



**AG + OPEN SPACE**  
SONOMA COUNTY

Thursday, January 24, 2019

**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 13, 2018
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. **Subcommittee Report Out** ***INFORMATIONAL***  
Matching Grant Program
6. **Vital Lands Initiative Update** ***INFORMATIONAL***  
Karen Gaffney, Conservation Planning Program Manager
7. **Acquisition Project Update: 2018 Accomplishments & 2019 Opportunities** ***INFORMATIONAL***  
Misti Arias, Acquisition Program Manager
8. **Projects in Negotiation** [Attachment "C"] ***INFORMATIONAL***
9. **Announcements from Advisory Committee Members** ***INFORMATIONAL***
10. **Adjournment** Next Meeting: February 28, 2019

**Future Meeting Topics**  
**(subject to change)**

**2/28/19**

Fire Update: Planning & Stewardship  
Vital Lands Update  
Mayors and Councilmembers Letter

**3/28/19**

Fiscal Update  
Vital Lands Update  
Matching Grant Program Guidelines Update  
Conservation Planning

**4/25/19**

Process Improvements (Liquid Planning, Process Mapping, Recruitment, On-Base)  
Vital Lands Update

**5/23/19**

Field Trip to Fee Lands (Greenbelt Theme/Strategy; Fee Lands Strategy)  
Vital Lands Update

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

**PUBLIC COMMENT:**

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



Attachment "A"

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

*December 13, 2018 MINUTES*

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

**Members Present**

Bill Smith	Curt Nichols	Don McEnhill	John Nagle
Neysa Hinton	Steve Rabinowitsh	Steve Barbose	
John Dell'Osso	Taj Hittenberger	Halei Trowbridge	

**Members Absent**

Evan Wiig	Doug Lipton	Jan McFarland	Cary Fargo
Paul Martin	David Cook	Tawny Tesconi	

**Staff Present**

Bill Keene, General Manager; Misti Arias, Acquisition Program Manager; Karen Gaffney, Conservation Planning Program Manager; Jen Kuszmar, Matching Grant Coordinator; Alex Roa, Special Projects Planner; Bob Pittman, County Counsel; Mariah Robson, Advisory Committee Clerk

Chair Dell'Osso called the meeting to order at 5:05 pm.

**Public Comment**

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

Duane DeWitt discussed a potential Sonoma County Water Agency project on Roseland Creek. He also said that US Congressman Mike Thompson wrote a letter of support for a trail to the veteran's grove and healing garden in the Roseland Creek Park.

A short discussion was held regarding the recusal of members, which is addressed later in the meeting, and Susan Kirks, who is a past Advisory Committee member from the 2nd District 2008-10, was a member of the Matching Grant Subcommittee and said she was required to recuse from the committee as head of a nonprofit that was a co-applicant with the City of Petaluma for the Paula Lane open space application.

## **Approval of Minutes**

Chair Dell'Osso asked for approval of the October 25, 2018 minutes. Don McEnhill motioned to approve the minutes, and John Nagle seconded the motion. All in favor, with an abstention from Halei Trowbridge who was not in attendance at the October meeting.

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

- There was an article in the Press Democrat about the last phase of the acquisition of the Mark West properties, which closed in November. The properties have been transferred to Sonoma County Regional Parks. Possibly the Advisory Committee can take a tour of the properties next year.
- Mr. Keene attended the California Economic Summit in November that was held in Santa Rosa. The Ag + Open Space presented on the Healthy Lands, Healthy Economies at this event, which features the value of protecting land. The Healthy Lands, Healthy Economies was released in November. There was a wonderful article in the Press Democrat and in the CA Water E-News.
- The Ag + Open Space's Land Acquisitions Specialist and Program Manager is retiring this month, Stuart Martin. He has been with the department since 1995. The Fiscal Oversight Commissioners Clerk is also retiring in January, Sue Jackson and the Administrative and Fiscal Services Manager, Mary Dodge, will retire in March.
- Mr. Keene has been following the Farm Bill and has been working with Dave White, the former Natural Resources Conservation Services Director under Obama. White has been working on crafting the Farm Bill that passed yesterday and is now on the President of the United States' desk waiting for a signature. Mr. Keene will be at a conference in Washington DC and will meet with federal staff in order to promote Sonoma County and Ag + Open Space.

## **Subcommittee Report Out**

The Advisory Committee currently has one active subcommittee, the Matching Grant Program, and there was no report out.

## **Vital Lands Initiative Update**

Karen Gaffney, Conservation Planning Program Manager, updated the Advisory Committee on the Vital Lands Initiative.

For more information, contact Karen Gaffney at Ag + Open Space.

## **Update on Work of the Ag Advisory Team**

Mr. Keene updated the Advisory Committee on the work of the Ag Advisory Team.

For more information, Contact Mr. Keene's Executive Secretary, Mariah Robson, at Ag + Open Space.

## **Mayors and Councilmembers' Letter**

Chair Dell'Osso introduced this item as an opportunity to discuss the Matching Grant Program cycle regarding the conflict of interest and recusal processes currently in existence. There was no vote but Chair Dell'Osso asked to hear from each member. Each member took turns and spoke around the room. The Advisory Committee by-laws may or may not be changed, and this item may or may not be taken to the Board for a decision to make a change to the recusal policy currently in place regarding the conflict of interest of a member on a specific project. This can be a

decision that comes in the next year as the cycle won't start again for two years and the decision was not made at tonight's meeting.

The Sonoma County Mayors and Councilmembers are waiting to hear from the Advisory Committee and Ag + Open Space staff after January 31, 2019 on how we will handle this item in the future. Mr. Keene will report to them the conversation that took place this evening.

**Projects in Negotiations**

Acquisition of the Weeks Ranch conservation easement was approved by the Board on December 11, 2018. This is a property near Hood Mountain and Alamos Road off Highway 12. There is a 100 year old historic ranch on the property, with cattle grazing and natural resources

**Announcements from Advisory Committee Members and Members of the Public**

There were no announcements.

**Adjournment:** The meeting adjourned at 6:52 pm.

Next scheduled meeting date: January 24, 2019

Respectfully submitted,

Mariah Robson,  
Advisory Committee Secretary



**AG + OPEN SPACE**  
SONOMA COUNTY

**Attachment "B"**

**DATE:** January 24, 2019  
**TO:** Open Space Advisory Committee Members  
**FROM:** Bill Keene, General Manager  
**SUBJECT:** Advisory Committee Administration

**a) Election of Officers**

Currently the officers are:

Chair	John Dell'Osso
Vice-Chair	Don McEnhill
Chair Pro Tem	Curt Nichols

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 2019 and Committee roster are attached.

**SONOMA COUNTY  
OPEN SPACE  
ADVISORY  
COMMITTEE**

**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 16:** Presentations shall be made and any action taken by the Working Groups shall be reported at the Advisory Committee monthly meetings.





**AG + OPEN SPACE**  
SONOMA COUNTY

**Monthly Meetings on the 4<sup>th</sup> Thursday Except for December**

Meetings begin at 5:00 pm

**2019**

January 24

February 28

March 28

April 25

May 23

June 27

July 25

August 22

September 26

October 24

November (taking off)

December 12 (Two weeks early for Holidays)

2019 OPEN SPACE ADVISORY COMMITTEE MEMBERS

Jan McFarland 1650 East Napa St., Sonoma, CA 95476	916-346-7578 <a href="mailto:janmcfarland@icloud.com">janmcfarland@icloud.com</a>	First District Term Expires: 3/2020
Steve Barbose 461 Patten St, Sonoma, CA 95476	292-3675 sbarbose@vom.com	First District Term Expires: 6/2020
Paul Martin 8090 Valley Ford Road Petaluma, CA 94952	763-8874 <a href="mailto:xchief9600@gmail.com">xchief9600@gmail.com</a>	Second District Term Expires: 4/2019
Vacant		Second District Term Expires:
Jennielynn Holmes 465 A Street, Santa Rosa, CA 95401	321-5711 jholmes@srcharities.org	Third District Term Expires: 1/2021
Steve Rabinowitsh 1127 Spring St., Santa Rosa, CA 95404	(O) 528-2513 steverabino@aol.com	Third District Term Expires: 9/2019
Bill Smith 1401 Big Ridge Rd., Healdsburg, 95448	433-8667 bigridge@sonic.net	Fourth District Term Expires: 12/2018
Doug Lipton PO Box 966, Healdsburg, CA 95448	433-2094 <a href="mailto:doug@healdsburgshed.com">doug@healdsburgshed.com</a>	Fourth District Term Expires: 9/2018
Evan Wiig 3696 Burnside Rd, Sebastopol, CA 95472	415-710-5692 evan@farmersguild.org	Fifth District Term Expires: 5/2019
John Nagle P.O. Box 326, Graton, CA 95444	(C) 431-5391 john.nagle@ejgallo.com	Fifth District Term Expires: 11/2018
Neysa Hinton, Sebastopol City Council 7201 Bodega Ave, Sebastopol, CA 95472	495-9087 neysacouncil@gmail.com	Mayors' and Councilmembers' Term Expires: 2/2019
David Cook, Sonoma City Council 1 The Plaza, Sonoma, CA 95476	(C) 490-8921 david@cvmgrapes.com	Mayors' and Councilmembers' Term Expires: 2/2019
John Dell'Osso, Cotati City Council (Chair) 201 West Sierra Ave, Cotati, CA 94931-4217	(O) 415-464-5135 jdelloso@cotaticity.org	Mayors' and Councilmembers' Term Expires: 6/2019
Don McEnhill (Vice Chair) PO Box 1335, Healdsburg, CA 95448	(O) 433-1958 <a href="mailto:don@russianriverkeeper.org">don@russianriverkeeper.org</a>	Environmental Term Expires: 1/2019
Cary Fargo PO Box 364, Graton, CA 95444	(C) 484-6158 cfargo@sonic.net	Real Estate Term Expires: 1/2019
Tawny Tesconi 3912 Walker Ave, Santa Rosa, CA 95407	(C) 480-6947 <a href="mailto:Tawny@TesconiSolutions.com">Tawny@TesconiSolutions.com</a>	Agriculture Term Expires: 6/2019
Curt Nichols (Chair Pro Tem) 15 Third St, Santa Rosa, CA 95403	(C) 480-2361 cnichols@carlilemacy.com	Business Term Expires: 2/2020
Halei Trowbridge	(C) 888-9257 haleitrowbridge@gmail.com	Youth Representative Term Expires: 6/2019

Taj Hittenberger

766-4201  
tahittenberger@gmail.com

Youth Representative  
Term Expires: 6/2019

Project Status Chart  
1/18/2019

## Sonoma County Agricultural Preservation and Open Space District

PROJECT	Acreage (approximate)		Supervisory District	Acquisition Plan Category	Project Design	Appraisal Process	Approvals/Baseline	Escrow	Comments
Arrowhead Ranch (Maas)	245	2	Farms & Ranches	x					On hold at request of owner
El Recreo	289	1	Greenbelts & Scenic Hillside						CE under negotiation
Gloeckner-Turner Ranch	3,364	5	Water, Wildlife & Natural Areas	x	x				Appraisal process
Jacobsen Ranches	127	2	Greenbelts & Scenic Hillside	x					CE under negotiation
Joseph Camozzi Dairy	403	2	Farms & Ranches	x					CE under negotiation
LaFranchi (Oak Ridge Angus)	1,189	4	Farms & Ranches	x					CE under negotiation
Mattos Dairy	866	2	Farms & Ranches	x	x				Offer made
McClelland Dairy	337	2	Farms & Ranches	x	x				On hold at request of owner
Preston Farm	133	4	Farms & Ranches						Initiating project
Silva	4,441	5	Water, Wildlife & Natural Areas						Initiating project
Sonoma Developmental Center 5 (Transfor	945	1	Greenbelts & Scenic Hillside						Land protection proposal underway
Torr	522	5	Recreation & Education						Appraisal process
Tunzi Ranch	345	2	Farms & Ranches						CE under negotiation
Weeks Ranch (Rasmason)	1,372	1	Water, Wildlife & Natural Areas	x	x				To Board December 11, 2018
Witt Home Ranch	395	2	Farms & Ranches						Initiating project

Total Acres: 14,973

Matching Grant Projects	Acreage (approximate)	Supervisory District	Location	Begin Grant Process	Appraisal Process	Approvals/Baseline	Escrow	Comments
AmeriCorps Trail	12	5	Sebastopol					Initiating project
Andy's Unity Park	4	5	Southwest Santa Rosa	x				Reimbursement and tracking match ongoing
Badger Park	20	4	Healdsburg					Initiating project
Bayer Farm Development	6**	5	Southwest Santa Rosa	x	x	x	x	Reimbursement ongoing, Grant term extended
Colgan Creek Phase 3 MG*	7	5	Southwest Santa Rosa	x	n/a	x	x	Board approved 4/21/15
Crane Creek Regional Trail*	6	1	East of Rohnert Park	x	n/a			Initiating project
Denman Reach	2	2	North Petaluma	x	n/a			Drafting documents
Falletti Ranch	4	2	Cotati	x	x	x	x	Tracking match
Forever Forestville*	4	5	Downtown Forestville	x	x	x	x	Tracking match
Graton Community Park	1	5	Downtown Graton	x	x	x		Board approved 11/13/18
Guerneville River Park Phase 2*	5	5	Central Guerneville	x	x	x		Initiating project
Helen Putnam Regional Park Extension	56	2	Petaluma					Initiating project
Irwin Creek Riparian Restoration*	47**	5	West of Santa Rosa	x	n/a	x	n/a	Reimbursement ongoing
Maxwell Farms	79	1	Northwest of Sonoma	x	n/a			Initiating project
McNear Peninsula Addition	21	2	Petaluma					Initiating project
Nathanson Creek Restoration Phase 2	1**	1	Sonoma	x	n/a			Reimbursement ongoing
Paula Lane Open Space Preserve	11	2	West Petaluma	x	x	x	x	Tracking match
River Lane	1	5	West of Guerneville	x	x	x	x	Board approved 9/11/18
Riverfront Regional Park Recreation Improv	300**	4	West of Windsor	x	n/a			Initiating project
Roseland Creek Community Park - Phase 1	3	5	Southwest Santa Rosa	x				Initiating project
Roseland Village Public Space	1	5	Southwest Santa Rosa	x	n/a			Drafting documents
Southeast Santa Rosa Greenway	61	1	Southeast Santa Rosa	x		x		Initiating project
SMART Pathway – Hearn to Bellevue*	6	5	Southwest Santa Rosa	x	n/a	x		FOC approved 7/21/16
SMART Pathway - Payran to S. Point	14	2	Petaluma	x	n/a			Drafting documents
Steamer Landing Park Development (McNe	27**	2	Downtown Petaluma	x	n/a			Initiating project
Taylor Mtn RPOSP - Cooper Creek Addition	54	3	Southeast Santa Rosa					Initiating project

1/18/2019

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<b>Total Acres:</b>	236
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\* District approved a 2-year extension

\*\* Restoration/Development Project on previous acquisition.