



**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**  
**February 24, 2022 | 5:00 pm**

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

In accordance with AB 361, Governor Newsom's March 4, 2020 State of Emergency due to the COVID-19 pandemic, Sonoma County Public Health Officer's Recommendation for Teleconferenced Meetings, and the Sonoma County Board of Supervisors Resolution 21-0399, the February 24, 2022 Sonoma County Ag + Open Space Advisory Committee meeting will be held virtually.

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

**\*UPDATE REGARDING VIEWING AND PUBLIC PARTICIPATION IN  
February 24, 2022 ADVISORY COMMITTEE MEETING\***

February 24, 2022 Advisory Committee Meeting will be facilitated virtually 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=MURud1o3TDVWRWStOSEF5Z225MdEldz09>

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, February 23, 2022 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 January 27, 2022 Attachment A ACTION ITEM**

**4. General Manager's Report**

**5. Nuts and Bolts of Easement Stewardship**

**INFORMATIONAL**

Sheri Emerson, Stewardship Manager

Jacob Newell, Stewardship Supervisor

**6. Community Relations Update**

**INFORMATIONAL**

Amy Ricard, Community Relations Specialist

**7. Projects in Negotiations Attachment B**

**8. Announcements from Advisory Committee Members**

**9. Adjournment**

Next Scheduled Meeting: March 24, 2022



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## FUTURE MEETING TOPICS

(SUBJECT TO CHANGE)

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**3/24/22**

RCPP/AFA/DOC (Riparian Easements)  
Proactive Regional Approach

**4/28/22**

Acquisition Projects Overview  
Vegetation Management Grant Awards Update

**5/26/22**

Form MGP Subcommittees  
ASAP Update





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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**  
**January 27, 2022 | 5:00 pm**

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**MEMBERS PRESENT:**

Steve Rabinowitsh	Don McEnhill	Wendy Eliot	Brian Barnacle
Cary Fargo	Bill Smith	Jesús Guzmán	Michelle Whitman
Paul Martin	Sue Conley	John Nagle	Neysa Hinton
Kristina Tierney			

**MEMBERS ABSENT:**

Tawny Tesconi  
Jan McFarland  
Curt Nichols

**STAFF PRESENT:**

Misti Arias, General Manager; Jennifer Kuszmar, Acquisition Manager; Sheri Emerson, Stewardship Manager; Curtis Kendall, Acquisition Specialist; Allison Schichtel, Senior Conservation Planner; Mary Chambers, Agricultural Specialist; Amy Ricard, Community Relations Specialist; Olivia Fiori, Acquisition Assistant; Cieara McKetchnie-Stanley, Administrative Aide; Aldo Mercado, County Counsel; Mariah Robson, Advisory Committee Clerk

**Call to Order**

Chair Michelle Whitman called the meeting to order at 5:02 pm. Chair Whitman did a roll call: Steve Rabinowitsh, yes; Don McEnhill, yes; Wendy Eliot, yes; Jan McFarland, no; Cary Fargo, yes; Tawny Tesconi, no; Bill Smith, yet; Paul Martin, yes; Curt Nichols, no; Jesús Guzmán, yes; Sue Conley, yes; John Nagle, yes; Kristina Tierney, yes; Neysa Hinton, yes; Brian Barnacle, yes; Michelle Whitman, yes.

**Public Comment**

Chair Whitman asked for any public comments on items not on the agenda. Susan Kirks had a request from members to reach out to the community to encourage attendance to the Advisory Committee meetings so people can learn about Ag + Open Space. She also stated that the Paula Lane "habitat destruction" continues and that eight months later the American Badger are still displaced. She expressed that another entity should take over fee title of the Paula Lane property so that the City of Petaluma can be relieved of its ownership duties.

### **Approval of Minutes from December 9, 2021**

Chair Whitman asked for any comments or revisions regarding the December 9, 2021 minutes. There were none. Chair Whitman asked public comments on the minutes but there were none. Paul Martin motioned for the minutes be approved as is. Don McEnhill seconded the motion. All in approval except Michelle Whitman, Neysa Hinton, Brian Barnacle, John Nagle and Kristina Tierney who abstained as they were not present at the December meeting.

### **General Manager's Report**

- Misti Arias, General Manager, introduced Olivia Fiori, the new Acquisition Assistant. Olivia most recently worked for the Conservation Fund, graduated from UC Berkeley with a Bachelor's degree in Society and Environment, with a focus on sustainable food systems. At the Conservation Fund she moved up the ranks from Forest Technician to Forester to receiving her Registered Professional Forester's license last year. She is also a certified Wildland Firefighter 2, has considerable experience using GIS to collect and analyze field data (including conducting Northern Spotted Owl surveys) and speaks Italian and Spanish as well as English. Ms. Fiori introduced herself to the committee and said she was happy to be part of the team.
- A joint funding agreement with Sonoma Water and USGS for LiDAR acquisition will go to the Board in early February.
- We have officially closed on the 10.42-acre Paulin Meadow, which has been added to the existing 9-acre Paulin Creek Open Space Preserve. The Preserve is now 19.42 acres.
- The Board approved the El Recreo Conservation Easement acquisition on January 25, 2022.

Chair Whitman asked if there were any public comments on the General Managers report out, but there were none.

### **Advisory Committee Administration**

#### **a) Election of Committee Officers**

Chair Whitman, Vice Chair Don McEnhill and Chair Pro Tem Curt Nichols all announced that they were open to stepping down from their current roles if there was any other member who would be interested, but were also interested in continuing in their roles. John Nagle motioned for all three to continue in their respective roles, and Wendy Eliot seconded the motion. A vote was taken and all were in favor with no oppositions or abstentions.

#### **b) Advisory Committee Rules of Procedures**

Chair Whitman asked for a review of the Advisory Committee Rules of Procedures for recommended changes. John Nagle noted that there is nothing in the Rules of Procedures about videoconferencing, which has been taking place for the past two years and may continue into the future and wondered if that should be included in the procedures. Aldo Mercado, County Counsel, said that due to the health order that it is stated on each agenda that the meeting will take place virtually, there is no need to add it to the Rules of Procedures.



c) Ad Hoc Subcommittee Assignments

Chair Whitman asked members to review the current Ag Subcommittee and Acquisition Subcommittee list of members that were included in the packet and if anyone would like to join or decline. Sue Conley would like to be taken off the Acquisition Subcommittee and stay on the Ag Subcommittee. Brian Barnacle would like to be taken off the Acquisition Subcommittee. Paul Martin would like to be added to the Acquisition Subcommittee and to stay on the Ag Subcommittee. Steve Rabinowitsh would like to be added to the Acquisition Subcommittee. These changes will be made.

d) Committee Calendar and Roster

Chair Whitman asked members to review the calendar dates for meeting in 2022. No changes were made. John Nagle made a motion to approve the dates as is. Bill Smith and Neysa Hinton seconded the motion. A vote was taken and all were in favor. No oppositions or abstentions.

### **Acquisition Projects Overview**

Curtis Kendall, Acquisition Specialist, discussed two acquisition projects located northeast of Petaluma off Adobe Road. They are separate conservation easements and come as a package deal. The first property, Deniz Dairy, is mostly pastureland with some woodland and riparian areas following Lynch Creek. This property meets the District's conservation goals for grazing, biodiversity, and natural resources.

The second property is a scenic location with woodlands and runs along the Adobe Creek. There is also pastureland and meets the District's conservation goals for grazing, biodiversity and groundwater recharge.

Chair Whitman opened up the meeting for discussion with the Advisory Committee members and members of the public.

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

### **Project Evaluation Criteria**

Misti Arias, General Manager, Jennifer Kuszmar, Acquisition Manager, and Allison Schichtel, Senior Conservation Planner, discussed Project Evaluation Criteria. These criteria will be used by Ag + Open Space staff to evaluate projects submitted to the organization via application and tier from the Vital Lands Initiative (Vital Lands). The Board adopted Vital Lands a year ago after an extensive community and stakeholder engagement process. This plan will guide the work of the District between now and 2031, outlining goals, objectives and strategies for conservation action. The District is now beginning the implementation of Vital Lands, which helps identify areas to focus conservation efforts. Ms. Arias, Ms. Kuszmar and Ms. Schichtel discussed goals, objectives, evaluation process and next steps, and asked for input on the draft Project Evaluation Criteria. The discussion was opened to the members and to the public.

For more information, please feel free to contact Ms. Arias, Ms. Kuszmar or Ms. Schichtel at Ag + Open Space. The PowerPoint presentation is available upon request.



### **Vital Lands Initiative Implementation Discussion**

Through Chair Whitman, Ms. Arias recapped the Vital Lands Initiative Implementation discussion that took place during the December meeting. The implementation will focus on measurable priorities moving forward. These will be high level goals and objectives with feasible outcomes, and the workload will be prioritized. A top goal is to conserve 30% of Sonoma County lands by 2030. Since 1991 the Ag + Open Space has preserved 12% of the county. Vital Lands will help to identify and protect the highest priority lands.

She requested further thoughts and feedback from Advisory Committee members and a discussion took place.

The discussion was then opened up to members of the public.

For more information, please feel free to contact Ms. Arias at Ag + Open Space.

### **Projects in Negotiations**

No questions or comments on Projects in Negotiations.

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

#### John Nagle

Mr. Nagle commented on the efficiency of the meeting.

### **Adjournment**

Chair Whitman adjourned the meeting at 7:03.

Next Meeting: February 24, 2022

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			Project Structure phase
Armstrong Redwoods State Natural Reserve	320	5	Water, Wildlife & Natural Areas	x			Project Structure phase
Baumert Springs	372	5	Water, Wildlife & Natural Areas				Awaiting preliminary title report
Big Sulphur Creek (Krasilisa)	507	4	Water, Wildlife & Natural Areas				Initiating project
Correia	146	2	Farms & Ranches				Initiating project
Deniz (Old Adobe Road)	217	2	Farms & Ranches	x			Project Structure phase
Deniz (Sonoma Mountain Road)	355	2	Farms & Ranches	x			Project Structure phase
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	x	Escrow and Closing
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		Appraisal process
McClelland Dairy	337	2	Farms & Ranches	x			Negotiating CE
McCormick Ranch - Regional Parks	253	1	Water, Wildlife & Natural Areas	x	x		Appraisal process
Miguel-Tocci	489	5	Farms & Ranches				Initiating project
Petersen Rd Dairy	96	2	Farms & Ranches				Initiating project
Preston Farm	133	4	Farms & Ranches	x			Project Structure phase
Riebli Family Dairy	139	2	Farms & Ranches	x			Project Structure phase
Rincon Hills	218	1	Greenbelts & Scenic Hillside				Initiating project
Rowland Mack	168	1	Greenbelts & Scenic Hillside	x			Project Structure phase
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 – Lc	266	1	Recreation & Education	x	x		CE drafting; Fee appraisal reviewed
Soda Springs Ranch Open Space Preserve	209	4	Recreation & Education	x			Project Structure phase
Sonoma Developmental Center 5 (Transfor	945	1	Greenbelts & Scenic Hillside				Project Structure phase
Sonoma Mountain Vernal Pools	174	1	Recreation & Education	x			Project Structure phase
Sweetwater Springs - Monte Rio	319	5	Water, Wildlife & Natural Areas				Initiating project
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>11,994</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	x	To FOC for approval on 3/3/22
Badger Park	20	4	Healdsburg				Initiating project
Bayer Farm Development***	6**	5	Southwest Santa Rosa	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	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	Tracking match
Forever Forestville***	4	5	Downtown Forestville	x	x	x	Tracking match
Graton Green	1	5	Downtown Graton	x	x	x	Escrow closed April 5, 2019. Tracking match.
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	Tracking match
Petaluma River Park	20	2	Petaluma				Initiating project
River Lane***	1	5	West of Guerneville	x	x	x	Finalizing docs; Grant extended to 10/25/24
Roseland Creek Community Park - Phase 1c	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 (McNe	27**	2	Downtown Petaluma	x	n/a		Initiating project
Taylor Mountain Regional Park & Open Spa	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>665</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>							