



AG + OPEN SPACE
SONOMA COUNTY

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

REGULAR MEETING AGENDA

February 27, 2025 | 5:00 pm

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON

The February 27, 2025 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/95865054803?pwd=qnrOt4pPXUH3L3bN7ObPtECiSiSuWF.1>
If you have the Zoom app or web client, join the meeting using the Password: 628163

Call-in and listen to the meeting: Dial 1 669 900 9128 Enter Webinar ID: 958 6505 4803

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. 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 by 12pm Wednesday, February 26, 2025 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 December 12, 2024 Attachment A ACTION ITEM

4. General Manager's Report

Misti Arias, General Manager

5. Member Engagement Survey Results & Recommendations DISCUSSION ITEM

6. Advisory Committee Administration Attachment B ACTION ITEM

- a) Advisory Committee Rules of Procedures & Brown Act
- b) Hybrid Meeting AB 2449 Review
- c) Ad Hoc Subcommittee Assignments
- d) Committee Calendar & Roster
- e) Election of Committee Officers

7. Projects in Negotiations Attachment C

8. Announcements from Advisory Committee Members

9. Adjournment

Next Scheduled Meeting: March 27, 2025.

FUTURE MEETING TOPICS
(SUBJECT TO CHANGE)

3/27/25

TBD

4/25/25

TBD

5/22/25

TBD



SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

UNAPPROVED MINUTES

747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401
December 12, 2024 | 5:00 pm

MEMBERS PRESENT:

Jan McFarland, Richard Hodges, Steve Rabinowitsh, Thembi Borrás, Paolo Tantarelli, Wendy Eliot, Michelle Whitman, John Shribbs, Mark Stapp, Emily Albert

1. Call to Order

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

2. Public Comment

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

Public comment:

- Duane Dewitt

3. Correspondence / Communications

No Correspondence received by Advisory Clerk.

4. Approval of Minutes from June 27, 2024 Attachment A ACTION ITEM

Committee Action:

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

Aye: Jan McFarland, Paul Martin, Steve Rabinowitsh, Thembi Borrás, Paolo Tantarelli, Wendy Eliot, Michelle Whitman, John Shribbs, Mark Stapp, Emily Albert

Abstain: None

Public comment: None

5. General Manager's Report

Misti Arias, General Manager

Member Comments:

- Michelle Whitman
- Mark Stapp

Public comment:

- No comments

PROPOSED Minutes



6. Budget Overview

Julie Mefferd, Administrative and Fiscal Services Manager

Misti Arias, General Manager

Member Comments:

- Mark Stapp
- Steve Rabinowitsh
- Wendy Eliot

Public comment:

- No comments

7. Agricultural Activities Update & Subcommittee Solicitation INFORMATIONAL

Mary Chambers, Agricultural Specialist

Member Comments:

- Michelle Whitman
- Paul Martin
- Thembi Borrass
- Paolo Tantarelli
- Don McEnhill
- Wendy Eliot

Public comment:

- No comments

8. Community Spaces Overview & Project Evaluation Committee Formation

Amy Ricard, Community Resources Manager

Member Comments:

- Don McEnhill
- John Shribbs
- Wendy Eliot
- Michelle Whitman

Public comment:

- No comments

9. Projects in Negotiations

Note these maps are updated quarterly.

Member Comments:

- Wendy Eliot

Public comment:

- No comments

10. Announcements from Advisory Committee Members

PROPOSED Minutes



- Thembi Borrás
- Mark Stapp
- Don McEnhill
- Wendy Eliot
- Michelle Whitman

11. Adjournment

Chair Borrás adjourned the meeting at 6:11 pm.

Next Scheduled Meeting: October 24, 2024.



AB 2449 – Teleconferencing Requirements

“Just Cause”	“Emergency Circumstances”
<p><i>Timing and Procedure</i></p> <p>The member <u>notifies</u> the legislative body at the earliest opportunity possible (can be as late as the start of a regular meeting) of their need to participate remotely for “just cause,” including a general description of the circumstances justifying their need to appear remotely.</p> <p><i>Qualifying Reason</i></p> <p>“Just cause” means any of the following:</p> <ul style="list-style-type: none"> • A childcare or caregiving need of a child, parent, grandparent, grandchild, sibling, spouse, or domestic partner that requires them to participate remotely • A contagious illness that prevents a member from attending in person • A need related to a physical or mental disability not otherwise accommodated for • Travel while on official business of the legislative body or another state or local agency <p>Note: A member is limited to two virtual attendances based on “just cause” per calendar year.</p>	<p><i>Timing and Procedure</i></p> <p>The member <u>requests</u> the legislative body as soon as possible to allow them to participate in the meeting remotely due to “emergency circumstances” and provides a general description of the circumstances justifying their need to appear remotely.</p> <p><u>and</u></p> <p>The legislative body takes action to approve the request. If the request does not allow sufficient time to place proposed action on such a request on the posted agenda for the meeting for which the request is made, the legislative body may take action at the beginning of the meeting in accordance with existing Brown Act provisions to add an item to the agenda.</p> <p><i>Qualifying Reason</i></p> <p>“Emergency circumstances” means a physical or family medical emergency that prevents a member from attending in person (does not require disclosure of any medical diagnosis or disability, or any personal medical information that is already exempt under existing law).</p> <p>Note: The member must make a separate request for each meeting in which they seek to participate remotely.</p>
<p>Other Requirements</p> <p>Under either “just cause” or “emergency circumstances”:</p> <ul style="list-style-type: none"> • The member must publicly disclose at the meeting, before any action is taken, whether any other individuals 18 years of age or older are present in the room at the remote location with the member, and the general nature of the member’s relationship with any such individual(s). • The member must participate through <i>both</i> audio and visual technology (<u>cannot turn off camera</u>). • Teleconferencing by a member may not be for a period of <ul style="list-style-type: none"> ○ more than three consecutive months or 20 percent of the regular meetings for the local agency within a calendar year, <i>or</i> ○ more than two meetings if the legislative body regularly meets fewer than 10 times per calendar year • The public must be able to participate remotely through either: <ul style="list-style-type: none"> ○ A two-way audiovisual platform (defined to mean an online platform that provides participants with the ability to participate in a meeting via both an interactive video conference and a two-way telephonic function); and/or ○ A two-way telephonic service <i>and</i> a live webcasting of the meeting (defined to mean a telephone service that does not require internet access, is not provided as part of a two-way audiovisual platform, and allows participants to dial a telephone number to listen and verbally participate. • All votes must be by roll call. 	

2025 AG + OPEN SPACE ADVISORY COMMITTEE MEMBERS

747 Mendocino Ave, Ste 100, Santa Rosa, CA 95401

707-565-7360

openspace@sonoma-county.org

Vacant	First District Term Expires: X/202X
Richard (Rich) Hodges	First District Term Expires: 12/2026
Paul Martin	Second District Term Expires: 4/2025
Ladi Asgill (Chair Pro Tem)	Second District Term Expires: 7/2025
Steve Rabinowitsh	Third District Term Expires: 7/2025
Thembi Borrás (Chair)	Third District Term Expires: 8/2026
Vacant	Fourth District Term Expires: X/202X
Paolo Tantarelli	Fourth District Term Expires: 4/2026
Wendy Eliot	Fifth District Term Expires: 9/2025
Michelle Whitman	Fifth District Term Expires: 8/2026
John Shribbs, Petaluma City Council (Vice Chair)	Mayors' and Councilmembers' Term Expires: 4/2025
Alex DeCarli, Petaluma City Council	Mayors' and Councilmembers' Term Expires: 2/2027
Kevin McDonnell, Petaluma City Council	Mayors' and Councilmembers' Term Expires: 4/2025
Don McEnhill	Environmental Term Expires: 8/2025
Emily Albert	Real Estate Term Expires: 4/2026
Dayna Ghirardelli	Agriculture Term Expires: 8/2025
Vacant	Business Term Expires: X/202X
Vacant	Youth Member
Vacant	Youth Member

Acquisition Ad Hoc Subcommittee

Description: The purpose of this subcommittee is to provide collaboration and input on processes and procedures associated with acquisition projects, and to create a shared understanding of how these projects help further Ag + Open Space's priorities, goals, and objectives. This committee will meet 1-3 times per year.	Staff Lead: Jen Kuszmar, Acquisition Manager
	Current members <ol style="list-style-type: none">1. Wendy Eliot2. Paul Martin3. Don McEnhill4. Jan McFarland5. Steve Rabinowitsh6. Vacant <p style="text-align: right;">* 1 VACANCY AC Members ONLY (6 members total)</p>

Agricultural Ad Hoc Subcommittee

Description: This subcommittee aims to meet monthly. The role of this committee is to provide specialized input on Ag + Open Space agricultural activities including but not limited to agricultural conservation projects and priorities, new agricultural programs, and outreach and support to agricultural landowners.	Staff Lead: Mary Chambers, Agricultural Specialist
	Current members <ol style="list-style-type: none">1. Paul Martin2. Dayna Ghirardelli3. Ladi Asgill4. Vacant5. Vacant6. Vacant <p style="text-align: right;">AC Members ONLY (6 members total)</p>

Endowment Subcommittee (Brown Act Body)

Description: The purpose of this subcommittee is to review the current calculation for a long-term endowment to fund required annual easement and land stewardship, and related work, in perpetuity. The endowment fund balance calculation was recently revised by staff and the Center for Natural Lands Management. The subcommittee will also review and provide input into the funding and investment strategy necessary to achieve adequate annual earnings to support the required activities, prior to staff bringing the strategy to the Board of Directors this summer. This subcommittee will meet 2-4 times between March – May of 2023.	Staff Lead: Sheri Emerson, Stewardship Manager
	Current members <ol style="list-style-type: none">1. Thembi Borrás2. Wendy Eliot3. Vacant4. Jeff Owen (FOC)5. Vacant (FOC) <p style="text-align: right;">* 1 VACANCY Joint FOC/ AC Subcommittee (5 members total: 3 Advisory; 2 FOC)</p>

Matching Grant Program REVISION Subcommittee (Brown Act Body)

<p>Description: This subcommittee is charged with helping guide the Matching Grant Program Revisioning process to ensure it is aligned with authorizing language and continues to be responsive to the community. The MGP Revision subcommittee will work with staff and stakeholders to develop updated goals and processes, and review input and analysis to help shape an updated version of the MGP program. This subcommittee will meet one to three times between March – December of 2023.</p>	<p>Staff Lead: Pamela Swan, Grants Coordinator</p>
	<p>Current members</p> <ol style="list-style-type: none"> 1. Michelle Whitman 2. Steve Rabinowitsh 3. Don McEnhill 4. Jorge Inocencio (FOC) 5. Vacant (FOC) <p>NO AC VACANCY</p> <p>Joint FOC/ AC Subcommittee (5 members total: 3 Advisory; 2 FOC)</p>

Attachment C

+ indicates change in phase since last update

[illegible]

Recently closed - move to tracking sheet

Acquisition Project Status Chart | Matching Grant Projects

			Agricultural Lands	Community Identity	Healthy Communities	Water	Wildlands	Vital Lands Goals	Initiating Project	Due Diligence	Project Structure	CE Negotiations	Appraisal Process/POC	BOO	Escrow/ Closing	Implementation + Tracking Match		
Matching Grant Project Name	Acreage (approx)	Sup. District	Vital Lands Initiative Goals						Step 2			Step 3			Step 4	Step 5	Status	Comments
A Place to Play	87	5						Healthy Communities									Initiating Project	Drafting LOI and MGA
AmeriCorps Trail	12	5						Community Identity, Healthy Community, Wildlands									Initiating Project	Implementation - CE and Rec Covenant will be recorded following trail construction
Badger Park	20	4						Healthy Communities, Water			+						Initiating Project	Letter of Intent and Matching Grant Agreement submitted to City of Healdsburg for review.
Bayer Farm Development ***	6**	3						Healthy Communities, Agricultural Lands		N/A	N/A	N/A	N/A	N/A	N/A		Other	Completing project final phase pending permitting.
Bodega Bay Trail	178	5						Healthy Communities									Initiating Project	Letter of Intent and Matching Grant Agreement drafting pending review
Colgan Creek Phase 4 MG	4	3						Community Identity, Healthy Communities, Water									Initiating Project	Project structure launching
Colgan Creek Phase 5	4	3						Community Identity, Healthy Communities, Water									Initiating Project	
Crane Creek Regional Trail	75	1						Community Identity, Healthy Community, Wildlands									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						Healthy Communities, Community Identity, Water, Wildlands									Negotiating CE	Negotiating CE
Geyserville Community Plaza	1	4						Community Identity, Healthy Communities	+								Initiating Project	Initiating project
Graton Town Square	0.6	5						Community Identity, Healthy Communities									Initiating Project	
Guerneville River Park Phase 2	3	5						Community Identity, Healthy Communities, Water									Initiating Project	Initiating project
Healdsburg Montage Park	36	4						Healthy Communities									Initiating Project	Grantee reviewing Letter of Intent and Matching Grant Agreement.
Helen Putnam Regional Park Extension	56	2						Community Identity, Healthy Communities, Water, Wildlands					+				Negotiating CE	
Helen Putnam Regional Park Extension Phase 2	21.5	2						Community Identity, Healthy Communities, Water, Wildlands									Negotiating CE	CE Negotiation underway
Los Guilicos Master Gardeners' Demonstration Garden	4.5	1						Community Identity, Healthy Communities,									Initiating Project	
Mark West Area Community Park	1	4						Community Identity, Healthy Communities				+		+	+		Negotiating CE	Negotiating CE
Mark West Area Community Park Ph 2	1	4						Community Identity, Healthy Communities									Initiating Project	
Maxwell Farms	79	1						Community Identity, Healthy Communities									Negotiating CE	Drafting Documents
Occidental Community Plaza	0.7	5						Community Identity, Healthy Communities,									Initiating Project	
Petaluma Bounty Community Farm	3	2						Community Identity, Healthy Communities									Initiating Project	Board accepted 8/22/2023
Petaluma River Park	20	2						Community Identity, Healthy Communities									Initiating Project	Letter of Intent in negotiation

Acquisition Project Status Chart | Matching Grant Projects

River Lane***	1	5						Healthy Communities										Escrow/Closing	10/25/25 extension, proceeding to closing pending legal direction
Roseland Creek Community Park - Phase 1c	3	3						Healthy Communities, Water										Negotiating CE	Negotiating CE, Rec Covenant, Draft EIR Public Notice
Russian River Community Park	3.8	5						Community Identity, Healthy Communities, Water										Initiating Project	
Sonoma Schellville Trail	21	1						Healthy Communities										Initiating Project	Drafting LOI and MGA
Southeast Santa Rosa Greenway***	49	1						Healthy Communities								+		Escrow/Closing	Closed. Following up with match documentation and file updates.
Steamer Landing Park Development (McNear Peninsula)	27**	2						Healthy Communities			+							Initiating Project	Initiating project
Tierra de Rosas Plaza	1	3						Healthy Communities										Initiating Project	Board accepted 8/22/2023; Groundbreaking Ceremony 5/3
Tom Schopflin Fields Phase 2	21	4						Healthy Communities										Initiating Project	
Total Acres	709.1																		
* 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) Out of Program (funding request withdrawn)																			
SMART Pathway - Payran to Southpoint	14	2						Healthy Communities										Out of Program (other)	Funding request withdrawn by SMART 7/10/2023

Acquisition Project Status Chart | Transfers

[illegible]