



AG + OPEN SPACE
SONOMA COUNTY

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

REGULAR MEETING AGENDA

Online Meeting Due to Sonoma County's Shelter in Place Order
March 24, 2022 | 5:00 pm

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

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

MEMBERS OF THE PUBLIC MAY NOT ATTEND THIS MEETING IN PERSON

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

March 24, 2022 Advisory Committee Meeting will be facilitated virtually through Zoom. There will be no option for attending in person. Members of the public can watch or listen to the meeting using one of the following methods:

Join the Zoom meeting on your computer, tablet or smartphone by clicking:

<https://sonomacounty.zoom.us/j/98316944769?pwd=MURud1o3TDV RWStOSEF5Z225MdElzdz09>

1. If you have the Zoom app or web client, join the meeting using the Password: 778144
2. Call-in and listen to the meeting: Dial 1 669 900 9128 Enter meeting ID: 983 1694 4769

PUBLIC COMMENT DURING THE MEETING: You may email public comment to Mariah.Robson@sonoma-county.org. All emailed public comments will be forwarded to all Committee Members and read aloud for the benefit of the public. Please include your name and the relevant agenda item number to which your comment refers. In addition, if you have joined as a member of the public through the Zoom link or by calling in, there will be specific points throughout the meeting during which live public comment may be made via Zoom and phone.

DISABLED ACCOMMODATION: If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please contact Mariah Robson by email to Mariah.Robson@sonoma-county.org by 12pm Wednesday, March 23, 2022 to ensure arrangements for accommodation.

1. **Call to Order**
2. **Public Comment**
Comments on items not listed on the agenda. Time is limited to 2 minutes per person/item.
3. **Approval of Minutes from February 24, 2022 Attachment A** **ACTION ITEM**
4. **General Manager's Report**
5. **Riparian Easements: RCPP Alternative Funding Arrangement & Department of Conservation Grant** **INFORMATIONAL**
Allison Schichtel, Senior Conservation Planner
Mary Chambers, Agricultural Specialist
6. **Conservation Easement Acquisition Fundamentals** **INFORMATIONAL**
Jennifer Kuszmar, Acquisition Manager
7. **Projects in Negotiations Attachment B**
8. **Announcements from Advisory Committee Members**
9. **Adjournment**
Next Scheduled Meeting: April 28, 2022



FUTURE MEETING TOPICS
(SUBJECT TO CHANGE)

4/28/22

Vegetation Management Grant Awards Update
Agricultural Support and Protection (ASAP) Program Update

5/26/22

Proactive Regional Approach
Acquisition Projects Overview

6/23/22

Stewardship – Oken Restoration Update
Outings & Education Program





AG + OPEN SPACE
SONOMA COUNTY

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

UNAPPROVED MINUTES

Virtual Meeting Due to Sonoma County's Shelter in Place Order
February 24, 2022 | 5:00 pm

MEMBERS PRESENT:

Steve Rabinowitsh	Don McEnhill	Wendy Eliot	Curt Nichols
Cary Fargo	Bill Smith	Jesús Guzmán	Michelle Whitman
Paul Martin	John Nagle	Neysa Hinton	Kristina Tierney

MEMBERS ABSENT:

Tawny Tesconi	Sue Conley
Jan McFarland	Brian Barnacle

STAFF PRESENT:

Misti Arias, General Manager; Jennifer Kuszmar, Acquisition Manager; Sheri Emerson, Stewardship Manager; Catherine Iantosca, Stewardship Specialist; Allison Schichtel, Senior Conservation Planner; Mary Chambers, Agricultural Specialist; Amy Ricard, Community Relations Specialist; Jacob Newell, Stewardship Supervisor; Taylor Acosta, Stewardship Technician; Lauren Alpert, Community Relations Assistant; Marina Montes, Stewardship Technician; Sara Ortiz, Administrative Aide; Verne Ball, County Counsel; Mariah Robson, Advisory Committee Clerk

Call to Order

Chair Michelle Whitman called the meeting to order at 5:01 pm. Chair Whitman did a roll call: Steve Rabinowitsh, yes; Don McEnhill, no; Wendy Eliot, yes; Brian Barnacle, no; Cary Fargo, yes; Bill Smith, no; Jesús Guzmán, yes; Paul Martin, no; Sue Conley, no; John Nagle, yes; Neysa Hinton, yes; Tawny Tesconi, no; Jan McFarland, no; Curt Nichols, yes.

Public Comment

Chair Whitman asked for any public comments on items not on the agenda. Susan Kirks reported out that she appreciated and wanted to thank Advisory Committee member John Nagle for posing a question at the last meeting about Paula Lane and the displaced badgers and asked what role the Advisory Committee members have in this issue. She also wanted members to know that the situation is still the same and the badgers continue to be displaced.

Approval of Minutes from January 27, 2022

Chair Whitman asked for any comments or revisions regarding the January 27, 2022 minutes. There were none. Chair Whitman asked for public comments on the minutes but there were none. Wendy

Eliot motioned for the minutes to be approved as is. Bill Smith seconded the motion. All in favor except Curt Nichols who abstained as he was not present at the January meeting.

General Manager's Report

- Ag + Open Space is bringing two projects to the Fiscal Oversight Commission next week: the Americorps Trail Matching Grant and the acquisition of the Mark West Wikiup property that is a joint project with Sonoma Water.
- The Vegetation Management Grant Program launched the 2022 request for proposals in December and on January 23, 2022 we received 40 proposals for vegetation treatments from around the county requesting \$7 million in support. The Selection Committee will be submitting its recommendations to the Board of Supervisors on April 19, 2022, proposing the funding of 15 projects for \$2-3 million.
- We are recruiting for our fourth management position and have changed the name from Conservation Planning to Community Resources given our stated goals to increase our role in community engagement and building support and resources for landowners.
- Catherine Iantosca has returned as our Stewardship Specialist. She is an excellent resource and detail-oriented and we are extremely pleased to have her back.

Chair Whitman asked if there were any public comments on the General Managers report out, and Ms. Kirks welcomed Catherine Iantosca back.

Chair Whitman wanted to know if the Wikiup project will go to the Fiscal Oversight closed session since it is a real estate item. Ms. Arias responded that yes it will be in the closed session.

Sara Ortiz, Administrative Aide, announced that there is a live transcription on the zoom call that states that if anyone needs assistance with hearing to click on the live transcript. It can be closed if not needed.

Sheri Emerson, Stewardship Manager, through the Chair, asked that her item, Nuts and Bolts of Easement Stewardship, be moved from #5 to #6 in the agenda.

Community Relations Update

Amy Ricard, Community Relations Specialist, presented a PowerPoint presentation on Community Relations and discussed background, strategic plan, media relations, outings and education, online communications and specific "Land for" outreach campaigns.

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

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

Nuts and Bolts of Easement Stewardship

Ms. Emerson explained the foundation of conservation easements. A conservation easement is a legal agreement between a landowner and an easement holder. Ag + Open Space is not regulatory; conservation easements are legal documents that restrict certain uses. The purpose of the easement depends on what is being protected, and the protection is perpetual and runs with the



land no matter who owns the property. There are consequences if landowners are not compliant with the easement. One of the Stewardship Program's responsibilities is monitoring for compliance. In 2021 the Stewardship Policy was updated and gives guidelines for easement stewardship.

Jacob Newell, Stewardship Supervisor, presented a PowerPoint presentation on the 2021 Stewardship Policy, easement monitoring and reporting, permitted use requests, easement enforcement, easement amendments, and best practices.

Ms. Emerson concluded the presentation with a look at the Stewardship Reserve Fund that will provide funds for Ag + Open Space to manage fee lands, steward easements, and provide funding for legal defense to enforce easements.

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

Projects in Negotiations

No questions or comments on Projects in Negotiations.

Announcements from Advisory Committee Members

There were no announcements made.

Adjournment

Chair Whitman adjourned the meeting at 6:50.

Next Meeting: March 24, 2022

Respectfully submitted,

Mariah Robson
Advisory Committee Secretary



Project Status Chart
3/17/2022

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				Reviewing Prelim - Project Structure phase
Armstrong Redwoods State Natural Reser	320	5	Water, Wildlife & Natural Areas	x				Project Structure phase
Baumert Springs	372	5	Water, Wildlife & Natural Areas					Awaiting preliminary title report
Big Sulphur Creek (Krasilsa)	507	4	Water, Wildlife & Natural Areas	x				Initiating project
Correia	146	2	Farms & Ranches					Initiating project
Deniz (Old Adobe Road)	217	2	Farms & Ranches	x				Project Structure phase
Deniz (Sonoma Mountain Road)	355	2	Farms & Ranches	x				Project Structure phase
Denner Ranches	489	4	Farms & Ranches	x				Negotiating CE
Diamond W Ranch	849	2	Farms & Ranches	x				Initiating project
El Recreo	289	1	Greenbelts & Scenic Hillside	x	x	x		Escrow and Closing
Lafranchi (Laguna)	127	4	Water, Wildlife & Natural Areas	x				Drafting CE
Limping Turkey Ranch	158	2	Farms & Ranches					Initiating project
Mark West Wikiup Preserve	31	4	Water, Wildlife & Natural Areas	x	x			Offer under consideration by landowner
McClelland Dairy	337	2	Farms & Ranches	x				Negotiating CE
McCormick Ranch - Regional Parks	253	1	Water, Wildlife & Natural Areas	x	x			Appraisal process
Miguel-Tocci	489	5	Farms & Ranches					Initiating project
Petersen Rd Dairy	96	2	Farms & Ranches					Initiating project
Preston Farm	133	4	Farms & Ranches	x				Project Structure phase
Rincon Hills	218	1	Greenbelts & Scenic Hillside					Initiating project
Rowland Mack	168	1	Greenbelts & Scenic Hillside	x				Project Structure phase
Russian River Habitat Restoration	63	4	Water, Wildlife & Natural Areas					Initiating project
Ryan Ranch	806	5	Water, Wildlife & Natural Areas					Initiating project
Saddle Mountain Open Space Preserve – L	266	1	Recreation & Education	x	x			Project Structure; Fee appraisal reviewed
Soda Springs Ranch Open Space Preserve	209	4	Recreation & Education	x				CE drafting
Sonoma Developmental Center 5 (Transfo	945	1	Greenbelts & Scenic Hillside					Project Structure phase
Sonoma Mountain Vernal Pools	174	1	Recreation & Education	x				CE drafting
Sweetwater Springs - Monte Rio	319	5	Water, Wildlife & Natural Areas					Initiating project
Witt Home Ranch	395	2	Farms & Ranches					Initiating project
Wolf Creek Ranch	1,195	5	Water, Wildlife & Natural Areas					Initiating project
Total Acres:	11,855							

Matching Grant Project	Acres (approximate)	Supervisory District	Location	Begin Grant Process	Appraisal Process	Approvals/Baseline	Escrow	Comments
A Place to Play	87	5	Western Santa Rosa					Initiating project
AmeriCorps Trail	12	5	Sebastopol	x	n/a	x		To BOD for approval on 5/3/22
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.
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:	665							

* District approved a 2-year extension

** Restoration/Development Project on previous acquisition.

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

TRANSFER	Acreage (approximate)		Supervisory District	Transaction Type	Project Design	Transfer Agreement	Approvals/Baseline	Escrow	Comments
Saddle Mountain Open Space Preserve	960	1	Transfer						Initiating project
Tierra Vegetables	15	4	Resale		x				Resale
Young-Armos	56	5	Transfer/Sale		x				Initiating project
Total Acres:	1,031								