



SONOMA COUNTY

AGRICULTURAL PRESERVATION
AND OPEN SPACE DISTRICT

Thursday, February 22, 2018

REGULAR MEETING

**SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE
DISTRICT ADVISORY COMMITTEE**

Meeting begins at 5:00 p.m.

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

AGENDA

1. **Public Comment** - Comments on items not listed on the agenda
(*Time is limited to 3 minutes per person/item*)
2. **Approval of Minutes** [Attachment "A"] **ACTION**
January 25, 2018
3. **General Manager's Report** **INFORMATIONAL**
4. **Subcommittee Report Out** **INFORMATIONAL**
 - Matching Grant Program
 - Agricultural
 - Vital Lands Initiative
5. **Roseland Creek** **INFORMATIONAL**
Misti Arias, Acquisition Program Manager
Sheri Emerson, Stewardship Program Manager
6. **Sustainable Agricultural Lands Conservation Program** **INFORMATIONAL**
Focus: Mattos & Camozzi
Misti Arias, Acquisition Program Manager
7. **Conservation Easement Standard Language to Reflect** **INFORMATIONAL**
The Board-Adopted Mitigation Policy
Misti Arias, Acquisition Program Manager
8. **Vital Lands Initiative** **INFORMATIONAL**
Karen Gaffney, Conservation Planning Program Manager
9. **Projects in Negotiation** [Attachment "B"] **INFORMATIONAL**

10. Announcements from Advisory Committee Members

INFORMATIONAL

11. Adjournment Next Meeting: March 22, 2018- Joint Meeting with FOC at Finley Center, Person Senior Wing –
Room 4, 2060 West College Ave, Santa Rosa

Future Meeting Topics
(subject to change)

3/22/18

Vital Lands Initiative (Joint AC/FOC Meeting)
Office of Watershed Recovery & Resiliency

4/26/18

Vital Lands Initiative
Stewardship Update

DISABLED ACCOMMODATION: If you have a disability which requires the agenda materials to be in an alternative format or requires an interpreter or other person to assist you while attending this meeting, please contact Mariah Robson at (707) 565-7363, at least 72 hours prior to the meeting to ensure arrangements for accommodation.

PUBLIC COMMENT:

Any member of the audience desiring to address the Committee on a matter on the agenda will have an opportunity to speak. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the subject under discussion. Each person is usually granted 3 minutes to speak; time limitations are at the discretion of the Chair.



Attachment "A"

*SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE
DISTRICT ADVISORY COMMITTEE*

January 25, 2018 MINUTES

5:04 pm Meeting convened at the District office, 747 Mendocino Avenue,
Suite 100, Santa Rosa, California

Members Present

Don McEnhill	Jan McFarland	Bill Smith	Neysa Hinton
Halei Trowbridge	Doug Lipton	Tawny Tesconi	Curt Nichols
Steve Rabinowitsh	Cary Fargo	John Dell'Osso	John Nagle
Paul Martin			

Members Absent

John McChesney	David Cook	Elly Grogan
Eddie Smith	Evan Wiig	

Staff Present

Bill Keene, General Manager; Mary Dodge, Administrative & Fiscal Services Manager; Sheri Emerson, Stewardship Program Manager; Karen Gaffney, Conservation Planning Program Manager; Alex Roa, Associate Planner; Indigo Bannister, Conservation Planning Technician; Seamus Rafferty, Stewardship Technician; Aldo Mercado, County Counsel; Mariah Robson, Advisory Committee Clerk

Chair Dell'Osso called the meeting to order at 5:04 pm.

Public Comment

Chair Dell'Osso asked for public comments on items not on the agenda.

Duane DeWitt handed out a flyer to the committee referencing the City of Santa Rosa's City Plan for the Roseland Creek Park. His concern is that the City of Santa Rosa wants to develop Roseland Creek into a park rather than a natural preserved area, and the easement states that it would remain as a natural preserve. Mr. DeWitt asked the Committee and District staff to get involved and help the Roseland Creek area to remain as a preserve rather than developed by the City of Santa Rosa.

Approval of Minutes

Chair Dell'Osso asked for any corrections to the December 14, 2017 minutes. There were none, and Jan McFarland motioned to approve the minutes as they were. Tawny Tesconi seconded the motion. All were in favor of approval, with one abstention.

General Manager's Report Out

- John McChesney, Advisory Committee Member, resigned from the committee.
- Bill Keene announced that he would need to leave at 6:30 to attend a Bay Trail Meeting at the Marin Civic Center.
- The Ag + Open Space is sponsoring OpenRoad, hosted by Doug McConnell, that is shown every Sunday evening. Mr. McConnell has been shooting footage of the fire on Calabazas, MarkWest and Cresta properties and will air an episode on community response to the fires. He is also interested in a story that will profile a property or two in the coastal agriculture belt. The Ag + Open Space will keep the Advisory Committee posted about when those episodes will be aired.
- The Matching Grant Program will launch on January 31, 2018. A series of ads are running in local newspapers including the Press Democrat, Argus Courier, Sonoma IT, Sonoma West Times, Windsor Times, and the Healdsburg Tribune. Ag + Open Space are working with our Spanish-language outreach consultant to place ads in several Spanish-language newspapers. The Matching Grant Program will be prioritizing fire areas in Sonoma County this cycle.
- Ag + Open Space has created a new logo (shown on the overhead) and a shortened name that will be simpler and easier to remember and you will start seeing it in our communications, Sonoma County Ag + Open Space. You may see the old logo for a while as we update our materials. We also have a new tagline –LAND FOR LIFE- that speaks to the value our protected lands bring to every living thing here in Sonoma County, as well as the perpetual nature of our land conservation work. We worked with a local creative firm, the IDEA Cooperative, over the last year on these changes.
- Ag + Open Space is holding public meetings for the Vital Lands Initiative in the month of March, the draft will go to the Board on April 17, 2018, and the final will go to the Board on May 22, 2018. More on this process in the update later this evening.

Advisory Committee Administration

a) Election of Committee Officers

Chair Dell'Osso announced that all three of the current committee officers were still interested in their positions, but would step down if anyone else on the committee would like to volunteer. No one came forward. Steve Rabinowitsh motioned to continue with John Dell'Osso as Chair, Don McEnhill as Vice Chair and Curt Nichols as Chair Pro Tem. Bill Smith seconded the motion. There was a vote and all were in favor, no oppositions or abstentions.

b) Advisory Committee Rules of Procedures

Chair Dell'Osso asked for a review of the Advisory Committee Rules of Procedure. There were no suggested changes from the members. Paul Martin motioned to approve the Rules of Procedure as they currently are, and Neysa Hinton seconded the motion. There was a vote and all were in favor, no oppositions or abstentions.

c) Ad Hoc Subcommittee Assignments

No new subcommittees were formed. The current subcommittees are the Agriculture, Matching Grant Program, and Vital Lands Initiative. John Dell'Osso stepped down from the Agriculture Subcommittee and Tawny Tesconi volunteered to take his place. Halie Trowbridge volunteered for the Matching Grant Program subcommittee, and no changes were made to the Vital Lands Initiative subcommittee.

Mariah Robson, Advisory Committee Clerk, will contact absent members to see if they would like to step down or volunteer for a subcommittee.

d) Committee Calendar and Roster

Chair Dell'Osso asked members to review the calendar dates for meetings in 2018. The members chose July as their summer break.

Subcommittee Report Out

The District currently has three active subcommittees:

1. Matching Grant Program
2. Agriculture
3. Vital Lands Initiative

John Nagle, Agriculture Subcommittee Chair, reported out on their meeting this afternoon at 4:00. They reviewed *Living in a Fire-Adapted Landscape: Priorities for Resiliency* and had a robust discussion with additional input for Ag + Open Space staff. The subcommittee will be provided with drafts of the upcoming Vital Land Initiative for review and comments.

There was no update for Vital Lands Initiative as there were no meetings since the last Advisory Committee meeting.

Matching Grant Program also did not have any meetings since the last Advisory Committee meeting, and thus no update.

Facility Search

Mary Dodge, Administrative and Fiscal Services Manager, spoke about the Ag + Open Space search for a new facility. Ag + Open Space has been renting its current building for over 15 years. Looking at it from a cost effective standpoint – considering that Ag + Open Space will be working in perpetuity– the rent is expensive. In the long run, owning a building would save money and provide a permanent home. Currently the management team are looking at different options in Santa Rosa, and a two-story building that has been empty for some time at 431 E Street looks promising. It would need to be renovated and an RFP would be generated to find the vendor(s) for the design and construction necessary. Ag + Open Space will write a letter of intent to move forward on this building.

District Land Management Response

Sheri Emerson, Stewardship Program Manager, presented a PowerPoint on the impact of the 2017 North Bay fires. There was significant damage to our properties and we are seeking reimbursement through FEMA for all costs related to the fire.

For more information, the PowerPoint presentation is available at the District upon request.

Living in a Fire-Adapted Landscape – Watershed Collaborative Update

Karen Gaffney, Conservation Planning Program Manager, presented a PowerPoint on the *Living in a Fire-Adapted Landscape* document and the Watershed Collaborative. The Watershed Collaborative was created a week after the fires in order for groups in Sonoma County to provide input to the County Board of Supervisors related to recovery and resilience actions for the long term, especially focusing on watersheds. This report was prepared by Ag + Open Space, reflecting the priorities of the Watershed Collaborative, and was brought before the Board on January 23, 2018, and was accepted by the Board.

For more information, the PowerPoint presentation is available at the District upon request.

Vital Lands Initiative

Ms. Gaffney also gave an update on the Vital Lands Initiative. There will be community meetings in March to replace those that were cancelled due to the fires. The VLI draft will go to the Board on April 17, 2018, and the final will go to the Board on May 22, 2018.

For more information, the PowerPoint presentation is available at the District upon request.

Projects in Negotiations

Nothing is currently scheduled to go to the Board.

Announcements from Advisory Committee Members and Members of the Public

John Nagle

Mr. Nagle asked that public speaker Duane Dewitt's item be addressed. Aldo Mercado, County Counsel, said it was not appropriate to speak about it in this meeting since it was not on the agenda. A decision was made to put it on next month's agenda.

Adjournment: 6:38 pm.

Next scheduled meeting date: February 22, 2018

Respectfully submitted,

Mariah Robson,
Advisory Committee Secretary

Project Status Chart
2/16/2018

Sonoma County Agricultural Preservation and Open Space District

PROJECT	Acreage (approximate)		Supervisory District	Acquisition Plan Category	Project Design	Appraisal Process	Approvals/Baseline	Escrow	Comments
Arrowhead Ranch (Maas)	245	2	Farms & Ranches	x					On hold at request of owner
Cresta 3	46	1	Recreation & Education	x	x	x			Being re-appraised
Donnell	909	1	Greenbelts & Scenic Hillside	x					Appraisal underway
Gloeckner-Turner Ranch	3,364	5	Water, Wildlife & Natural Areas	x					CE under negotiation
Jacobsen	127	2	Greenbelts & Scenic Hillside						Initiating project
Joseph Camozzi Dairy	403	2	Farms & Ranches						CE under negotiation
LaFranchi	1,189	4	Farms & Ranches	x					On hold at request of owner
Lafranconi	211	5	Greenbelts & Scenic Hillside	x					On hold at request of owner
Mattos Dairy	866	2	Farms & Ranches	x					Appraisal under review
McCullough Phase 2	259	1	Recreation & Education	x	x				On hold at request of owner
Rips Redwoods	1,620	5	Water, Wildlife & Natural Areas	x	x				FOC approval June 1, 2017 - offer made
Sonoma Developmental Center 5 (Transfor	945	1	Greenbelts & Scenic Hillside						Site assessment underway
Terrilinda Dairy	175	2	Greenbelts & Scenic Hillside	x					On hold at request of owner
Weeks Ranch (Rasmason)	1,372	1	Water, Wildlife & Natural Areas	x					CE under negotiation
Wendle	47	1	Recreation & Education	x	x	x	x		Project out of contract
Witt Home Ranch	395	2	Farms & Ranches						Initiating project

Total Acres: 12,173

Matching Grant Projects	Acres (approximate)	Supervisory District	Location	Begin Grant Process	Appraisal Process	Approvals/Baseline	Escrow	Comments
Andy's Unity Park	4	5	Southwest Santa Rosa	x				Reimbursement ongoing
Bayer Farm Development	6**	5	Southwest Santa Rosa	x	x	x	x	Reimbursement ongoing, Grant term extended
Colgan Creek Phase 3 MG*	7	5	Southwest Santa Rosa	x	n/a	x	x	Board approved 4/21/15
Crane Creek Regional Trail*	6	1	East of Rohnert Park	x	n/a			Initiating project
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 Community Park	1	5	Downtown Graton	x	n/a			Drafting documents
Guerneville River Park Phase 2*	5	5	Central Guerneville	x	x	x		Initiating project
Irwin Creek Riparian Restoration*	47**	5	West of Santa Rosa	x	n/a	x	n/a	Reimbursement ongoing
Maxwell Farms	79	1	Northwest of Sonoma	x	n/a			Initiating project
Nathanson Creek Restoration Phase 2	1**	1	Sonoma	x	n/a			Reimbursement ongoing
Paula Lane Open Space Preserve	11	2	West Petaluma	x	x	x	x	Tracking match
River Lane	1	5	West of Guerneville	x				Drafting documents
Riverfront Regional Park Recreation Improv	300**	4	West of Windsor	x	n/a			Initiating project
Roseland Creek Community Park - Phase 1	3	5	Southwest Santa Rosa	x				Initiating project
Roseland Village Public Space	1	5	Southwest Santa Rosa	x	n/a			Drafting documents
Southeast Santa Rosa Greenway	61	1	Southeast Santa Rosa	x		x		Initiating project
SMART Pathway – Hearn to Bellevue*	6	5	Southwest Santa Rosa	x	n/a	x		FOC approved 7/21/16
SMART Pathway - Payran to S. Point	14	2	Petaluma	x	n/a			Drafting documents
Sonoma Garden Park Phase 2*	5**	1	East of Sonoma	x	n/a	x	n/a	Reimbursement ongoing
Steamer Landing Park Development (McNe	27**	2	Downtown Petaluma	x	n/a			Initiating project
Total Acres:	127							

* District approved a 2-year extension

** Restoration/Development Project on previous acquisition.