plants on property.
- Focus on parks
- Focus on ag preservation
- Concern about greenbelts. Would love to see interconnected greenbelts.
- Appreciate outdoor activity (mountain biking, etc.)
- Problem with pastures being parks
- Diversity of landscape appreciation. Important to maintain diversity.

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- Likes Prince Memorial Greenway – can ride all the way to Sebastopol. Connectivity among properties.
- Rides mountain bikes in Annadel. Wants to see a mountain bike trail all the way to Calistoga.
- Mountain bike advocate. Easy access to open space from home. Connectivity among properties.
- Paulin Creek Preserve – concerned about future development

## **THREATS**

- Subdivision
- Pavement
- Potential to make money through development
- Death of current landowners
- “Carpet bagging” -- \$\$ coming in from other counties
- Pension worries – supervisors are afraid of maxing out budget
- Tourism, vacation rentals
- Need to find a balance
- Promote our natural resources as well as our wine
- Population – people who live here and people who visit is too much
- Tourism industry not sustainable – low-paying local jobs
- Not enough public transportation; biking is unsafe
- Growth of brewing industry – water intensive
- Cannabis – deforestation
- Losing our sense of place, sense of community
- Convenience is a threat
- Protection of ag lands
- Difficulty protecting land in high-elevation areas (especially highly visible)
- Conflict with vineyards, resources, wildlife
- Pot – community conversation to find solution
- Ag area lands to protect
- Pastureland that provides views vs. vineyards and pot
- Possibly limiting ag where conflicting issues are – e.g., viewsheds, etc. (desire for ag & open space to prioritize natural resources, scenic, etc over ag when in conflict)
- Acquisition of trail easements, not just whole property, to save \$\$
- Conflict between recreation and wildlife
- Development – housing sprawl
- Funding
- Need to protect watershed as a whole – be proactive
- Groundwater recharge, wetland
- Less rainfall, longer droughts
- Sprawl
- Population growth – high or low density – water
- Too many conflicting land uses:
- Growth
- Vineyards
- Cannabis
- Drought – this is a semi-arid climate

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- Lack of maintenance/management of properties
- Fire – e.g., thinning needed
- Risk management is important
- Lack of support for reauthorization
- Opportunity and conflict with multiple land-conservation organizations
- Relationship between Sonoma Land Trust and District
- Community does not know the difference between the organizations
- Opportunity for communication – e.g., Tolay Lake: What was District’s involvement? It’s not clear to public.
- Coordination between SLT and District to identify perceived threat and lack of communication – e.g., Jenner Headlands: SLT as lead because of funding opportunities
- County policies re land use
- Also, cities – e.g., land-use zoning. Their plan might be bad.
- Needing home for District fee properties – what if other agency/entity cannot take fee properties?
- Concern about maintenance: quality of, cutting maintenance costs, ignoring pr [??]
- Concern for Regional Parks and ability to care for properties
- Entity holding transfer property needs resources to take care of it
- Stewardship and monitoring rate not keeping up with acquisition
- Ability to fund stewardship as potential threat
- Reserve fund is finite
- Coordination with neighboring counties (e.g., Napa, Marin)
- Potential conflicts
- Communication
- Regional and ecosystems that don’t conform to political boundaries
- Question about future of District – merge with Regional Parks?
- Reg Parks and need for funds
- Need to be able to support all properties we protect forever
- How to ensure perpetuity with regards to stewardship and enforcement?
- Bike and other trail connectivity is important – walk/bike from Sonoma Valley to ocean
- Water – SGMA & coordination with SCWA
- Groundwater basin doesn’t capture watershed in SGMA designation
- Protect watershed to the ridges rather than catchment basin
- Coordination with other agencies needed
- Facts to support efforts needed
- Stricter easement language needed
- Erosion and overuse of trails – need access and people presence to deter undesirable activity
- Balance the need for housing
- Communicate connection of open space and quality of life, and connection of open space to their daily lives
- Echo the need to educate folks on what the District can do vs. other entities
- Lack of succession planning
- Speed of development – put infrastructure in place first, no leapfrogging
- City budget
- Type & affordability of residential development
- Cost of housing
- Not enough housing threatens partnerships for conservation
- City General Plan’s approach to development
- County budget & G.P.

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- Expanding city limits
- Transit (moving people)
- Hwy 101 expansion
- Urban centers that are walkable/livable
- Areas along Hwy 101 are getting “trashed” (garbage, poor development)
- Focus on beauty as a value
- Green buffers (capturing CO2), sound proofing – good!
- Vineyards – too many. Detrimental to landscape, taking water resources.
- Crop monoculture
- Climate change
- Pot grows
- People – teach respect and practice
- Public access where sensitive resources could be impacted
- Vineyard and housing push
- Divisive political climate – not listening
- No support for continued sales tax
- Cost for people to access parks
- Climate change – unknown future
- Lack of younger generation in this process – go to where users are, e.g., parks & classrooms. District should go to classrooms directly to get kids involved in outdoors.
- Need accurate data about what community wants
- Need to continue outreach and education (e.g., LandPaths)
- Housing & profit motives
- Cannabis
- Regulations that make agriculture difficult or unprofitable
- Conflicting programs
- Logging restrictions
- Not being allowed to do prescriptive burning
- Wetlands should not be open for public access
- Can still provide education, but shouldn't have hiking
- Passive appreciation
- Docent-led access could be an option
- Climate change
- Regulations
- Inadequate management
- Ranching next to Forever Wild areas allows coyotes to eat livestock
- Cannabis
- Cannabis grows
- Lafferty – city-owned with H2O threatened for development
- Captured/sequestration by wealthy
- Forests – fuel management
- Conifers and hardwoods
- Carbon sequestration
- Public access = protection (maybe fewer cannabis grows with more people on land)
- Land with H2O + threat of development should be priority for protection
- Local food production

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- Public access on agricultural lands that are protected (encourage + incentive) – e.g., England
- McNear peninsula remainder
- Incubator farms – encouraging row crops – priority food rather than grapes/wine
- Scenic corridors + urban boundaries (Dutra)
- Floodplain – north of Washington (Corona Reach)
- Also wildlife corridor
- Some public access to keep natural or pervious
- La Cresta Ridge & ravine (Matching Grant Program)
- Adjacent to protected/public land
- Views
- Marin – Sonoma County
- Gateway/entry to Sonoma County
- Lafferty – permanent protection
- Work with City (Matching Grant Program or conservation easement) – traditional acquisition or leverage funding
- Coordination with other public entities (See: Marin County, Spring Lake/Howarth Park/Annadel)
- Ag and Open Space educating public on open space lands & how we work, what lands are, and how we pay for it
- Highlight protected lands to public
- Signage on protected lands
- Balancing land protection with housing affordability – partner with Greenbelt Alliance and others
- Protection of salmonid streams (Adobe & Petaluma River)
- Access to Petaluma River for public? Could be improved
- Scott Ranch/Davidon
- There are red-legged frogs that should be protected
- 100+ trees would be cut down with development
- Sonoma Mountain top properties in south county – Lafferty and others, also connections to Jack London and other parks
- District priority should be ag first – District has not been prioritizing ag. Lack of affirmative ag requirements
- Developments
- Vineyard development
- Climate change
- Piecemeal lands
- Cannabis
- Loss of groundwater resources
- Prioritizing conservation easements based on groundwater basins
- Big retail
- Dogs off leash, waste, enforcement
- Generational change in owners
- High land prices
- Climate change
- Lack of public transit
- Urban sprawl
- Climate change and its effects on water resources
- Pollution from agriculture in river
- Climate change – birds not migrating
- Residents needing education on conservation

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- Signage!! Signs showing protected by District. This is good PR for the District and good for people to know where their tax dollars are being spent.
- Dogs off leash in preserves
- Commercialism of property to raise funds to keep and maintain property
- Change from original reason for protection
- Public access impacts – need education and limit types of access
- Ambient light and noise levels
- Pot – will take us away from traditional wine and comfort zone. Stay on top of it.
- Tourism & events – countywide more restrictive some necessary
- Roads – quality
- Developments starting up again
- Permanent UGBs countywide – good, not threat
- Humans!
- Continued pressure for development for housing and agriculture
- Need crop diversity
- Keep housing off best farmland
- Live in town and commute to farm like in Europe
- Need more ag presence than on open space (where focus has been)
- Tourism overload – events
- Tourists move here
- Nimbyism
- Access on ag lands
- On mountain ranges, disruption of wildlife corridors, development
- High biodiversity/ecosystems (threats to)
- Lack of affordable housing
- Greenbelts around and within cities – natural type
- Misinformation about open space assets
- Changing ag economy – non-vineyard, future planning and support
- To riparian areas – widen
- Need to demonstrate benefits – carbon, ag, access, eco-tourism
- More public speaking to groups
- Anticipate change in ag use
- Impacts of climate change
- Incentivize private landowners to agree to public use, multi-uses
- Invasive species, management on CEs
- Include all users
- Getting public agencies to cooperate on access
- Overuse by people
- Misuse by people
- Lack of education on proper use
- Not enough administration, personnel, time on site, enforcement, education
- Pesticides (Roundup) and the role of SCAPOSD
- Can the non-CE portion be protected?
- Affirmative CES – impact of CE on sales values – organic vs. not
- Monoculture
- Fencing – cutting off wildlife

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- Ag H2O usage – unregulated (include watershed protection)
- Heavy water usage on certain crops
- Impact of Federal government – leveraging \$\$ -- opportunities decline; roll back of regulations
- Key access – access to public lands and CEs that address access; limiting ease of access, Atascadero wetlands
- Marijuana grows
- Wineries and event centers (“Dairyman”) – Hwy 12 – is this a community separator?
- Notice of CE (sign) by landowner – source of pride (e.g., “Farm Trails”)
- CEs are publicly available
- Disconnect of kids and land and ways to remediate it using outreach
- Ed groups are maxed out – need for more partnering groups
- Provide curriculum to teachers
- Outreach to potential sellers (being more proactive to all landowners)
- Realtors – new landowners
- Norbar (Realtors Association) – present at meetings
- Additional funding through tax measure
- LiDAR to ID potential land to pursue (Imwalle)
- Sprawl and subdivisions
- Vineyards – threats to water resources
- Large marijuana farms and associated industry, pollution
- Difficulty putting a value on natural resources

## **OPPORTUNITIES**

- Use ag land to recharge groundwater, improve habitat, improve riparian areas
- Integrate local food production into projects
- Human connectivity to land – trails through ag properties – customers for ag production
- Greenbelts/Community Separators
- Rare Natural Communities listed by the NDDDB and VegCamp
- Protection of threatened & endangered species
- Protection of oak woodlands
- Threat: Tribal lands and putting them in trust – e.g., on west side of Windsor
- Protection of vistas
- Riparian buffer
- Natural resources
- Protection of Sonoma Mountain (Ellis Creek area)
- Threat: Cannabis and agricultural sprawl (emphasize sustainable ag)
- Emphasis on food crops
- Threat of development of retreat centers, event centers in rural areas (RRD zoning), eg of Sulfur Creek area. If development allowed, sets a precedent.
- Small-parcel sustainable, organic farming
- Coastal Act – preservation of coast
- Threat – tourism and its effects on roads (e.g., winery events, etc.)
- General sustainability issues
- Diversified ag, creation of an ag museum to share Sonoma County’s history for future generations
- Policies to promote diversity in ag, with an emphasis on locally produced products

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## **CONSTRAINTS**

- Carbon farming
- Community separators – Enlarge, aggressive acquisition
- Fitch Mountain
- Community health
- Access to farmable land, i.e., incubator farms
- Riparian protection and corridor compensation
- Explore options
- Hillside subject to erosion
- Existing forest – virgin priority

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