



AG + OPEN SPACE
SONOMA COUNTY

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

REGULAR MEETING AGENDA

March 23, 2023 | 5:00 pm

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON

The March 23, 2023 Sonoma County Ag + Open Space Advisory Committee meeting will be held in person at Ag + Open Space's office located at 747 Mendocino Avenue, Santa Rosa, CA. The public may also participate virtually through Zoom.

Members of the public can watch or listen to the meeting using one of the two following methods:

1. **Zoom:** Join the Zoom meeting on your computer, tablet or smartphone by clicking: <https://sonomacounty.zoom.us/j/98316944769?pwd=MURud1o3TDVRWStOSEF5Z25MdElzd09>
If you have the Zoom app or web client, join the meeting using the Password: 778144
2. **In Person:** Members of the public may attend in person at Ag + Open Space's office at 747 Mendocino Avenue, Santa Rosa, CA in the large conference room.

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 22, 2023 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 23, 2023 Attachment A** **ACTION ITEM**
4. **General Manager's Report**
5. **Matching Grant Program Update** **INFORMATIONAL**
Amy Ricard, Community Resources Manager
Pamela Swan, Grants Coordinator
6. **Create the Matching Grant Project Review & Selection Subcommittee** **ACTION ITEM**
Amy Ricard, Community Resources Manager
7. **Projects in Negotiations Attachment B**
8. **Announcements from Advisory Committee Members**
9. **Adjournment**
Next Scheduled Meeting: April 27, 2023

FUTURE MEETING TOPICS
(SUBJECT TO CHANGE)

4/27/23

Stewardship Update

Status of Transfer of AOS Fee Lands to Parks and Process for Opening to the Public

5/25/23

Department of Conservation Riparian & Ag Grant Update

Proactive Conservation Outreach Update

6/22/23

Field Trip? Saddle? MGP Locations? Tierra?





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SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

UNAPPROVED MINUTES

Virtual Meeting Due to Sonoma County's Shelter in Place Order
February 23, 2023 | 5:00 pm

MEMBERS PRESENT:

Don McEnhill	Wendy Eliot	Thembi Borrás	Paul Martin	Mark Stapp
Josh Proctor	Bill Smith	Cary Fargo	Kristina Tierney	Angel Lopez
Steve Rabinowitsh	Curt Nichols	Neysa Hinton		

MEMBERS ABSENT:

Brian Barnacle	Jan McFarland	Michelle Whitman	Jesús Guzmán
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STAFF PRESENT:

Misti Arias, General Manager; Amy Ricard, Community Resources Manager; Jennifer Kuszmar, Acquisition Manager; Allison Schichtel, Senior Conservation Planner; Oliva Fiori, Acquisition Specialist; Lukas Steinrueck, Stewardship Technician; Kendall Gutt, Stewardship Technician; Aldo Mercado, County Counsel; Sara Ortiz, Administrative Aide; Mariah Robson, Advisory Committee Clerk.

Call to Order

Chair Thembi Borrás called the meeting to order at 5:00 pm.

Public Comment

No public comment.

Approval of Minutes from January 26, 2023

Chair Borrás asked for approval of the January 26, 2023 minutes. Curt Nichols motioned to approve the minutes and Bill Smith seconded the motion. A vote took place and all were in favor. Josh Proctor abstained as he was not present at the January meeting.

General Manager's Report

- The March 2023 meeting will be in person for Advisory Committee members and staff, and a hybrid option will be available for members of the public. They can join by zoom or come in person. We are working through the kinks now.
- The Regional Conservation Partnership Program – Vital Streams and Forests grant will be taken to the Board on March 7, 2023.

- The Forestville Conservation Easement second amendment will be taken to the Board on March 14, 2023.
- Ag + Open Space is recruiting for two Community Relations Assistants. Each position has different priorities. We will post the announcement on the County website and the Ag + Open Space website. Please let anyone who might be interested know about these opportunities.
- Paula Lane Open Space preserve in Petaluma was acquired as a Matching Grant Project. Sheri Emerson, Stewardship Manager, the City of Petaluma and a biologist visited the preserve recently to consider a grazing project on the property. A community trail was built in the last year and there has been concern for the large American badger populations on the property. During the site visit the biologist determined that there has been quite a bit of recent badger activity, and the grazing project would help to improve habitat and reduce fire risk.

Chair Borrás opened the meeting for questions and comments from Advisory Committee members and members of the public. Steve Rabinowitsh took this opportunity to welcome the newest Advisory Committee member, Mark Stapp, who is representing the Mayors and Councilmembers. Mr. Stapp introduced himself to members. There were no comments from the public.

Acquisition Program Updates

Jennifer Kuszmar, Acquisition Manager, introduced the acquisition program updates as two presentations by two different Acquisition staff, lasting 15 to 20 minutes each with questions and answers following.

Allison Schichtel, Senior Conservation Planner, presented a PowerPoint presentation on the Project Evaluation Criteria process since the adoption of the Vital Land Initiative, and explained how staff have been streamlining the process.

Olivia Fiori, Acquisition Specialist, presented a PowerPoint presentation on the Sonoma Mountain Vernal Pools project. This is a 174-acre property in Glen Ellen along Bennett Valley Road. The property is undeveloped farmland along with oak woodlands, grasslands and vernal pools with two creeks. This project will close on March 3, 2023.

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

Ad Hoc Committee Assignments

Four Ad Hoc Committees were formed or continued with changes:

- Matching Grant Program Revisioning Subcommittee – 5 available spots
--Steve Rabinowitsh and Don McEnhill volunteered
- Agricultural Subcommittee – 2 available spots
--Angel Lopez volunteered
- Endowment Subcommittee – 6 available spots
--Wendy Eliot and Thembi Borrás volunteered



- Acquisition Subcommittee – full, no one stepped down

Projects in Negotiations

Chair Borrás asked for any comments or questions on the Projects in Negotiations spreadsheet and there were none.

Announcements from Advisory Committee Members

No announcements from Advisory Committee members.

Adjournment

Chair Borrás adjourned the meeting at 6:24

Next Meeting: March 23, 2023

This meeting will be in person with an option for members of the public to join via zoom. The meeting place is: 747 Mendocino Ave, Ste 100, Large Conference Room, Santa Rosa

Respectfully submitted,

Mariah Robson
Advisory Committee Secretary



	Database Conservation Easement Project Name	Conservation Easement Project Name	Acreage (approx)	Sup. District	Project Phases									Status	Comments
					Project Evaluation	Initiating Project	Due Diligence	Project Structure	CE Negotiations	Appraisal Process	FOC	BOD	Escrow/Closing		
					Step 1	Step 2			Step 3		Step 4				
1	Abril_Ranch	Abril Ranch	1,929	4									On-Hold	Stalled due to federal mineral rights ownership	
2	Armstrong_Redwoods_Ayers	Armstrong Redwoods State Natural Reserve - Ayers Addition	320	5									Appraisal Process	Appraisal phase - appraisal first draft due 3/20	
3	Baumert_Springs	Baumert Springs	372	5									Appraisal Process	Appraisal phase - appraisal under review	
4	Big_Sulphur_Crk_Krasilsa	Big Sulphur Creek (Krasilsa)	507	4									Initiating Project	Initiating Project	
5	Blucher_Crk_Headwaters	Blucher Creek Headwaters	212	5		+							Initiating Project	Project back to active - initiating project structure	
6	Chanslor_Ranch	Chanslor Ranch	378	5									Negotiating CE	Due Diligence	
7	Crawford_Gulch	Crawford Gulch	92	5									Initiating Project	Project Structure - development	
8	Deniz_E_B_Tr	Deniz Ernest & Beverly Trust	217	2									Initiating Project	Project Structure - development	
9	Deniz_Family_Farm	Deniz Family Farm	355	2									Initiating Project	Project Structure - development	
10	Denner_Ranches	Denner Ranches	489	5									Appraisal Process	Appraisal phase - appraisal under review	
11	Diamond_W_Ranch	Diamond W Ranch	849	2									Initiating Project	Project Structure - CE drafting	
12	Gillis_Ranch_Preserve	Gillis Ranch Preserve	139	2 & 5									Appraisal Process	Negotiating CE - internal review; formerly called Riebli	
13	Hood_Mtn_RP_OSP_Salt_Crk	Hood Mountain Regional Park & Open Space Preserve - Salt Creek Addition	989	1									Appraisal Process	Appraisal phase - initiating appraisal contract	
14	Lafranchi_Laguna	Lafranchi (Laguna)	127	5									Appraisal Process	Appraisal phase - appraiser under contract	
15	Limping_Turkey_Ranch	Limping Turkey Ranch	158	2									Initiating Project	Initiating project	
16	Lobban_Creekside_Addition	Lobban – Creekside Addition	3	1									Appraisal Process	Working on project structure	
17	Lobban_Mark_West_Crk	Lobban – Mark West Creek	266	1									Appraisal Process	Working on project structure	
18	Mark_West_Wikiup_Preserve	Mark West Wikiup Preserve	31	4									Appraisal Process	Appraisal phase	
19	McClelland_Dairy	McClelland Dairy	348	2									Negotiating CE	Project Structure - CE drafting; SALCP funding secured	
20	McCormick_Ranch_RP	McCormick Ranch - Regional Parks	253	1									Appraisal Process	Appraisal phase	
21	Miguel_Tocci	Miguel-Tocci	489	5									Initiating Project	Initiating project	
22	Peters_Ranch	Peters Ranch	278	2									Initiating Project	Site assessment work in process	
23	Preston_Farm	Preston Farm	133	4									Negotiating CE	Project Structure - CE Drafting	
24	Rincon_Hills	Rincon Hills	218	1									Initiating Project	Project Structure - development	
25	Rowland_Mack	Rowland Mack	168	1									Initiating Project	Project Structure - development	
26	Russian_Rvr_Habitat_Resto	Russian River Habitat Restoration	63	4									Initiating Project	Initiating project	
27	Soda_Springs_Ranch_OSP	Soda Springs Ranch Open Space Preserve	209	4									Approvals/Baseline	FOC Date: 10/20/2022	
28	SDC_5	Sonoma Developmental Center 5 (Transformation)	945	1									Initiating Project	Project Structure - waiting for County process	
29	Sonoma_Mtn_Vernal_Pools	Sonoma Mountain Vernal Pools	174	1									Completed Project	Closed escrow on March 10th	
30	Spring_Hill_Ranch	Spring Hill Ranch	579	2									Appraisal Process	Appraisal phase - seeking appraiser and final CE terms	
31	Starrett_Hill	Starrett Hill	319	5									Initiating Project	Project Structure - development	
32	Triangle_G_Ranches_AB50	Triangle G Ranches - AB50	490	2	+	+							Initiating Project	Initiating project	
33	Triangle_G_Ranches_Legacy	Triangle G Ranches - Legacy	896	1 & 2	+	+							Initiating Project	Initiating project	
34	Witt_Home_Ranch	Witt Home Ranch	395	2									Initiating Project	Initiating project	
35	Wolf_Crk_Ranch	Wolf Creek Ranch	1,195	5									Initiating Project	Initiating project	
Total Acres			14,585												

+ indicates change in phase since last update (Jan 2023)

Matching Grant Project Name	Acreage (approx)	Sup. District	Project Phases										Status	Comments	
			Step 1	Step 2			Step 3			Step 4	Step 5				
A Place to Play	87	5												Initiating Project	Initiating project
AmeriCorps Trail	12	5												Other	Implementation - CE/RC will be recorded following trail construction.
Badger Park	20	4												On-Hold	On hold at applicant's request
Bayer Farm Development ***	6**	3			N/A	N/A	N/A	N/A	N/A	N/A	N/A			Completed Project & Tracking Match	Reimbursement ongoing; Grant extended
Bodega Bay Trail	178	5												Initiating Project	Initiating project
Colgan Creek Phase 3 MG***	7**	3			N/A	N/A	N/A	N/A	N/A	N/A	N/A			Completed Project	Restoration work complete
Colgan Creek Phase 4 MG	4	3												Initiating Project	Accepted into program during 2022 MGP funding cycle
Crane Creek Regional Trail	75	1												Negotiating CE	Negotiating CE, Rec Covenant
Denman Reach	2	2												Negotiating CE	Negotiating CE
Falletti Ranch	4	2												Completed Project & Tracking Match	Tracking match
Forever Forestville***	4	5												Completed Project & Tracking Match	Tracking match
Graton Green	1	5												Completed Project	Completed
Healdsburg Montage Park	36	4												Initiating Project	Initiating project
Helen Putnam Regional Park Extension	56	2												Initiating Project	Initiating project
Helen Putnam Regional Park Extension Phase 2	47	2												Initiating Project	Accepted into program during 2022 MGP funding cycle
Keiser Park Expansion 2	2	4												Negotiating CE	Negotiating CE
Maxwell Farms	79	1												Initiating Project	Drafting Documents
Paula Lane Open Space Preserve	11	2												Completed Project & Tracking Match	Tracking match
Petaluma River Park	20	2												Initiating Project	Letter of intent in negotiation
River Lane***	1	5										+		Escrow/Closing	Litigation hold removed. Finalizing docs; Grant extended to 10/25/24
Roseland Creek Community Park - Phase 1c	3	3												Negotiating CE	Negotiating CE, Rec Covenant
SMART Pathway - Payran to Southpoint	14	2												Negotiating CE	Negotiating CE, Rec Covenant
Southeast Santa Rosa Greenway***	61	1												Initiating Project	Initiating project; extended to 10/25/24
Steamer Landing Park Development (McNear Peninsula)	27**	2												Initiating Project	Initiating project
Taylor Mountain Regional Park & Open Space Preserve - Cooper Creek Addition	54	3												Completed Project & Tracking Match	Closed 4/1/20. Tracking match
Tierra de Rosas***	1	3												Initiating Project	Drafting documents
Total Acres	778														

* District approved a 2-year extension
 ** Restoration/Development Project on previous acquisition.
 *** District approved 5-year extension (MGP 2 year, fire 3 year)
 + indicates change in phase since last update (Jan 2023)

