



**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**

**December 9, 2021 | 5:00 pm**

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

In accordance with Executive Order N-29-20, the December 9, 2021 Advisory Committee meeting will be held virtually via Zoom.

**MEMBERS OF THE PUBLIC MAY NOT ATTEND THIS MEETING IN PERSON**

**\*UPDATE REGARDING VIEWING AND PUBLIC PARTICIPATION IN  
December 9, 2021 ADVISORY COMMITTEE MEETING\***

December 9, 2021 Advisory Committee Meeting will be held online 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 RWStOSEF5Z225MdeIzdz09>

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](mailto: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](mailto:Mariah.Robson@sonoma-county.org) by 12pm Wednesday, December 8, 2021 to ensure arrangements for accommodation.

**\*END OF UPDATE\***

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 October 28, 2021 Attachment A**
4. **General Manager's Report**
5. **Protected Lands and Wildfire: Response, Fire Impacts, and Ongoing Efforts**  
Sheri Emerson, Stewardship Manager  
Monica Delmartini, Stewardship Specialist  
Allison Schichtel, Senior Conservation Planner
6. **Vital Lands Initiative Implementation Update**  
Misti Arias, General Manager
7. **Projects in Negotiations Attachment B**
8. **Announcements from Advisory Committee Members**
9. **Adjournment**  
Next Scheduled Meeting: January 27, 2022



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## FUTURE MEETING TOPICS

(SUBJECT TO CHANGE)

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**1/27/22**

Acquisition Projects Overview  
Project Evaluation Criteria

**2/24/22**

RCP/AF/DOC (Riparian Easements)  
Proactive Regional Approach

**3/24/22**

Stewardship – Nuts & Bolts of Easement Stewardship  
Community Relations Update

**4/28/22**

Acquisition Projects Overview  
Form MGP Subcommittees





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SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

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**UNAPPROVED MINUTES**

**Virtual Meeting Due to Sonoma County's Shelter in Place Order  
October 28, 2021 | 5:00 pm**

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**MEMBERS PRESENT:**

Steve Rabinowitsh	Brian Barnacle	Don McEnhill	Wendy Eliot
Michelle Whitman	Neysa Hinton	Cary Fargo	
Paul Martin	Curt Nichols	Sue Conley	

**MEMBERS ABSENT:**

John Nagle	Tawny Tesconi	Jan McFarland	Bill Smith	Kristina Tierney
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**STAFF PRESENT:**

Misti Arias, General Manager; Jennifer Kuszmar, Acquisition Manager; Stephanie Tavares-Buhler, Senior Acquisition Specialist; Kim Batchelder, Vegetation Management Coordinator; Curtis Kendall, Acquisition Specialist; Louisa Morris, Acquisition Specialist; Stephanie Waite, Extra Help GIS Specialist; Sara Ortiz, Administrative Aide; Aldo Mercado, County Counsel; Mariah Robson, Advisory Committee Clerk

**Call to Order**

Chair Whitman called the meeting to order at 5:00 pm. Ms. Whitman welcomed the Advisory Committee's newest member, Wendy Eliot. Ms. Eliot introduced herself to the members and staff.

**Public Comment**

Chair Whitman asked for any public comments on items not on the agenda. Susan Kirks had a public comment on Paula Lane Open Space Preserve, requesting support for the badgers that have been misplaced on this property and feels the habitat needs to be restored.

**Approval of Minutes from September 23, 2021**

Chair Whitman asked for any comments or revisions regarding the September 23, 2021 minutes. There were none. Bill Smith motioned for the minutes to be approved as is. Curt Nichols seconded the motion. All were in favor except Neysa Hinton, Brian Barnacle, Sue Conley and Wendy Eliot who were not present at the September meeting. There were no public comments on the minutes.

## General Manager's Report

- Misti Arias, General Manager, reported that Ariel Kelley, former Advisory Committee member, has been reappointed to the Fiscal Oversight Commission and will no longer serve on the Advisory Committee.
- A new Advisory Committee member will start at the next meeting, Jesús Guzmán. He will represent the fourth district.
- The Ag + Open Space Audit Services Agreement will go to the Board on December 7, 2021 and the Herbicide Use Report will go to the Board on December 14, 2021 as a joint item with Sonoma Water.
- Tuesday, November 2, 2021, acquisition of fee title of the Paulin Meadow property on the Chanate campus, otherwise known as Parcel J, will go to the Board for approval.
- We are currently recruiting for an Acquisitions Assistant. Applications are being accepted through November 16, 2021.
- Ms. Arias introduced the new Extra Help GIS Analyst, Stephanie Waite, to the Advisory Committee. Ms. Waite introduced herself to the Advisory Committee members.

## Acquisition Projects Overview

Jennifer Kuszmar, Acquisition Manager, introduced the Acquisition Projects Overview item. Three projects were highlighted; two conservation easements and one fee land transfer: Abril Ranch, MarkWest Wikiup, and Paulin Meadow.

Curtis Kendall, Acquisition Specialist, presented the Abril Ranch property, located 7.5 miles east of Cloverdale on the western edge of the Geysers stream fields and adjacent to the Ag + Open Space Klesko Ranch conservation easement. This property is early in its negotiation process and would protect natural and scenic resources.

Louisa Morris, Acquisition Specialist, presented the Mark West Wikiup conservation easement, which is a 31-acre property in the Larkfield-Wikiup neighborhood with 26 acres adjacent to the Mark West Creek. This property offers recreation, natural resources protection and water educational opportunities.

Stephanie Tavares-Buhler, Senior Acquisition Specialist, presented the Paulin Meadow (Parcel J) property, 10.5 acres in Northwest Santa Rosa adjacent to Chanate Road and Paulin Creek Preserve. This property would protect natural resources, offer recreational and educational opportunities and urban open space resources. It is a fee acquisition and would be incorporated in the Paulin Creek Preserve with a conservation easement over it.

For more information, please feel free to contact Ms. Kuszmar, Mr. Kendall, Ms. Morris or Ms. Tavares-Buhler at Ag + Open Space. The PowerPoint presentation is available upon request.

Public comment from Susan Kirks, who is in support of all projects but against hunting on the Abril property.



### **Vegetation Management Program Update**

Kim Batchelder, Vegetation Management Coordinator, presented a PowerPoint presentation on the Vegetation Management Program. This program is funded from the 2017 Sonoma Complex Fires PG&E Settlement with Sonoma County and overseen by the Board of Supervisors. It aims to provide grants to support vegetation management efforts to communities and organizations throughout the county to reduce the threat of wildfire and help to create a more fire resilient landscape. Mr. Batchelder is overseeing this grant program and collaborating with many partners such as CALFIRE and County Departments like Permit Sonoma. Mr. Batchelder presented a progress report and next steps for this program.

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

Public comment from Susan Kirks, who is in support of Mr. Batchelder in the Coordinator position and this program.

### **Projects in Negotiations**

Paulin Meadow was listed on the Projects in Negotiations spreadsheet as a Farm and Ranch but is not and this will be corrected.

Chair Whitman commented on the Big Sulphur Creek project, and asked if it is the same owner that was in trouble. Ms. Arias answered that yes it was, and that this conservation easement project was brought to the Ag + Open Space by the District Attorney's office because of DFW and Water Board violation issues. Ag + Open Space is working with the DA and landowner to put a conservation easement over a portion of the property as part of a settlement agreement.

### **Announcements from Advisory Committee Members**

No announcements were made.

### **Adjournment**

Chair Whitman adjourned the meeting at 6:45.

Next Meeting: December 9, 2021

Respectfully submitted,

Mariah Robson  
*Advisory Committee Secretary*



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			Initiating project
Armstrong Redwoods State Natural Reserve	320	5	Water, Wildlife & Natural Areas	x			Project Structure phase
Baumert Springs	372	5	Water, Wildlife & Natural Areas				Initiating project
Big Sulphur Creek (Krasilsa)	507	4	Water, Wildlife & Natural Areas				Initiating project
Cloverdale Ridge Park & Open Space Preserve	209	4	Recreation & Education	x			Project Structure phase
Correia	146	2	Farms & Ranches				Initiating project
Deniz (Old Adobe Road)	217	2	Farms & Ranches				Initiating project
Deniz (Sonoma Mountain Road)	355	2	Farms & Ranches				Initiating project
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		Offer accepted by landowner; To BOD
El Recreo - West	168	1	Greenbelts & Scenic Hillside	x			Initiating project
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		Negotiating CE
McClelland Dairy	337	2	Farms & Ranches	x			Negotiating CE
McCormick Ranch - Regional Parks	253	1	Water, Wildlife & Natural Areas	x	x		Appraisal process
Merner Lands	218	1	Greenbelts & Scenic Hillside				Initiating project
Miguel-Tocci	489	5	Farms & Ranches				Initiating project
Paulin Meadow (Parcel J)	10	3	Water, Wildlife & Natural Areas	x	x		finalizing closing documents
Petersen Rd Dairy	96	2	Farms & Ranches				Initiating project
Preston Farm	133	4	Farms & Ranches	x			CE under negotiation
Riebli Family Dairy	139	2	Farms & Ranches	x			Initiating project
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		CE drafting; Fee appraisal reviewed
Sonoma Developmental Center 5 (Transfo	945	1	Greenbelts & Scenic Hillside				Land protection proposal underway
Sonoma Mountain Vernal Pools	174	1	Recreation & Education	x			Project Structure phase
Witt Home Ranch	395	2	Farms & Ranches				Initiating project
Wolf Creek Ranch	1,195	5	Water, Wildlife & Natural Areas				Initiating project
<b>Total Acres:</b>	<b>11,685</b>						

Matching Grant Project	Acreage (approximate)	Supervisory District	Location	Begin Grant Process	Appraisal Process	Approvals/Baseline	Escrow	Comments
A Place to Play	87	5	Western Santa Rosa					Initiating project
AmeriCorps Trail	12	5	Sebastopol	x	n/a			Negotiating CE, Rec Covenant
Andy's Unity Park	4	5	Southwest Santa Rosa	x				Escrow closed in 2017. Tracking match
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.
Guerneville River Park Phase 2***	5	5	Central Guerneville	x	x	x		Processing extension request
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					Initiating project
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
<b>Total Acres:</b>	<b>674</b>							

\* 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
<b>Total Acres:</b>	<b>1,031</b>							