



Thursday, January 28, 2016

REGULAR MEETING

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

Meeting begins at 5:00 p.m.

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

AGENDA

1. **Public Comment** - Comments on items not listed on the agenda
(Time is limited to 3 minutes per person/item)
2. **Approval of Minutes** [Attachment "A"] **ACTION**
December 10, 2015
3. **General Manager's Report** **INFORMATIONAL**
4. **Advisory Committee Administration** [Attachment "B"] **ACTION**
 - a) Election of Committee Offices
 - b) Advisory Committee Rules of Procedure
 - c) Ad Hoc Subcommittee Assignments
 - d) Committee Calendar and Roster
5. **Sub-Committee Report Outs** **INFORMATIONAL**
6. **Healthy Lands & Healthy Economies: Multiple Benefits
Of Natural Capital** **INFORMATIONAL**
Karen Gaffney, Conservation Planning Program Manager
Alex Roa, Assistant Planner
7. **Overview of New Acquisition Projects :** **INFORMATIONAL**
Donnell and Sonoma Developmental Center
Misti Arias, Acquisitions Program Manager
8. **Projects in Negotiation** [Attachment "C"] **INFORMATIONAL**
9. **Announcements from Advisory Committee Members** **INFORMATIONAL**
10. **Adjournment** Next Meeting: February 25, 2016

Future Meeting Topics
(subject to change)

2/25/16

**Spotlight: Management Review Implementation
New Project Overview**

3/24/16

**Spotlight: Comprehensive Plan - Riparian Strategy & Ag Examples
Farm Center Update
New Project Overview**

4/28/16

**Spotlight: Acquisitions
Legislative
New Project Overview
Community Relations Update**

5/26/16

Spotlight: Stewardship

6/23/16

Field Trip: TBD Ag Property Easement

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.

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.



Attachment "A"

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

December 10, 2015 MINUTES

5:05 pm Meeting convened at the District office, 747 Mendocino Avenue,
Suite 100, Santa Rosa, California

Members Present

Jeffrey Holtzman	Gary Wysocky	Steve Rabinowitsh
Jan McFarland	John Nagle	Kristin Thigpen
Janet Orchard	John Dell'Osso	

Members Absent

Doug Lipton	Cary Fargo	Sue Conley
Don McEnhill	Curt Nichols	Bill Smith
Laurie Gallian	John Azevedo	

Staff Present

Bill Keene, General Manager; Misti Arias, Acquisition Program Manager; Jennifer Kuszmar, Matching Grant Coordinator; Mariah Robson, Advisory Committee Clerk

Chair Steve Rabinowitsh called the meeting to order at 5:05 pm.

Chair Rabinowitsh announced there was a change in the agenda: item #6, Portrait of Sonoma, was moved to the #5 spot, and Urban Open Space Overview – Matching Grant Program was moved to the #6 spot.

Public Comment

Teri Shore from Greenbelt Alliance announced there will be a study session at the Board of Supervisors on December 15, 2015 at 10:30 am on community separators. The Supervisors will be considering additional community separators and greenbelts in the Cloverdale and Healdsburg areas.

Approval of Minutes

The minutes of October 22, 2015 were approved as submitted.

General Manager's Report

- The Sebastopol Skategarden matching grant project will be going to the Board December 15, 2015.
- The Dixon property transfer side agreement will also be going to the Board December 15, 2015.
- The contract with the City of Healdsburg to transfer Healdsburg Ridge will be going to the Board January 12, 2016.
- The IPAOM updated policy will be going to the Board January 26, 2016.
- The Conservation Planning Update will be going to the Board on February 2, 2016. Karen Gaffney, Conservation Planning Program Manager, will give an update on LiDAR, Climate Action Through Conservation and Healthy Lands, Healthy Economies.
- The Conservation Easement Workshop, a workshop on conservation easements and how they work, will be going to the Board February 9, 2016.
- The Stewardship Planning Update will be going to the Board March 1, 2016.
- In last week's meeting with the Fiscal Oversight Commission they received a presentation from consultants at the Center for Natural Land Management on the calculation of the District's reserve fund requirement post Measure F. An emphasis was placed on how much of an interest rate return could be anticipated utilizing the County investment pool and what other alternatives there may be. This discussion will be continued at future meetings.
- Karen Gaffney is working on the youth engagement project. The plan is to have the recruitment in March 2016 and begin the program in September 2016.
- Richardson Kashia will be closing either today or tomorrow.
- Estero Ranch is scheduled to close December 23, 2015.
- Andrea McKenzie, former District General Manager, has been identified as an environmental hero by Bay Nature and will be acknowledged at the Local Hero Awards Dinner in March. Ralph Benson and Craig Anderson were both acknowledged in the past few years.
- On November 4, 2015 from 6:00 to 8:00 pm there was a Bordessa Trail Public Meeting that was well attended. The community is concerned with making sure there is protection for the Estero and buffers for the adjacent lands.

Sub-committee Report Outs

The Ag Subcommittee did not meet this week and had no report out.

Portrait of Sonoma

Brian Vaughn, Director of the Department of Health, presented the Portrait of Sonoma, an in-depth look at the health and well-being of Sonoma County. The report explores differences in health, income and education by neighborhood, race and ethnicity and gender. It provides all community partners with a tool to help reduce these gaps. Mr. Vaughn was invited to inform the Advisory Committee about the data, build support for using the data to reduce disparities in our community, and start a conversation about what we can do to create more opportunity and equity.

Mr. Vaughn acknowledged the District as one of the original signers for committing to use the Portrait to drive the District's work.

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

Urban Open Space Overview – Matching Grant Program

Jennifer Kuszmar, Matching Grant Coordinator, updated the Advisory Committee on the Urban Open Space and Matching Grant Program making linkages between the Portrait's findings and the District's investment in the County's urban open spaces. The last Matching Grant Program cycle was in 2014. The Matching Grant Program focuses on cities or urban areas for acquisition, restoration, recreation development or a combination of these. If awarded, the Grantee must match the District's grant funds 1:1. The 2016 Matching Grant Program is allocated with \$2.5 million. In the January 2016 Advisory Committee meeting, a subcommittee will be formed. There is a public meeting on the same date, January 28, 2016, from 9-11 am, as a kick off for the applicants. March 31, 2016 is the deadline for applications. Recommendations will be selected by the Advisory Committee subcommittee and District staff, and the recommendations will go to the full Advisory Committee in a public meeting. Following this, staff will provide the Board with a suite of recommended projects for their consideration in late summer or early fall of 2016.

For more information, the PowerPoint presentation is available at the District upon request or you can contact Jennifer Kuszmar with any questions.

Projects in Negotiations

There were no report outs for projects in negotiations.

Announcements From Advisory Committee Members

Jan McFarland

The City of Sonoma decided to not have dogs on Montini with a 2-3 vote.

Steve Rabinowitsh

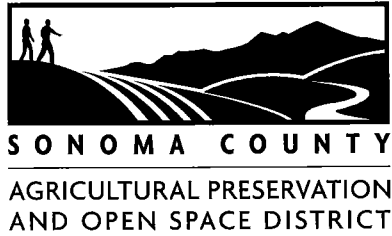
The Sonoma City Council voted in a new mayor, Laurie Gallian.

Adjournment: 6:37 pm

Next scheduled meeting date: January 28, 2016

Respectfully submitted,

Mariah Robson,
Advisory Committee Secretary



Attachment "B"

DATE: January 28, 2015
TO: Open Space Advisory Committee Members
FROM: Bill Keene, General Manager
SUBJECT: Advisory Committee Administration

a) Election of Officers

Currently the officers are:

Chair	Steve Rabinowitsh
Vice-Chair	Laurie Gallian
Chair Pro Tem	Kristin Thigpen

According to the Committee's Rules of Procedure, election by majority vote of new officers for each position for the coming year should occur at this meeting. Committee members should also review the attached Rules of Procedure.

b) Review and Approve the Advisory Committee Rules of Procedure

c) Proposed Ad Hoc Subcommittees

d) Calendar / Roster

Committee calendar for proposed meeting dates in 2016 and Committee roster are attached.

RULES OF PROCEDURE

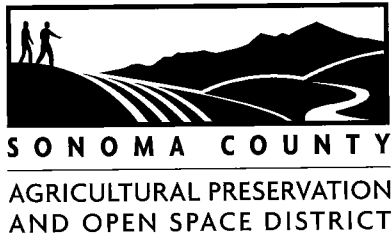
On July 20, 1999, by Resolution No. 99-0962, the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District continued the existence of the Sonoma County Open Space Advisory Committee to render advice and make recommendations on certain matters, to participate in the processing of District real property transactions, and to provide broad based citizen input into the operations of the District.

On April 22, 2008 by Resolution No. 08-0374, the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District amended the above resolution modifying Rule 8.

- RULE 1:** Regular meetings will be held monthly on the fourth Thursday at 5:00 p.m. at the District offices located at 747 Mendocino Avenue, Suite 100, Santa Rosa, California and announced by public notice outside the District office.
- RULE 2:** Meetings will be carried out under the terms of Resolution 99-0962 adopted by the District Board of Directors on July 20, 1999, attached to these rules as Exhibit "A".
- RULE 3:** The Committee shall elect a Chair, Vice Chair and Chair Pro-tem to serve at the will and pleasure of the Committee. These officers shall serve one year terms of office with elections held at the first meeting of the calendar year. When the Chair is absent, his/her duties shall be assumed by the Vice Chair. If both the Chair and Vice Chair are absent, the Chair Pro Tem shall perform the duties of the Chair.
- RULE 4:** Meetings will be conducted by the Chair. The Chair shall preserve order and decorum in accordance with these Rules. The Chair's decisions with respect to order shall be appealable by any member to the Committee and the decision of the Committee shall be final.
- RULE 5:** All questions of law shall be referred to the District's Counsel for an opinion.
- RULE 6:** District staff shall prepare an agenda and take minutes for each meeting of the Committee. Staff shall, at least 72 hours before a regular meeting, deliver the agenda to Committee members and post the agenda in a location that is freely accessible to members of the public during regular business hours. Staff will consult with the Chair of the Committee on the content of an agenda at least one week prior to the meeting.
- RULE 7:** Unless otherwise provided by law, the Committee may make any disposition of a matter properly before it that it deems advisable. Committee business will be carried out under the Ralph M. Brown Act.
- RULE 8:** A quorum shall consist of seven members, but no action of the Committee shall be taken without the concurrence of at least a majority of the quorum; provided, however, that the Committee's minutes may be approved by the Committee Chair after receiving any comments offered by the Committee's members.
- RULE 9:** A Committee member may initiate voting on a matter by requesting the Chair to call

for the question. Members may vote "aye", "no" or "abstain". A vote of "abstain" does not constitute concurrence and does not constitute a "no" vote.

- RULE 10:** Due to the importance of Committee business, Committee members should make every effort to attend regular and occasional special meetings. Committee members should contact the General Manager or designee if they are unable to attend. The Committee may report and recommend to the Board of Directors the removal of any member if, within any calendar year, (a) the member is absent from three or more regular or special meetings without prior notification to the General Manager, or (b) the member is absent from five or more regular or special meetings, with or without prior notification of the General Manager.
- RULE 11:** Each agenda shall provide an opportunity for members of the public to directly address the Committee on items of interest to the public that are within the subject matter jurisdiction of the Committee. The Chair may limit the time of each such address.
- RULE 12:** Emergency meetings and special meetings shall be called as provided in Sections 54956 and 54956.5 of the Government Code (Attached as Exhibit "B"). Closed sessions of the full Committee shall not be scheduled nor conducted without prior consultation with the District's Counsel.
- RULE 13:** The Committee may, from time to time, create Standing or Ad Hoc Subcommittees or Working Groups to help carry out the Committee's business. No subcommittee or working group shall have more than six members. A Subcommittee/Working Group chairperson will be elected at the first meeting of the calendar year for each Subcommittee/Working Group. The duty of the Chair is to direct Subcommittee/Working Group business and report back to the full Committee. Membership modifications should be addressed to the Chairperson and/or General Manager. With staff's assistance every attempt should be made to balance Subcommittee/ Working Group membership by both geographic and subject-of-interest representation. Apart from Rule 13, the Rules of Procedure shall not apply to the Subcommittees/Working Groups.
- RULE 14:** It shall be understood by all Committee members that service on the Committee is voluntary and that no claims shall be made for expenses while traveling to and from or while serving on and carrying out Committee business.
- RULE 15:** These rules shall be reviewed by the Committee at the first meeting of each calendar year.
- RULE 177** Presentations shall be made and any action taken by the Working Groups shall be reported at the Advisory Committee monthly meetings.



ATTACHMENT "B"

Monthly Meetings on the 4th Thursday
Meetings begin at 5:00 pm

2016

January 28

February 25

March 24

April 28

May 26

June 23

July 28

August 25

September 22

October 27

November (taking off)

December 8 (early for Holidays)

2016 OPEN SPACE ADVISORY COMMITTEE MEMBERS

Jan McFarland 1650 East Napa St., Sonoma, CA 95476	916-346-7578 janmcfarland@icloud.com	First District Term Expires: 2/2016
Kristin Thigpen (Chair Pro Tem) P.O. Box 2996, Santa Rosa, CA 95405	539-5552 kristin@thigpendesign.com	First District Term Expires: 7/2017
Sue Conley 619 Prospect St., Petaluma, CA 94952	(W) 789-9433 Sue@cowgirlcreamery.com	Second District Term Expires: 2/2017
Janet Orchard 201 W. Sierra Ave, Cotati, CA 94931	477-2836 janetorchard60@gmail.com	Second District Term Expires: 2/2016
Vacant		Third District Term Expires:
Steve Rabinowitsh (Chair) 1127 Spring St., Santa Rosa, CA 95404	(O) 528-2513 steverabino@aol.com	Third District Term Expires: 9/2017
Bill Smith 1401 Big Ridge Rd., Healdsburg, 95448	433-8667 bigridge@sonic.net	Fourth District Term Expires: 12/2016
Doug Lipton PO Box 966, Healdsburg, CA 95448	433-2094 doug@healdsburgshed.com	Fourth District Term Expires: 9/2016
Jeffrey Holtzman 400 Grandview Road, Sebastopol	(C) 484-7603 jhemail@comcast.net	Fifth District Term Expires: 12/2016
John Nagle P.O. Box 326, Graton, CA 95444	(C) 431-5391 john.nagle@ejgallo.com	Fifth District Term Expires: 3/2017
Gary Wysocky, Santa Rosa City Council 100 Santa Rosa Ave, Room 10, SR	(C) 291-6037 gwysocky@srcity.org	Mayors' and Councilmembers' Term Expires: 6/2015
Laurie Gallian, Sonoma City Council (Vice Chair) 434 Rosalie Dr., Sonoma, CA 95476	(C) 738-9847 lauriegallian@gmail.com	Mayors' and Councilmembers' Term Expires: 6/2015
John Dell'Osso, Cotati City Council 201 West Sierra Ave, Cotati, CA 94931-4217	(O) 415-464-5135 jdellosso@cotaticity.org	Mayors' and Councilmembers' Term Expires: 6/2015
Don McEnhill PO Box 1335, Healdsburg, CA 95448	(O) 433-1958 don@russianriverkeeper.org	Environmental Term Expires: 1/2017
Cary Fargo PO Box 364, Graton, CA 95444	(C) 484-6158 cfargo@sonic.net	Real Estate Term Expires: 1/2017
John Azevedo PO Box 25, Healdsburg, CA 95448	(C) 975-3152 azevedo762@yahoo.com	Agriculture Term Expires: 2/2016
Curt Nichols 15 Third St, Santa Rosa, CA 95403	(C) 480-2361 cnichols@carlilemacy.com	Business Term Expires: 2/2016

PROJECT	Acreage (approximate)	Supervisory District	Acquisition Plan Category	Project Design	Appraisal Process	Approvals/Baseline	Escrow	Comments
Arrowhead-Maas Ranch	245	2	Farms & Ranches	x				CE under negotiation
Bettinelli Dairy	300	2	Farms & Ranches					On hold at request of owner
Buttke Dairy	253	2	Farms & Ranches					On hold at request of owner
Cresta III	46	1	Recreation & Education	x	x			On hold at request of owner
Donnell	909	1	Greenbelts & Scenic Hillside	x				CE under negotiation
Estero Ranch	548	5	Water, Wildlife & Natural Areas	x	x	x	x	Closed December 23, 2015
Fitch Mountain (Acq P2)	26	4	Recreation & Education	x	x	x		Under contract
Foppiano Vineyards	160	4	Greenbelts & Scenic Hillside	x	x			Fiscal Oversight Commission reviewed 3/5/15
Glenn Ranch	230	2	Farms & Ranches	x	x			On hold at request of owner
Gloekner-Turner Ranch	3,364	5	Water, Wildlife & Natural Areas	x				On hold at request of owner
Hansen Ranch	330	2	Farms & Ranches	x	x			Appraisal under review
Howlett Forest	1,395	5	Water, Wildlife & Natural Areas	x	x			Appraisal underway
Kashia Coastal Reserve	688	5	Water, Wildlife & Natural Areas	x	x	x	x	Closed December 11, 2015
LaFranchi	1,189	4	Farms & Ranches	x				On hold at request of owner
Lafranconi	211	5	Greenbelts & Scenic Hillside	x				CE under negotiation
Madeline Poncia Trust	175	2	Greenbelts & Scenic Hillside	x				Project design
Mattos Dairy	866	2	Farms & Ranches	x				Project design
McClelland Dairy	337	2	Farms & Ranches	x	x			On hold at request of owner
McCullough - Phase 2	259	1	Recreation & Education	x	x			On hold at request of owner
Ranchero Mark West	120	1	Recreation & Education	x	x	x	x	Board approved October 13, 2015
Rips Redwoods	1,850	5	Water, Wildlife & Natural Areas	x				CE under negotiation
Sonoma Developmental Ctr V (Transforma	945	1	Greenbelts & Scenic Hillside					Resource assessment underway
Spring Hill Ranch	313	1	Farms & Ranches	x				On hold at request of owner
Stewarts Point Ranch	871	5	Water, Wildlife & Natural Areas	x	x			Appraisal under review

Total Acres: 15,631

Matching Grant Projects	Acreeage (approximate)	Supervisory District	Location	Begin Grant Process	Appraisal Process	Approvals/Baseline	Escrow	Comments
Bayer Farm Site Development	6**	5	Southwest Santa Rosa	x	x	x	x	Reimbursement ongoing
Colgan Creek Park and Preserve (Ph 1)	2	5	Southwest Santa Rosa	x	x	x	x	Board approved 1/29/08
Colgan Creek Park and Restoration (Ph 2)	5	5	Southwest Santa Rosa	x	x	x	x	Board approved 4/21/15
Colgan Creek Restoration (Ph 3)	7	5	Southwest Santa Rosa	x	n/a	x	x	Board approved 4/21/15
Crane Creek Regional Trail	6	1	East of Rohnert Park	x	n/a			Advisory Committee accepted project 6/28/07
Creekside Park, Phase 1A	4**	5	Monte Rio	x	n/a	x	x	Reimbursement ongoing
Denman Reach Phase 3	2	2	North Petaluma	x				Drafting documents
East Washington Park	25	2	Northeast Petaluma	x	n/a			Negotiations
Falletti Ranch	4	2	Cotati	x	x	x	x	Tracking match
Forever Forestville	4	5	Downtown Forestville	x	x	x	x	Tracking match
Guerneville River Park, Phase 2	5	5	Central Guerneville	x	x	x		FOC approved 1/9/14
Irwin Creek Riparian Restoration	47**	5	West of Santa Rosa	x	n/a			Negotiations
Moorland Park	4	5	Southwest Santa Rosa	x				Initiating project
MRRP-Meadowlark Field	58	5	Sebastopol	x	x	x	x	Reimbursement ongoing
Nathanson Creek Preserve Restoration	1**	1	Sonoma	x	n/a			Drafting documents
Paula Lane OSP	11	2	West Petaluma	x	x	x	x	Tracking match
Patterson Point	2	5	Villa Grande	x	x	x	x	Reimbursement ongoing
Riverfront Regional Park Phase 3	305	4	West of Windsor	x	n/a			Advisory Committee accepted project 7/24/08
Roseland Village Public Space	1	5	Southwest Santa Rosa	x				Initiating project
Sebastopol Skategarden Expansion	1	5	Sebastopol	x	n/a			FOC approved 11/12/15, BOD approved 12/15/15
SMART Pathway – Hearn to Bellevue	6	5	Southwest Santa Rosa	x	n/a			Negotiations
SMART Pathway - Payran to S. Point	14	2	Petaluma	x				Initiating project
Sonoma Garden Park, Phase 2	5**	1	East of Sonoma	x	n/a	x	n/a	Reimbursement ongoing
Total Acres:	462							

** Restoration/Development Project on previous acquisition.