



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION
COMMISSIONERS

Mike Sangiacomo (First District)
Todd Mendoza (Second District)
Regina De La Cruz (Third District)

Ariel Kelley (Fourth District)
Jorge Inocencio (Fifth District)
Jeff Owen (Alternate)

REGULAR MEETING AGENDA

Virtual Meeting Due to Sonoma County's Shelter in Place Order
February 3, 2022 | 5:00 p.m.

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 3, 2022 Fiscal Oversight Commission meeting will be held virtually.

MEMBERS OF THE PUBLIC MAY NOT ATTEND THIS MEETING IN PERSON

*UPDATE REGARDING VIEWING AND PUBLIC PARTICIPATION IN
FEBRUARY 3, 2022 FISCAL OVERSIGHT COMMISSION MEETING*

The February 3, 2022 Fiscal Oversight Commission Meeting will be facilitated virtually through Zoom. Members of the public can watch or listen to the meeting using one of the three following methods:

1. Join the Zoom webinar on your computer, tablet or smartphone by clicking <https://sonomacounty.zoom.us/j/94827319733?pwd=S3Jja1JneVE0ZHhMbHliZTZsMVB3QT09> password: cows707
2. If you have a Zoom account, click Join Meeting by number: 948 2731 9733 password: cows707
3. Call-in and listen to the meeting: Dial (669) 900-9128 Enter meeting ID: 948 2731 9733

Public Comment During the Meeting: You may email public comment to Sara.Ortiz@sonoma-county.org. All emailed public comments will be forwarded to all Commissioners 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 app or by calling in, there will be specific points throughout the meeting during which live public comment may be made via Zoom and phone.

Disability 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 Sara Ortiz by phone at (707)565-7346 or by email to Sara.Ortiz@sonoma-county.org. by 12 p.m. Wednesday, February 2, 2022 to ensure arrangements for accommodation.

END OF UPDATE

1. **Call to Order**
 2. **Election of Officers**
 3. **Agenda Items to be Held or Taken Out of Order; Off- Agenda Items**
 4. **General Announcements Not Requiring Deliberation or Decision**
 5. **Public Comment**
The Brown Act requires that time be set aside for public comment on items not agendized.
 6. **Correspondence/ Communications**
 7. **Approval of Commission Minutes**
October 19, 2021 **Attachment 1**
December 2, 2021 **Attachment 2**
 8. **Financial Report Attachment 3** Julie Mefferd | Administrative & Fiscal Services Manager
 9. **Ad Hoc Committee Reports**
Annual Report/Audit Report Review (Owen, Kelley)
Matching Grant Program (Inocencio, Sangiacomo)
Acquisition (De La Cruz, Mendoza)
 10. **Creation of Ad Hoc Committees for 2022 and Assignment of Commissioners**
 11. **Review of Rules of Governance Attachment 4**
 12. **Organizational Priorities** Misti Arias | General Manager
 13. **Draft Evaluation Criteria** Misti Arias | General Manager, Jennifer Kuszmar | Acquisition Program Manager, Allison Schichtel | Senior Planner
 14. **Projects in Negotiation Attachment 5**
 15. **Suggested Next Meeting**
March 3, 2022
 16. **Adjournment**
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AGENDAS AND MATERIALS: Agendas and most supporting materials are available on the District's website at sonomaopenspace.org. Due to legal, copyright, privacy or policy considerations, not all materials are posted online. Materials that are not posted will be made available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at 747 Mendocino Avenue, Santa Rosa, CA after Sonoma County health officials lift the Shelter in Place order.

SUPPLEMENTAL MATERIALS: Materials related to an item on this agenda submitted to the Commission/Committee after distribution of the agenda packet will be posted on the District's website and made available for public inspection at the District office at 747 Mendocino Avenue, Santa Rosa, CA during normal business hours after Sonoma County health officials lift the Shelter in Place order. You may also email Sara.Ortiz@sonoma-county.org for materials.





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Mike Sangiacomo (First District)
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Ariel Kelley (Fourth District)
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Jeff Owen (Alternate)

UNAPPROVED MINUTES

Virtual Special Meeting Due to Sonoma County's Shelter in Place Order

October 19, 2021 | 4:00 p.m.

COMMISSIONERS PRESENT: Mike Sangiacomo, Ariel Kelley, Jorge Inocencio

STAFF PRESENT: Misti Arias, General Manager; Jennifer Kuszmar, Acquisition Program Manager; Steph Tavares-Buhler, Senior Acquisition Specialist; Sara Ortiz, Administrative Aide; Verne Ball, Deputy County Counsel.

PUBLIC PRESENT:

1. Call to Order

Commissioner Sangiacomo called the meeting to order at 4:02 p.m.

2. Public Comment

The Brown Act requires that time be set aside for public comment on items not agendaized.
There was none.

3. Closed Session (Real Property Negotiations - Government Code Section 54956.8)

The Commission entered Closed Session at 4:04 p.m.

4. Report Out of Closed Session

The Commission reconvened to Open Session at 4:30 p.m. and reported the following:

Resolution 2021-006

On a motion by Commissioner Kelley and second by Commissioner Inocencio, the Commission determined that acceptance of the fee interest in the Paulin Meadow (Parcel J) property satisfies the fair market value standard.

5. Next Regular Meeting

November 4, 2021

6. Adjournment

The meeting was adjourned at 4:32 p.m.

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ATTACHMENT 1

SUPPLEMENTAL MATERIALS: Materials related to an item on this agenda submitted to the Commission/Committee after distribution of the agenda packet are available for public inspection at the District office at 747 Mendocino Avenue, Santa Rosa, CA during normal business hours.

DISABLED ACCOMMODATION: If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact Mary Dodge at 707-565-7349, as soon as possible to ensure arrangements for accommodation.





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UNAPPROVED MINUTES

Virtual Meeting Due to Sonoma County's Shelter in Place Order

December 2, 2021 | 5:00 pm

COMMISSIONERS PRESENT: Todd Mendoza, Ariel Kelley, Jeff Owen, Jorge Inocencio

STAFF PRESENT: Misti Arias, General Manager; Julie Mefferd, Administrative and Fiscal Services Manager; Jennifer Kuszmar, Acquisition Program Manager; Sara Ortiz, Administrative Aide; Lisa Pheatt, Deputy County Counsel.

PUBLIC PRESENT: Bob Anderson, Viveka Rydell-Anderson

1. Call to Order

Commissioner Mendoza called the meeting to order at 5:01 pm.

2. Agenda Items to be Held or Taken Out of Order; Off- Agenda Items

There was none.

3. General Announcements Not Requiring Deliberation or Decision

There was none.

4. Public Comment

The Brown Act requires that time be set aside for public comment on items not agendized.
There was none.

5. Correspondence/ Communications

There was none.

6. Resolution of Appreciation for Bob Anderson

Resolution 2021-007

The Commission unanimously passed 21-007, resolution of appreciation to Robert Anderson for his outstanding service as a member and Chair of the Sonoma County Agricultural Preservation and Open Space District Fiscal Oversight Commission.

7. General Manager Report

Misti Arias reported that the owners accepted our offer for the El Recreo conservation easement. The owner is working on acquiring a neighboring piece that may eventually have a conservation easement as well. Acquisition is working on criteria that aligns with the Vital Lands Initiative (VLI) and will bring to the Acquisition subcommittee.

MGP subcommittee will get together to discuss guidelines.

Steph Tavares-Buhler, Mary Chambers, and Misti will be partnering with CAFF to discuss agriculture in Sonoma

ATTACHMENT 2

County next week.

Misti had her 6 month meeting with the Board and is working on organizational priorities as a staff based on VLI. The Board is supportive. Misti will present the organizational priorities to the FOC in January and can bring any comments to the board at the 18 month work plan check in with the Board in January.

There are 2 upcoming board items for 12/14 Annual Audit Services Agreement and Herbicide Report (joint yearly item).

8. Approval of Commission Minutes

On a motion by Commissioner Kelley and a second by Commissioner Inocencio, the October 7, 2021 minutes were approved.

9. Financial Report

Julie Mefferd reviewed the November financial report. She gave the reminder that the FOC fund has been abolished as a separate fund, so we will not see that on financial reports moving forward.

10. Ad Hoc Committee Reports

Annual Report/Audit Report Review (Owen, Kelley) The subcommittee has met to review the annual audit, the annual report, and to review proposals for a new audit services contract

11. Proposed Approval of Annual Report

On a motion by Commissioner Owen and a second by Commissioner Kelley, the Annual Report was approved.

12. Projects in Negotiations

13. Suggested Next Meeting

January 6, 2021

14. Adjournment

The meeting was adjourned at 5:37 pm.

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ATTACHMENT 3

Sonoma County Agricultural Preservation and Open Space District
Consolidated Balance Sheet - District and OSSTA Funds
November 30, 2021

Assets

Cash and Investments	\$77,344,138
Accounts Receivable	0
Other Current Assets	0
Intergovernmental Receivables	64,245

Total Assets	<u>\$77,408,383</u>
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Liabilities and Fund Balance

Current Payables	\$319,232
Other Current Liabilities	9,993
Due to Other Governments	3
Deferred Revenue	0
Long-Term Liabilities	0

Total Liabilities	<u>329,228</u>
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Fund Balance

Nonspendable - Prepaid Expenditures	0
Restricted - District Activities	77,079,156
Total Fund Balance	77,079,156

Total Liabilities and Fund Balance	<u>\$77,408,383</u>
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Cash by Fund

OSSTA - Measure F	\$63,201,243
Open Space District	3,253,627
Stewardship Reserve*	0
Cooley Reserve	156,621
Operations and Maintenance	10,732,648

Total Cash by Fund	<u>\$77,344,138</u>
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*On July 1, 2015 the County of Sonoma Measure F Sales Tax Refunding Bonds, Series 2015 were issued. The transaction provided a savings of \$13.6 million, in part by following the Commission's recommendation of paying down \$30 million in principal, as well as obtaining a lower interest rate. The Commission recommended using the \$10 million in the Stewardship Reserve Fund as part of the \$30 million paydown. Additionally, the Commission directed use of the \$7.5 million annual savings resulting from the shortened term to fund the Stewardship Reserve beginning in the fiscal year 2024-2025. FOC Minute Order #13 dated May 14, 2015 reflects this direction.

ATTACHMENT 3

Sonoma County Agricultural Preservation and Open Space District
Consolidated District and OSSTA Budget to Actual
For the one month ended November 30, 2021
42% of Year Complete

	Budget Final	Actual Year to Date	Encumbrances Year to Date	Remaining Balance	% of Budget Remaining
Revenues					
Tax Revenue *	\$26,109,395	\$8,190,400		\$17,918,995	68.63%
Intergovernmental	2,275,000	20,033		2,254,967	99.12%
Use of Money & Prop	145,000	95,436		49,564	34.18%
Miscellaneous Revenues	1,850,000	2,330		1,847,670	
Other Financing Sources	654,402			654,402	100.00%
Total Revenues	31,033,797	8,308,198		22,725,599	73.23%
Expenditures					
Salaries and Benefits	5,749,314	1,630,809		4,118,505	71.63%
Services and Supplies	9,157,550	1,276,326	\$7,367,561	513,663	5.61%
Other Charges	4,146,943	113,874	1,513,519	2,519,550	60.76%
Capital Expenditures**	26,565,000	-	186,119	26,378,881	99.30%
Other Financing Uses	8,167,364	2,558,042		5,609,322	68.68%
Total Expenditures	53,786,171	5,579,051	9,067,199	39,139,921	72.77%
Net Earnings (Cost)	(\$22,752,374)	2,729,147	(\$9,067,199)	(\$16,414,323)	
Beginning fund balance		74,350,008			
Ending Fund Balance		77,079,156			

Note: Sales tax collected as of November 30, 2020 was \$7,446,735. Current collections are 9.99% above the prior year. There continue to be collection and timing issues with CDTFA and COVID relief programs.

(California Department of Tax and Fee Administration)

Note: Negative Use of Money and Property relates to the amortization of gains and losses of investments, not the rate of return.

ATTACHMENT 4

RULES FOR GOVERNANCE OF THE BOARD OF COMMISSIONERS OF THE SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION

RULE 1: The Clerk, in consultation with the chair, shall prepare an agenda for each meeting of the Board. The agenda shall contain a brief general description of each item of business to be discussed at the meeting. At least 72 hours before a regular meeting, the Clerk shall post the agenda in a location that is freely accessible to members of the public during regular business hours.

RULE 2: When the agenda for any regular meeting has been prepared, the Clerk shall forthwith deliver a copy to each member of the Board.

RULE 3: Unless otherwise prohibited by law, the Board may make any disposition of a matter properly before it that it deems advisable.

RULE 4: The Chair shall preserve order and decorum and shall decide questions of order subject to an appeal to the Board.

RULE 5: All questions of law shall be referred to the Commission's Counsel for an opinion.

RULE 6: Each agenda shall provide an opportunity for members of the public to address the Board directly on items of interest to the public that are within the subject matter jurisdiction of the Board. The total time allocated for public testimony on any particular issue shall be 10 minutes unless the Chair deems that more time is necessary. Any person desiring to address the Board shall, when recognized by the Chair, speak from the rostrum, and give his or her name and address to the Clerk and limit his or her statement to 5 minutes. In order to facilitate the business of the Board, the Chair may further limit the time of each such address.

RULE 7: A majority of the members of the Board constitute a quorum for the transaction of business. No act of the Board shall be valid or binding unless a majority of all members concur therein.

RULE 8: A member may initiate voting on a matter by requesting the Chair to call for the question.

RULE 9: Members may vote "aye," "no," or "abstain."

RULE 10: A vote of "abstain" does not constitute concurrence and does not constitute a "no" vote.

ATTACHMENT 4

RULE 11: Emergency meetings and special meetings shall be called as provided in Sections 54956 and 54956.5 of the Government Code. Closed sessions shall not be scheduled nor conducted without prior consultation with the Commission's Counsel.

RULE 12: At the first meeting in each calendar year the Board shall elect a Chair and a Vice-Chair and a Chair Pro Tempore. When the Chair is absent, his or her duties shall be assumed by the Vice-Chair. If both the Chair and the Vice-Chair are absent, the Chair Pro Tempore shall perform the duties of the Chair. In lieu of an annual election, the Board may provide by resolution for the selection of Board officers on a rotational basis.

RULE 13: The Vice Chair shall serve, ex officio, as the Clerk of the Board and shall keep a minute book in which the proceedings of the Board shall be recorded and maintained. The Board may appoint a Deputy Clerk to assist the Vice Chair.

RULE 14: The Chair may, from time to time, appoint such standing or *ad hoc* committees of the Board as are necessary and convenient.

RULE 15: The Chair shall preserve order and decorum and shall decide all questions of order and procedure subject to an appeal to the Board. The nature of any appeal shall be briefly stated and the Chair shall have the right to state the reason for his or her decision.

A Board member wishing to speak shall refrain until he or she has been recognized by the Chair. While a member is speaking, members shall be respectful and shall not engage in or entertain private discussions.

Consistent with the purpose of the Rules, members are encouraged to use a formal style, including appropriate titles, in addressing the public, staff, and each other. All members shall refrain from the use of profanity, emotional outbursts, personal attacks, or any speech or conduct which tends to bring the organization into disrepute.

RULE 16: To assure civility in its public meetings, staff and the public are also encouraged to engage in respectful dialog that supports freedom of speech and values diversity of opinion. To achieve compliance with these rules, members, staff, and the public are encouraged to:

- Create an atmosphere of respect and civility where elected officials, members, District staff, and the public are free to express their ideas;
- Establish and maintain a cordial and respectful atmosphere during discussions;
- Foster meaningful dialogue free of personal attacks;
- Listen with an open mind to all information, including dissenting points of view, regarding issues presented to the Board;

ATTACHMENT 4

- Recognize it is sometimes difficult to speak at Board meetings, and out of respect for each person's feelings, allow them to have their say without comment, including booing, whistling, or clapping;
- Adhere to speaking time limit.

RULE 17: The Board shall refrain from emailing, texting, using social media, or otherwise engaging in electronic communications during Board meetings on matters that are listed on the Board's agenda.

RULE 18: Any member with a disqualifying conflict of interest must, in compliance with the Political Reform Act:

- a) Publically state the nature of the conflict in sufficient detail to be understood by the public;
- b) Recuse himself/herself from discussing and voting on item; and
- c) Leave the room until after the discussion, vote, and other disposition of the matter is concluded, unless the matter has been placed on the Consent Calendar.

The member may be allowed to address the Board as a member of the public. Disclosure of a conflict shall be noted in the official Board minutes. The member must also comply with all other applicable conflicts of interest laws.

Members may not have a financial interest in a contract approved or considered by the Board. In these cases, disclosure and recusal does not remove the conflict and such a contract is considered void (Government Code §1090). The member is encouraged to discuss possible conflicts with County Counsel prior to the meeting.

RULE 19: These rules shall be reviewed by the Board at the first meeting in each calendar year.

RULE 20: The Chair, Vice-Chair, and Chair Pro Tempore shall serve at the will and pleasure of the Board of Directors.

RULE 21: The members of the Board shall be allowed their actual and necessary expenses when attending to the business of the Commission. All claims for reimbursement shall be submitted by the Commission's Bookkeeper to the Board for its approval or rejection.

ATTACHMENT 5
Sonoma County Agricultural Preservation and Open Space District

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
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
Rincon Hills	218	1	Greenbelts & Scenic Hillside					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
Total Acres:	11,685							

ATTACHMENT 5
Sonoma County Agricultural Preservation and Open Space District

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
Total Acres:	674							

* District approved a 2-year extension

** Restoration/Development Project on previous acquisition.

*** District approved 5-year extension (MGP 2 year, fire 3 year)

ATTACHMENT 5
Sonoma County Agricultural Preservation and Open Space District

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
Total Acres:		1,031						



Date: February 1, 2022

To: Ag + Open Space Fiscal Oversight Commission

From: Allison Schichtel, Senior Conservation Planner

c: Jennifer Kuszmar, Acquisition Manager, and Misti Arias, General Manager

Subject: **Draft Project Evaluation Materials for Review and Discussion**

Project Evaluation Materials for Review

The enclosed materials contain draft evaluation criteria based on the Vital Lands Initiative that will be discussed during the February 3, 2022, Fiscal Oversight Commission meeting. Once finalized, Ag + Open Space will use these criteria as part of a larger project evaluation process to prioritize and select new acquisition projects.

Note that we are intending to use these criteria to evaluate projects for which we have received an application. We may develop additional criteria or use a subset of the project evaluation criteria for the purposes of proactive solicitation or for a specific initiative (e.g., buy-protect-resell program).

We've used a similar set of criteria to evaluate and select projects historically, and are now in the process of updating the criteria and other materials to reflect the goals, objectives, and other direction in the Vital Lands Initiative.

Guidelines for Review

Please review the enclosed materials in advance of the February 3rd meeting and be prepared to discuss the following:

- Are there different or additional criteria/sets of rank values that we should use to evaluate whether a project meets a specific Vital Lands objective? (Note: rank values are the amount of points assigned based on a project meeting certain criteria)
- Do you recommend any changes to the rank values? If so, why?
- Are there other information sources (i.e., specific datasets) that we should be considering?
- Any other comments or suggestions?

CORRESPONDENCE 1

Some tips on navigating the draft evaluation criteria:

- There is a set of criteria for each Vital Lands Initiative goal (Agricultural Lands, Community Identity, Healthy Communities, Water, and Wildlands), as indicated in the top line of each page. In addition, there are separate criteria related to co-benefits (e.g., extreme-event and climate change adaptation and resiliency), and other criteria in the “Implementing the Vision” section of Vital Lands (including, subdivision potential and risk of conversion, among others).
- For criteria specific to Vital Lands goals, we’ve included the objective language from Vital Lands in the second column. In some cases, we are using multiple criteria to evaluate a single objective; under these circumstances, you'll see the objective language followed by a "-" clarifying specifically which component of the objective is being addressed.

If you are able to provide comments in advance of the meeting or have any questions, please send to Jennifer Kuszmar at Jennifer.Kuszmar@sonoma-county.org

We look forward to the discussion and thank you for your input.

AGRICULTURAL LANDS CRITERIA			
Criterion Identifier	Vital Lands Objective	Rank Values	Information Source
A	Protect the highest priority grazing lands and croplands - evaluate based on extent of grazing area	1 = >400 acres grazing land on property 0.8 = 200-400 acres of grazing land on property 0.6 = 100-200 acres of grazing land on property 0.4 = 50-100 acres of grazing land on property 0.2 = 25-50 acres of grazing land on property 0 = <25 acres of grazing land on property	GIS analysis
B	Protect the highest priority grazing lands and croplands - evaluate based on extent of croplands	1 = > 10 acres priority cropland on property 0.75 = 5-10 acres priority cropland 0.5 = 2-5 acres priority cropland on property 0.25 = <2 acres priority cropland on property 0 = No priority cropland	GIS analysis
C	Protect the highest priority grazing lands and croplands - evaluate based on long-term viability vis-a-vis water availability	1 = Has at least one registered water right, well permit, spring box, or access to municipal water 0.5 = Does not have any of the above, but has done a test for the installation of a new well 0 = Does not have access to water	Lanowner application
D	Protect the highest priority grazing lands and croplands - evaluate based on long-term viability vis-a-vis topography	1 = >50% of property has slopes <15% 0.5 = 25-50% of property has slopes <15% 0 = <25% of property has slopes <15%	GIS analysis
E	Protect the highest priority grazing lands and croplands - evaluate based on quality of agricultural soils for cultivation	1 = Property contributes >X area towards meeting target of X acres of Excellent and Good soils (per the CA Storie Index) 0.75 = Property contributes X-X area towards meeting target of X acres of Excellent and Good soils 0.5 = Property contributes X-X area towards meeting target of X acres of Excellent and Good soils 0.25 = Property contributes X-X area towards meeting target of X acres of Excellent and Good soils 0.25 = Property contributes <X area towards meeting target of X acres of Excellent and Good soils	GIS analysis

AGRICULTURAL LANDS CRITERIA			
Criterion Identifier	Vital Lands Objective	Rank Values	Information Source
F	Protect the highest priority grazing lands and croplands - evaluate based on adoption of best management practices	<p>1 = Landowner or property manager has a management plan (e.g., carbon farm plan, grazing plan) that includes best practices</p> <p>0.75 = Landowner or property manager is actively working with a qualified professional to develop a management plan</p> <p>0.5 = Landowner or property manager has indicated interest in developing a management plan</p> <p>0 = Landowner or property manager has no interest in developing a management plan</p>	Landowner application (include check boxes for different types of plans)
G	Prioritize protection of land that has infrastructure and facilities for agricultural processing - on-site processing facility	<p>1 = Property has operational on-site processing facility/facilities for agricultural products produced on the property</p> <p>0.5 = Property has non-operational on-site processing facility/facilities for agricultural products produced on the property and landowner has submitted permits and procured funding for improvements OR landowner has submitted permits and have procured funding to build new facility</p> <p>0 = Property does not have an on-site processing facility nor has the landowner expressed interest in building one</p>	Landowner application
H	Prioritize protection of land that has infrastructure and facilities for agricultural processing - community ag facility	<p>1 = Property has operational facility that supports the larger agricultural community (e.g., community cold storage for meat or produce, meat processing, facility for producing value-added products, etc.)</p> <p>0.5 = Property has non-operational facility and landowner has submitted permits and procured funding for improvements OR landowner has submitted permits and have procured funding to build new facility</p> <p>0 = Property does not have such facility nor has the landowner expressed interest in building one</p>	Landowner application

AGRICULTURAL LANDS CRITERIA			
Criterion Identifier	Vital Lands Objective	Rank Values	Information Source
I	Create a balanced portfolio of protected lands that represents the diverse types of agriculture in Sonoma County	1 = opportunity to protect an agricultural product that is underrepresented countywide according to the latest crop report OR opportunity to protect a property producing a diversity of agricultural products (NEEDS DEFINITION) 0 = crop(s) grown on property adequately represented countywide per the crop report OR property not producing a diversity of agricultural products	Landowner application
J	Connectivity of open spaces	1 = Protection of property would result in a block of contiguous protected (via conservation easement or County deed restriction) agricultural land >2000 acres 0.75 = Protection of property would result in a block of contiguous protected agricultural land 1000-2000 acres 0.5 = Protection of property would result in a block of contiguous protected agricultural land 500-1000 acres 0 = Protection of property would result in a block of contiguous protected agricultural land <500 acres	GIS analysis
	Property size, where relevant to protecting identified conservation features	(Proposing we not evaluate property size separately since this is captured inherently through criteria A and B)	GIS analysis

COMMUNITY IDENTITY CRITERIA			
Criterion Identifier	Vital Lands Objective	Rank Values	Information Source
A	Ensure that at least 50% of future projects under the Community Identity goal include agricultural use	1 = Property has active agricultural use and will help meet 50% requirement 0.5 = Property does not have active agricultural use, but the landowner has developed a farm/agriculture plan 0 = Property does not have any active agricultural use nor developed a farm/agriculture plan	Landowner application
B	Protect unique and scenic landscapes	1 = Named peak or other unique and visible feature on property 0 = No named peak or unique and visible feature on property	GIS analysis & landowner application (and/or Project Evaluation Committee discussion)
C	Protect priority greenbelt areas - within greenbelt area	1 = >50% of property within priority greenbelt 0 = <50% of property within priority greenbelt	GIS analysis
D	Protect lands that provide a visual relief from urbanized areas and highly traveled roads including the most visible ridgelines and mountaintops and valleys	1 = >75% of property visible 0.5 = >50% property visible 0.25 = >25% of property visible	GIS analysis

COMMUNITY IDENTITY CRITERIA			
Criterion Identifier	Other Community Identity Criteria	Rank Values	Information Source
E	Property size, where relevant to protecting identified conservation features	1 = Greenbelt property >100 acres in size 0.75 = Greenbelt property 50-100 acres in size 0.5 = Greenbelt property 25-50 acres in size 0.25 = Greenbelt property 10-25 acres in size 0 = Greenbelt property <10 acres in size	GIS analysis
F	Connectivity of open spaces	1 = Protection of property would result in a block of contiguous protected greenbelt land >1000 acres 0.75 = Protection of property would result in a block of contiguous protected greenbelt land 500-1000 acres 0.5 = Protection of property would result in a block of contiguous protected greenbelt land 250-500 acres 0 = Protection of property would result in a block of contiguous protected greenbelt land <250 acres	GIS analysis

HEALTHY COMMUNITIES CRITERIA			
Criterion Identifier	Vital Lands Objective	Rank Values	Information Source
A	Acquire and convey trail easements in areas where regional or local trails are officially identified by recreational partners, particularly when such areas can link to existing segments of trail	<p>1 = Property has been identified by recreation partner as having a priority trail alignment that will link to an existing trail system AND landowner or conservation buyer has expressed interest in a trail easement or rec covenant</p> <p>0.75 = Property has been identified by recreation partner as having a priority trail alignment that does not currently link to an existing trail system AND landowner or conservation buyer has expressed interest in a trail easement or rec covenant</p> <p>0 = Property has not been identified by recreation partner as having a priority trail alignment and/or landowner or conservation buyer is not interested in conveying a trail easement or rec covenant</p>	GIS analysis & landowner application
B	Enhance connections between communities through open space investments.	<p>1 = Property has the potential to provide a trail connection between urban communities (as identified in the MGP project area map) AND landowner or conservation buyer has expressed interest in a trail easement or rec covenant</p> <p>0 = Property does not have the potential to provide a trail connection and/or landowner or conservation buyer is not interested in conveying a trail easement or rec covenant</p>	GIS analysis & landowner application
C	Consider opportunities on future acquisitions that expand, create, or connect new parks and open space preserves, trails, or access points to identified water trails.	<p>1 = Property has the potential to create a new park or open space preserve that will be open to the public OR create an access point to identified water trails</p> <p>0.75 = Property has the potential to expand an existing park or open space preserve OR to create a new park or open space preserve that will have limited access (i.e., docent led tours, limited hours)</p> <p>0 = Property does not have the potential to expand an existing or create a new park or open space preserve</p>	GIS analysis

HEALTHY COMMUNITIES CRITERIA			
Criterion Identifier	Vital Lands Objective	Rank Values	Information Source
-	Partner to provide funding for a diverse portfolio of community open spaces, supporting the protection of conservation features and the connection of urbanized areas with natural and agricultural landscapes.	Question: this applies to the Matching Grant Program - do we need a separate criterion here for general project evaluation purposes?	
D	Partner with public agencies and non-profit organizations to ensure that all communities have open space to enjoy	1 = Property has recreation potential and is in an area identified as having a park need (e.g., >1/2 mile from existing community open space and with population X or greater) 0 = Property either does not have recreation potential or is not in an area identified as having a park need	GIS analysis (pending Park Equity analysis with Regional Parks)

WATER CRITERIA			
Criterion Identifier	Vital Lands Objective	Rank Values	Information Source
A	Protect the highest priority riparian corridors - riparian corridors	<p>1 = Property supports riparian habitat and >50% of riparian area is dominated by native vegetation</p> <p>0.5 = Property supports riparian habitat and <50% is dominated by native vegetation; landowner is interested in restoration (either passive or active)</p> <p>0 = Property does not support riparian habitat or property supports riparian habitat with <50% dominated by native vegetation and landowner is not interested in restoration (active or passive)</p>	GIS analysis & landowner application
B	Protect the highest priority riparian corridors and headwater streams - headwater streams	<p>1 = >90% of property is within a headwater source area or property constitutes >10% of the headwater source area for a HUC12 watershed</p> <p>0.5 = 50-90% of property is within a headwater source area or property constitutes >5% of the headwater source area for a HUC12 watershed</p> <p>0 = <50% of property is within a headwater source area and property constitutes <5% of the headwater source area for a HUC12 watershed</p>	GIS analysis
C	Protect the highest priority wetlands, including estuaries and marshes, vernal pools, and other freshwater wetlands	<p>1 = Property supports high or medium-high priority wetland</p> <p>0.75 = Property supports medium priority wetland</p> <p>0.5 = Property supports medium-low priority wetland</p> <p>0.25 = Property supports low priority wetland</p> <p>0 = No wetlands on property identified</p>	GIS analysis

WATER CRITERIA			
Criterion Identifier	Vital Lands Objective	Rank Values	Information Source
D	Protect the highest priority groundwater basins and recharge areas.	<p>1 = >50% of property has high groundwater recharge (exceeds watershed median or countywide median) based on CA Basin Characterization Model or based on more local groundwater models, where available</p> <p>0.5 = >25% of property has high groundwater recharge (exceeds watershed median or countywide median) based on CA Basin Characterization Model or based on more local groundwater models, where available</p> <p>0 = <25% of property has high groundwater recharge (exceeds watershed median or countywide median) based on CA Basin Characterization Model or based on more local groundwater models, where available</p> <p>OR</p> <p>1 = Property contributes >X mm recharge/year towards meeting target of X mm recharge/year</p> <p>0.75 = Property contributes X-X mm recharge/year towards meeting target of X mm recharge/year</p> <p>0.5 = Property contributes X-X mm recharge/year towards meeting target of X mm recharge/year</p> <p>0.25 = Property contributes X-X mm recharge/year towards meeting target of X mm recharge/year</p> <p>0.25 = Property contributes <X mm recharge/year towards meeting target of X mm recharge/year</p>	GIS analysis
E	Protect the highest priority groundwater basins and recharge areas.	<p>1 = >50% of property is over a high priority groundwater basin</p> <p>0.75 = >50% of property is over a medium priority groundwater basin or 0- 50% of property is over a high priority groundwater basin</p> <p>0.5 = >50% of property is over a very low priority groundwater basin or 0-50% of property is over a medium priority groundwater basin</p> <p>0.25 = 0-50% of property is over a very low priority groundwater basin</p> <p>0 = property does not lie above groundwater basin</p>	GIS analysis

WATER CRITERIA			
Criterion Identifier	Vital Lands Objective	Rank Values	Information Source
F	Protect the highest priority aquatic habitats and associated upland areas that support rare, unique, or special-status aquatic plants and animals.	(Proposing to combine evaluation of terrestrial and aquatic habitat for special-status plants and animals via Wildlands criterion C; could alternatively look at whether property is in watershed that's been identified as)	GIS analysis
G	Protect connected aquatic habitats and the lands that support this connectivity.	Need to formulate criteria to address multiple definitions of connectivity. Some considerations based on feedback received thus far: <ul style="list-style-type: none"> - Connections with protected riparian corridors - In-stream habitat (pools, side-channel habitat, substrate habitat) - Streamflow - Fish passage barriers - Floodplain connectivity 	
H	Property size, where relevant to protecting identified conservation features	1 = Water & Wildlands property >2000 acres in size 0.75 = Water & Wildlands property 1000-2000 acres in size 0.5 = Water & Wildlands property 500-1000 acres in size 0.25 = Water & Wildlands property 250-500 acres in size 0 = Water & Wildlands property <250 acres in size	GIS analysis
I	Connectivity of open spaces	1 = The property connects to (i.e., is adjacent to or connects multiple) other protected lands in a way that will enhance Water and Wildlife conservation values (e.g., protection of entire wetland or significant stretch of stream; expanded protection of Rank 1 plant communities, critical habitat, or any high priority values identified in previous criteria) 0.5 = The property connects to other protected lands, but protection of the property will not enhance Water and Wildlife conservation values 0 = The property does not connect to other protected lands	GIS analysis & internal discussion

WILDLANDS CRITERIA			
Criterion Identifier	Vital Lands Objective	Rank Values	Information Source
A	<p>Protect the highest priority old-growth and mature hardwood and conifer forests.</p> <p>Protect the highest priority oak woodlands, shrublands, grassland and other non-woody vegetation.</p>	<p>1 = Property contributes >X area towards meeting target of X acres of Rank 1 plant communities</p> <p>0.75 = Property contributes X-X area towards meeting target of X acres of Rank 1 plant communities OR property contributes >X area towards meeting target of X acres of Rank 2 plant communities</p> <p>0.5 = Property contributes X-X area towards meeting target of X acres of Rank 2 plant communities OR property contributes >X area towards meeting target of X acres of Rank 3 plant communities</p> <p>0.25 = Property contributes X-X area towards meeting target of X acres of Rank 3 plant communities</p> <p>0 = Property contributes <X area towards meeting target of X acres of Rank 3 plant communities</p>	GIS analysis
B	Protect rare, unique, or particularly diverse plant communities.	<p>1 = Property supports particularly rare, unique, or diverse plant community (not reflected in previous criteria)</p> <p>0 = Property does not support particularly rare, unique, or diverse plant community</p>	GIS analysis
C	Protect the highest priority habitats for rare, unique, or special-status terrestrial plants and animals	<p>1 = Property has USFWS-designated critical habitat for special status species OR known occurrence of threatened and endangered species (per CNDDDB) OR hosts a California tiger salamander (CTS) breeding site OR is within CTS extant population area</p> <p>0.75 = Known occurrence of S1 (critically imperiled), S1S2, or S1S3 ranked species on property</p> <p>0.5 = Known occurrence of S2 (imperiled), S2S3, S3 (vulnerable), or S3S4 ranked species on property OR has high habitat suitability per CWHR predicted habitat model</p> <p>0.25 = Known occurrence of S4 (apparently secure) ranked species on property</p> <p>0 = Unknown or no threatened, endangered, or species of special concern on property</p>	GIS analysis

WILDLANDS CRITERIA			
Criterion Identifier	Vital Lands Objective	Rank Values	Information Source
D	Protect lands critical for supporting high native biodiversity.	Need input from others on what information sources we should consult to evaluate this objective. Some considerations based on feedback we've received thus far (and that aren't captured in other criteria): -CDFW Statewide Terrestrial and Aquatic Biodiversity Summaries; Areas of Conservation Emphasis (ACE) (native species richness, rare species richness, irreplaceability) -Nature Serve Map of Biodiversity Importance (richness of at-risk species, based on habitat models) -Topo-climatic diversity -Diverse geological and/or soils (e.g., serpentine)	GIS analysis
E	Protect critical wildlife movement corridors and intact habitat areas.	1 = >50% of property is part of Bay Area Critical Linkages network or property encompasses the entire width of a network OR >50% of property is classified as having channelized connectivity or encompasses the entire width of an area of channelized connectivity OR is identified as being a priority in local wildlife corridor mapping projects (e.g., Merenlender study, Pepperwood M2B study) 0.75 = >50% of property has intensified or diffuse connectivity OR 0-50% of property is part of Bay Area Critical Linkages network OR 0-50% of property is classified as having channelized connectivity 0.5 = 0-50% of property has intensified or diffuse connectivity 0.25 = 0-50% of property has land use that may restrict movement 0 = property has land use that impedes movement	GIS analysis
	Property size, where relevant to protecting identified conservation features	(Proposing to evaluate in combination with Water goal)	
	Connectivity of open spaces	(Proposing to evaluate in combination with Water goal)	

CO-BENEFITS CRITERIA			
Criterion Identifier	Co-Benefit Category	Rank Values	Information Source
A	Climate Change & Extreme Events - Resilient and Connected Network	<p>1 = >50% of property is more or slightly more resilient to climate change (per TNC's Resilient Sites layer)</p> <p>0.5 = >50% of property is average or slightly less resilient to climate change OR 0-50% of property is more or slightly more resilient to climate change</p> <p>0.25 = >50% of property is less or least resilient to climate change OR 0-50% of property is average or slightly less resilient to climate change</p> <p>0 = >50% of property is least resilient to climate change</p>	GIS analysis
B	Climate Change & Extreme Events - Wildfire	<p>1 = Property is part of a strategically placed fuel buffer zone between wildlands and at-risk communities OR >50% of property is classified as having a high or very high relative wildfire hazard index per Sonoma County Wildfire Hazard Index</p> <p>0.5 = >50% of property is classified as having a low or moderate relative wildfire hazard index OR 0-50% is classified as having a high or very high relative wildfire hazard index</p> <p>0 = Property does not meet criteria above</p>	GIS analysis
C	Climate Change & Extreme Events - Flood	<p>1 = Property is in a flood-prone area and protection would minimize the number of homes that are at risk of damage and destruction during a flood OR property has a significant floodplain (or plan for restoration of floodplain), protection of which would minimize downstream impacts from flooding</p> <p>0 = Property does not meet criteria above</p>	GIS analysis

CO-BENEFITS CRITERIA			
Criterion Identifier	Co-Benefit Category	Rank Values	Information Source
D	Climate Change & Extreme Events - Drought	<p>1 = Landowner has invested in enhancing soil water storage capacity (e.g. is part of a healthy soils program, has carbon farm plan, dry farms, and/or has no-till practices) or has implemented other water storage systems (e.g., rainwater catchment systems)</p> <p>0.5 = Landowner or property manager is actively working with a qualified professional to develop a plan to enhance soil water storage capacity or implement other water storage systems</p> <p>0.25 = Landowner or property managers had indicated interest in enhancing soil water storage capacity or implementing other water storage systems</p> <p>0 = Landowner or property manager has no interest in enhancing soil water storage capacity or implementing other water storage systems</p>	Landowner application
E	Climate Change & Extreme Events - Sea Level Rise	<p>1 = Property is within the historic bay margin and there is a potential for restoration OR property is outside the historic and future bay margin and could provide room for marsh migration</p> <p>0 = Property does not meet criterion above</p>	GIS analysis & landowner application
F	Climate Change & Extreme Events - Carbon Sequestration	<p>1 = Property contributes >X metric tonnes of CO₂e towards meeting target of X metric tonnes of CO₂e</p> <p>0.75 = Property contributes X-X metric tonnes of CO₂e towards meeting target of X metric tonnes of CO₂e</p> <p>0.5 = Property contributes X-X metric tonnes of CO₂e towards meeting target of X metric tonnes of CO₂e</p> <p>0.25 = Property contributes X-X metric tonnes of CO₂e towards meeting target of X metric tonnes of CO₂e</p> <p>0.25 = Property contributes <X metric tonnes of CO₂e towards meeting target of X metric tonnes of CO₂e</p>	GIS analysis

OTHER VITAL LANDS CRITERIA			
Criterion Identifier	Category	Rank Values	Information Source
A	Threat/Risk of Loss - Subdivision potential	1 = Based on current zoning and ACCs, property can be subdivided into >10 additional lots 0.75 = Property can be subdivided into 5-10 additional lots 0.5 = Property can be subdivided into 3-4 additional lots 0.25 = Property can be subdivided into 1-2 additional lots 0 = Property cannot be subdivided	Records search
B	Threat/Risk of Loss - Conversion Trends	1 = Conversion of open space to development or more intensive use is present near property (e.g., within 1/4 mile) 0 = No known nearby conversion	GIS analysis
C	Threat/Risk of Loss - Risk of conversion	1 = Property at risk of conversion (e.g., landowner has submitted an application for subdivision, property is on the market, landowner has had a vineyard study conducted) 0 = Property not as risk of conversion	Landowner application and/or records search
D	General Plan 2020 Alignment - Community Separators & Scenic Landscape Units	1 = Any portion of property is within a General Plan Community Separator or Scenic Landscape Unit or >50% of property is visible from within 2 miles of a General Plan Scenic Corridor 0 = No portion of property is within a General Plan Community Separator or Scenic Landscape Unit or <50% of property is visible from within 2 miles of a General Plan Scenic Corridor	GIS analysis
E	General Plan 2020 Alignment - Scenic Corridor	1 = Property is adjacent to a General Plan Scenic Corridor 0 = Property is not adjacent to a General Plan Scenic Corridor	GIS analysis
F	Equitable Distribution - Maintain a geographic balance in portfolio of protected lands	(Proposing we evaluate on an annual basis the geographic distribution of our projects (perhaps defining "stratification units" different depending on the objective or conservation value) and determine if there is a gap; if so, consider assigning higher priority to projects within that region over the next year)	GIS analysis
G	Equitable Distribution - Maintain a balance in benefits received by the community through open space protection	(Proposing we evaluate on an annual basis the balance of benefits received by the community and determine if there is a gap; if so, consider assigning higher priority to projects that provide that benefit over the next year. Will need to come up with a list of benefits to evaluate and the metrics by which we will measure balance (e.g., water supply and water quality benefits relative to human community reliance)	GIS analysis

OTHER VITAL LANDS CRITERIA			
Criterion Identifier	Category	Rank Values	Information Source
H	Opportunity to Leverage Funds	1 = Grant or partner funding has been identified for this project 0 = Grant or partner funding has not been identified for this project	Internal discussion
I	Vital Lands Networks - Croplands Network	1 = >50% of property is within Cropland Network areas classified as "Essential for Meeting Conservation Goals" 0.5 = >50% of property is within Cropland Network areas classified as "Important for Meeting Conservation Goals" OR 0-50% of property is classified as "Essential for Meeting Conservation Goals" 0.25 = 0-50% of property is within Cropland Network areas classified as "Important for Meeting Conservation Goals" 0 = No portion of property is within the Croplands Network	GIS analysis
J	Vital Lands Networks - Grazing Lands Network	1 = >50% of property is within Grazing Lands Network areas classified as "Essential for Meeting Conservation Goals" 0.5 = >50% of property is within Grazing Lands Network areas classified as "Important for Meeting Conservation Goals" OR 0-50% of property is classified as "Essential for Meeting Conservation Goals" 0.25 = 0-50% of property is within Grazing Lands Network areas classified as "Important for Meeting Conservation Goals" 0 = No portion of property is within the Grazing Lands Network	GIS analysis
K	Vital Lands Networks - Greenbelts Network	1 = >50% of property is within Greenbelts Network areas classified as "Essential for Meeting Conservation Goals" 0.5 = >50% of property is within Greenbelts Network areas classified as "Important for Meeting Conservation Goals" OR 0-50% of property is classified as "Essential for Meeting Conservation Goals" 0.25 = 0-50% of property is within Greenbelts Network areas classified as "Important for Meeting Conservation Goals" 0 = No portion of property is within the Greenbelts Network	GIS analysis

OTHER VITAL LANDS CRITERIA			
Criterion Identifier	Category	Rank Values	Information Source
L	Vital Lands Networks - Biodiversity Network	<p>1 = >50% of property is within Biodiversity Network areas classified as "Essential for Meeting Conservation Goals"</p> <p>0.5 = >50% of property is within Biodiversity Network areas classified as "Important for Meeting Conservation Goals" OR 0-50% of property is classified as "Essential for Meeting Conservation Goals"</p> <p>0.25 = 0-50% of property is within Biodiversity Network areas classified as "Important for Meeting Conservation Goals"</p> <p>0 = No portion of property is within the Biodiversity Network</p>	GIS analysis
M	Vital Lands Networks - Groundwater Recharge Network	<p>1 = >50% of property is within Groundwater Recharge Network areas classified as "Essential for Meeting Conservation Goals"</p> <p>0.5 = >50% of property is within Groundwater Recharge Network areas classified as "Important for Meeting Conservation Goals" OR 0-50% of property is classified as "Essential for Meeting Conservation Goals"</p> <p>0.25 = 0-50% of property is within Groundwater Recharge Network areas classified as "Important for Meeting Conservation Goals"</p> <p>0 = No portion of property is within the Groundwater Recharge Network</p>	GIS analysis

SONOMA COUNTY MEASURE F

SALES TAX UPDATE

3Q 2021 (JULY - SEPTEMBER)



**AG +
OPEN
SPACE**
SONOMA COUNTY

SONOMA COUNTY MEASURE F

TOTAL: \$ 7,832,717

12.1%
3Q2021

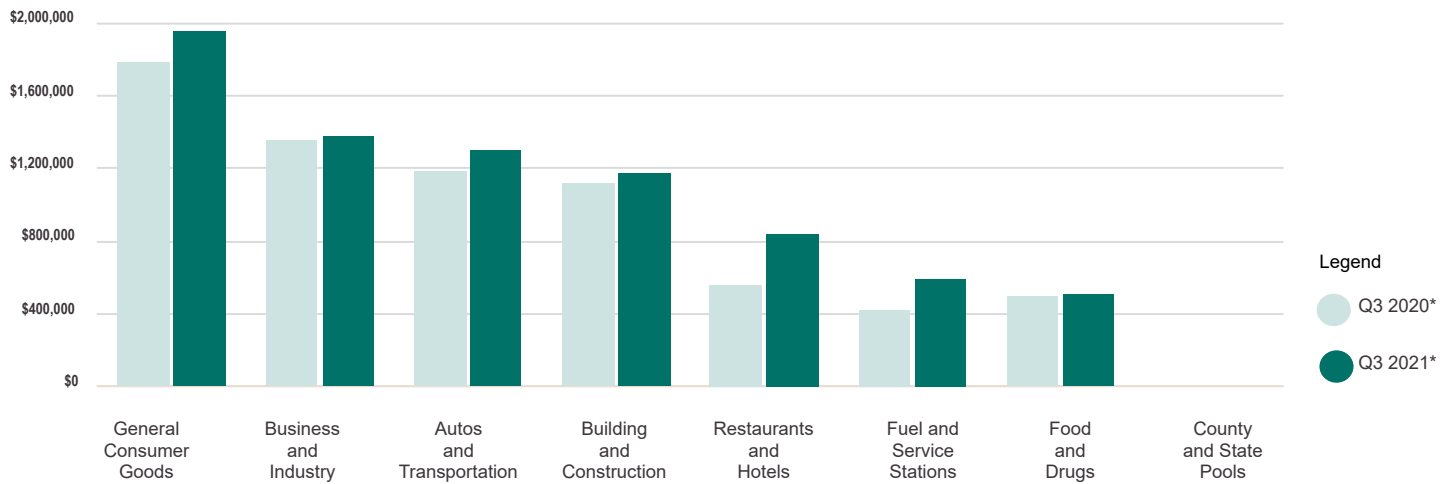


18.3%
STATE



**Allocation aberrations have been adjusted to reflect sales activity*

SALES TAX BY MAJOR BUSINESS GROUP



SONOMA COUNTY AG_OPEN SPACE DISTRICT - MEASURE F HIGHLIGHTS

Sonoma County Ag_Open Space District - Measure F's receipts from July through September were 12.1% above the third sales period in 2020.

Third quarter 2021 continued an overall high consumer confidence as pandemic centered restrictions eased and the economy fully reopened. Restaurant-hotels generated the

largest growth at 50% with casual dining roaring back via a resurgence of eating out. Quick-service and fine dining also contributed hearty recoveries for this group.

Similarly, service station collections spiked as the combination of higher gas prices and increased travel propelled receipts back above pre-pandemic levels.

Buyers seized available lot inventory, favorable borrowing rates and ignored dramatic vehicle cost surges over the past year; new and used dealership gains accounted for most of the autos-transportation improved comparisons. In-county stores welcomed back customers who desired to spend locally; general consumer goods rose 10% with much better returns coming from discount department, electronics/appliances and apparel merchants.

Wineries, contractors and heavy industrial companies strengthened their revenue numbers during the summer months.

Revenues weakened in building materials, general merchandise (direct to consumer ecommerce vendors) and sporting goods. These drops are attributed to last year's surge in demand as people worked remotely, chose to improve their lifestyles and homes.

TOP NON-CONFIDENTIAL BUSINESS TYPES

Sonoma County Ag_Open Space District - Measure F

Business Type	Q3 '21*	Change
New Motor Vehicle Dealers	689.2	12.1%
Building Materials	648.1	-0.8%
Service Stations	559.4	44.1%
General Merchandise	420.4	-2.3%
Discount Dept Stores	408.4	9.1%
Casual Dining	362.1	56.6%
Contractors	325.2	17.7%
Grocery Stores	273.4	0.9%
Used Automotive Dealers	258.4	10.3%
Wineries	215.6	5.3%

**Allocation aberrations have been adjusted to reflect sales activity*

HdL State

Change
18.9%
5.4%
53.6%
91.6%
12.6%
68.4%
12.2%
-0.2%
16.5%
26.0%

**In thousands of dollars*



STATEWIDE RESULTS

Local one cent sales and use tax receipts for sales occurring July through September were 18% higher than the same quarter one year ago after adjusting for accounting anomalies and back payments from previous quarters. These aberrations had been much greater than normal in the last two years as the Governor's Executive Orders allowed businesses to defer some sales tax payments as a supportive measure during the pandemic. This program has now expired, and merchant remittances are more consistent, making cash receipts more reflective of underlying economic activity.

The prior year comparison quarter was the start of the pandemic recovery, and the strong growth enjoyed since continued with the recent results.

Surprisingly, one of the stronger sectors has been restaurants and hotels. Originally forecasted to take an extended amount of time to recover, statewide sales tax generated during the summer months exceeded amounts from pre-pandemic 2019. Even with the availability of indoor and outdoor dining, pent up

demand resulted in long wait times to enjoy local culinary experiences. When combined with increasing restaurant tabs as the cost of food and staff wages surge, sales tax remittances are expected to continue growing. Additionally, while the industry awaits the return of foreign tourism in metropolitan areas, strong domestic travel has helped varied regions around the state especially Southern California and the Central Coast.

Receipts from general consumer goods marked a steady recovery, led by apparel retailers, jewelry, electronic/appliance and specialty outlets. Discount department stores, especially those selling gas, helped exemplify the strength of brick-and-mortar merchants. Gains from the countywide use tax pools however, slowed to 2% compared to the high-water mark last year, which had been boosted by new tax collecting requirements imposed under AB 147 for online retailers. All things considered, when combined with positive economic trends, these are a welcome sign leading up to the holiday shopping period.

Although car dealers had expressed

concerns about inventory shortages due to supply chain disruptions and computer chip shortages earlier in the year, the sale of new and used vehicles posted solid gains regardless. Higher property values and good weather contributed to strong building materials and contractor returns. As commuting workers and travelers returned to the road with increased gas prices, fuel and service stations also experienced a dramatic recovery.

Overall growth is expected to continue through the end of the 2021 calendar year. Possible headwinds into 2022 include: pent up demand for travel and experiences shifting spending away from taxable goods; higher prices for fuel, merchandise and services displacing more of consumer's disposable income; and expected interest rate hikes resulting in more costly financing for automobiles, homes, and consumer loans.

MAJOR BUSINESS GROUP TRENDS BY COUNTY

Percent Change from 3rd Quarter 2020 *

	Autos/Tran.	Bldg/Const	Bus/ind.	Food/Drug	Fuel	Cons. Goods	Restaurants
Alameda Co.	15.9%	4.4%	11.4%	-5.1%	56.9%	20.7%	49.4%
Contra Costa Co.	6.9%	8.1%	6.4%	1.9%	48.9%	18.2%	38.6%
Marin Co.	14.1%	4.1%	3.5%	1.5%	60.1%	29.0%	48.0%
Napa Co.	7.8%	16.7%	31.6%	8.1%	50.5%	19.0%	88.6%
San Francisco Co.	7.9%	3.1%	15.4%	-2.3%	76.4%	39.4%	99.2%
San Mateo Co.	29.8%	1.3%	61.3%	-0.3%	61.9%	17.4%	60.4%
Santa Clara Co.	24.4%	4.1%	-1.8%	-0.3%	58.7%	33.8%	51.2%
Solano Co.	15.2%	3.7%	21.8%	0.5%	33.7%	13.5%	34.8%
Sonoma Co.	11.7%	4.2%	4.4%	0.0%	43.2%	19.6%	49.1%

*Allocation aberrations have been adjusted to reflect sales activity