



AG + OPEN SPACE
SONOMA COUNTY

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

DRAFT REGULAR MEETING AGENDA

747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401
February 27, 2020 | 5:00 pm

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

1. **Call to Order**
2. **Public Comment**
Comments on items not listed on the agenda. Time is limited to 3 minutes per person/item.
3. **Approval of Minutes from January 23, 2020 Attachment A**
4. **General Manager's Report**
5. **Subcommittee Report Out**
Matching Grant Program
6. **Acquisition Updates**
Misti Arias, Acquisition Manager
7. **Projects in Negotiation Attachment B**
8. **Announcements from Advisory Committee Members**
9. **Adjournment**
Next Meeting: March 26, 2020

FUTURE MEETING TOPICS

(SUBJECT TO CHANGE)

March 26, 2020

Update on Our Work with Agriculture
Vital Lands Implementation/Interactive Map
Rules of Procedure

April 23, 2020

Update on Process Mapping and Refinement of Functions
Project Evaluation Approach and Criteria

May 28, 2020

Reporting on Stewardship Workshop
Appoint 2020 MGP Subcommittee Members

June 25, 2020

Field Trip – TBD

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.





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UNAPPROVED MINUTES

747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401
January 23, 2020 | 5:00 pm

MEMBERS PRESENT:

Bill Smith	Paul Martin	John Nagle	Tawny Tesconi
Alex Wood	Curt Nichols	Jan McFarland	
John Dell’Osso	Cary Fargo	Austin Maners	

MEMBERS ABSENT:

Jennielynn Holmes	Evan Wiig	Leah Gold
Steve Barbose	Doug Lipton	Taj Hittenberger
Neysa Hinton	Don McEnhill	

STAFF PRESENT:

Bill Keene, General Manager; Sheri Emerson, Stewardship Manager; Julie Mefferd, Admin & Fiscal Services Manager; Lauren Alpert, Community Relations Assistant; Lisa Pheatt, County Counsel; Aldo Mercado, County Counsel; Mariah Robson, Advisory Committee Clerk

Call to Order

Chair Dell’Osso called the meeting to order at 5:03 pm.

Public Comment

No public comment.

Approval of Minutes

Paul Martin motioned to approve the minutes from December 12, 2019 as is, and Bill Smith seconded the motion. All in favor, with four abstentions from Jan McFarland, Cary Fargo, Austin Maners and Tawny Tesconi who were not in attendance at the December meeting.

General Manager’s Report Out

- Bill Keene, General Manager, welcomed Austin Maners as a youth member to his first Advisory Committee meeting. Austin introduced himself to the members and staff. He attends Analy High School and has been in 4H for nine years.
- The Taylor Mountain Cooper Creek extension, north of Farmers Lane, will go to the Board February 4, 2020.

- The Outings and Youth Education Program is going to the Board on March 10, 2020.
- Gloeckner Ranch is going to the Board on March 24, 2020. This is a 3,400 acre property that runs cattle and has a vineyard along the road. Sonoma Land Trust with the Moore Foundation contributed \$500,000, and Sonoma Water contributed \$15,000 which will allow them to hold educational tours about the watershed for children. The property is adjacent to a Water Education Facility and is part of the Dry Creek watershed.
- Oken Property Riparian Restoration Phase III will go to the Board on April 7, 2020.
- The Stewardship Workshop/Update will go to the Board on April 13, 2020.
- Ag + Open Space is involved in a court trial regarding the Bordessa property that is located on the Estero Americano. The first phase of the trial has prevailed on every cause of action and now phase one is complete and phase two has begun. The trial should end by February 11, 2020. Mr. Keene will give a full report out on the trial at next month's Advisory Committee meeting.

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. Paul Martin nominated the same officers to continue: John Dell'Osso as Chair, Don McEnhill as Vice Chair and Curt Nichols as Chair Pro Tem. Jan McFarland seconded that motion. A vote was taken and all were in favor, no oppositions or abstentions.

b) Advisory Committee Rules of Procedure

Chair Dell'Osso asked for a review of the Advisory Committee Rules of Procedure. The Rules of Procedure are tentatively scheduled for discussion at the March Advisory Committee meeting as they need some updating. Staff will be working with County Counsel and the Advisory Executive Committee to draft a new document for member consideration. It will then need to be considered and approved by the Board.

c) Ad Hoc Subcommittee Assignments

No new subcommittees were formed. The only current subcommittee is the Matching Grant Program. It was decided that a Matching Grant Program committee will be formed after the closing of the Matching Grant Program process in April or May.

d) Committee Calendar and Roster

Chair Dell'Osso asked members to review the calendar dates for meetings in 2020. The members chose to decide on a summer month off at a later date as it gets closer.



Subcommittee Report Out

The Advisory Committee currently has one active subcommittee, the Matching Grant Program. There has been no meeting since the January 23, 2020 Advisory Committee meeting so no report out this evening.

Upcoming Board Workshop: Stewardship Policy, Fee Lands Strategy, Stewardship Reserve Fund and Investment Strategy

Sheri Emerson, Stewardship Manager, has been preparing to take a Stewardship Update/Workshop to the Board on April 13, 2020. This workshop will focus on the current Stewardship Program as well as the long term work beyond the measure. Ms. Emerson presented a PowerPoint that went over the Stewardship program including the Stewardship policy, Fee Lands Strategy, and Stewardship Reserve Fund and investment strategy. Ag + Open Space is committed to stewarding the lands protected into perpetuity. She asked for comments from Advisory Committee members by January 31, 2020 either through meetings, email or phone calls. A discussion took place with the members and Chair Dell'Osso opened the discussion up to public comment.

For more information on the Stewardship Program, the PowerPoint presentation is available at Ag + Open Space, or contact Ms. Emerson.

Projects in Negotiation

Cooper Creek and Gloeckner projects will be going to the Board for approval in February and March 2020, respectively.

Announcements from Advisory Committee Members and Members of the Public

No announcements.

Adjournment

The meeting adjourned at 6:25 pm.

Next Meeting: February 27, 2020

Respectfully submitted,

Mariah Robson
Advisory Committee Secretary



PROJECT	Acreage (approximate)		Supervisory District	Acquisition Plan Category	Project Design				Comments
					Appraisal Process	Approvals/Baseline	Escrow		
Arrowhead Ranch (Maas)	245	2	Farms & Ranches	x				On hold at request of owner	
El Recreo	289	1	Greenbelts & Scenic Hillside	x				CE under negotiation	
Gloeckner-Turner Ranch	3,364	5	Water, Wildlife & Natural Areas	x	x			Board of Directors approval (3/24/20)	
Jacobsen Ranches	127	2	Greenbelts & Scenic Hillside	x	x			Approved by Board Dec 10, 2019	
Joseph Camozzi Dairy	403	2	Farms & Ranches	x				CE under negotiation	
LaFranchi (Oak Ridge Angus)	1,189	4	Farms & Ranches	x				CE under negotiation	
Mattos Dairy	866	2	Farms & Ranches	x	x			Offer made	
McClelland Dairy	337	2	Farms & Ranches	x	x			On hold at request of owner	
Preston Farm	133	4	Farms & Ranches	x				Initiating project	
Silva	4,441	5	Water, Wildlife & Natural Areas	x	x			Landowner no longer working with District	
Sonoma Developmental Center 5 (Transfor	945	1	Greenbelts & Scenic Hillside					Land protection proposal underway	
Torr	316	5	Recreation & Education	x	x			Appraisal process/ to FOC in April 2020	
Witt Home Ranch	395	2	Farms & Ranches	x	x			Initiating project	

2/21/2020

Total Acres: 13,050

Matching Grant Projects	Acres (approximate)	Supervisory District	Location	Begin Grant Process	Appraisal Process	Approvals/Baseline	Escrow	Comments
AmeriCorps Trail	12	5	Sebastopol		n/a			Initiating project
Andy's Unity Park	4	5	Southwest Santa Rosa	x				Tracking match
Badger Park	20	4	Healdsburg					Initiating project
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	Extension granted to 10/14/21
Crane Creek Regional Trail*	6	1	East of Rohnert Park	x	n/a			Drafting documents. 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; processing extension request
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		Initiating project; processing extension request
Helen Putnam Regional Park Extension	56	2	Petaluma					Initiating project
Maxwell Farms	79	1	Northwest of Sonoma	x	n/a			Drafting Documents
McNear Peninsula Addition	21	2	Petaluma					Drafting documents
Paula Lane Open Space Preserve	11	2	West Petaluma	x	x	x	x	Tracking match
River Lane***	1	5	West of Guerneville	x	x	x	x	Finalizing docs; processing extension request.
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				Drafting documents
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; project extended to 10/25/24
SMART Pathway – Hearn to Bellevue*	6	5	Southwest Santa Rosa	x	n/a	x		Finalizing documents
SMART Pathway - Payran to S. Point	14	2	Petaluma	x	n/a			Drafting documents
Steamer Landing Park Development (McNe	27**	2	Downtown Petaluma	x	n/a			Initiating project
Taylor Mtn RPOSP - Cooper Creek Addition	54	3	Southeast Santa Rosa	x				FOC approved 12/5/19; Going to BOD 2/04/20

Total Acres: 236

Project Status Chart

Sonoma County Agricultural Preservation and Open Space District

ATTACHMENT "B"

2/21/2020

* District approved a 2-year extension

** Restoration/Development Project on previous acquisition.