



S O N O M A C O U N T Y
AGRICULTURAL PRESERVATION
AND OPEN SPACE DISTRICT

Thursday, May 25, 2017

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**
April 27, 2017
3. **General Manager's Report** **INFORMATIONAL**
4. **Subcommittee Report Out** **INFORMATIONAL**
 - Matching Grant Program
 - Agricultural
 - Vital Lands Initiative
5. **Update on Cannabis Issues** **INFORMATIONAL**
Sheri Emerson, Stewardship Program Manager
6. **Youth Recruitment** **INFORMATIONAL**
Amy Ricard, Community Relations Specialist
7. **Vital Lands Initiative Update** **INFORMATIONAL**
Karen Gaffney Conservation Planning Program Manager
8. **Projects in Negotiation** [Attachment "B"] **INFORMATIONAL**
9. **Announcements from Advisory Committee Members** **INFORMATIONAL**
10. **Adjournment** Next Meeting: June 22, 2017

Future Meeting Topics
(subject to change)

6/22/17

RCPP

Vital Lands Initiative Update

7/27/17

Summer Break

8/24/17

Ag and Open Space Center Options/Overview

Program Update: Administration & Fiscal

9/28/17

Field Trip with Fiscal Oversight Commission

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***

April 27, 2017 MINUTES

5:06 pm Meeting convened at the District office, 747 Mendocino Avenue,
Suite 100, Santa Rosa, California

Members Present

Curt Nichols	Doug Lipton	Kristin Thigpen	Regan Connell
Jan McFarland	John Nagle	Elly Grogan	David Cook
Neysa Hinton	John Dell'Osso	Steve Rabinowitsh	

Members Absent

Bill Smith
Don McEnhill
Cary Fargo

Staff Present

Bill Keene, General Manager; Karen Gaffney, Conservation Planning Program Manager; Alex Roa, Associate Planner; Misti Arias, Acquisition Program Manager; Jen Kuszmar, Matching Grant Coordinator; Mary Dodge, Admin & Fiscal Services Manager; Allison Schichtel, Conservation GIS Analyst; Mariah Robson, Advisory Committee Clerk

Chair Dell'Osso called the meeting to order at 5:06 pm.

Public Comment

Chair Dell'Osso asked for public comments on items not on the agenda. There were no public comments on items not on the agenda.

Approval of Minutes

Chair Dell'Osso asked for any corrections to the March 23, 2017 minutes. Seeing none, Chair Dell'Osso approved the minutes as they were.

General Manager's Report Out

Karen Gaffney, Conservation Planning Program Manager, and Misti Arias, Acquisition Program Managers, reported out on behalf of Bill Keene, General Manager:

- Ms. Gaffney discussed upcoming Board items: June 6 Westerbeke Open Space Easements – Deeds of Assignment; June 20 Kashia and Stewarts Point Trails – Joint Item with Regional Parks; July 18 Mitigation Policy and Andy's Unity Park Matching Grant – Joint Item with Regional Parks

- Ms. Gaffney also discussed the two youth members that were appointed to the committee last September and are no longer on the committee. Annaleigh Nguyen left before her term due to other responsibilities and Regan Connell's term is over in June and she will be attending UC Berkeley in the fall. Beth Dadko from the Department of Health Services who helped the District last year recruit for the two youth positions will help us again with this year's recruitment process.
- Ms. Arias reported out that the Howlett Forest project recently closed. This is a property of 1,380 acres of redwood-Douglas fir forest that includes some of the largest and tallest stands of privately-held redwood and Douglas-fir trees, including old-growth, in the region. It also includes protecting 5.75 miles of streams of two of the main tributaries to the Gualala River (Buckeye Creek and Rockpile Creek). The District has been working on this project since 2013. The conservation easement was appraised for \$6,495,000, but the District agreed on a \$6,130,000 purchase price, of which the District paid \$4,500,000. The District received grant funds from the State Habitat Conservation Fund (\$300,000), Gordon and Betty Moore Foundation (through Sonoma Land Trust for \$1,280,000) and the San Francisco Foundation (through Sonoma Land Trust for \$50,000). The easement allows for sustainable forest harvesting within a Working Forest area of the property as well as provisions to retain all of the big trees. There will be a media tour taking place on Monday, May 1 with an article in the press democrat soon.

Ms. Gaffney asked the chair to move agenda item #7 Vital Lands Initiative Update to item #6.

New Advisory Committee members were introduced by Chair Dell'Osso and were asked to say a little bit about themselves. Neysa Hinton is a new Sebastopol City Council member and a third generation Sonoma County resident and farmer. David Cook is on his second term for Sonoma City Council and was the mayor of Sonoma in 2015. He is a fourth generation farmer.

Current Advisory Committee members introduced themselves to the new members.

Summer Break: July or August

Chair Dell'Osso asked for a vote from the members on whether to take July or August off for summer break. There was consensus to take July off.

Subcommittee Report Out

The District currently has three active subcommittees:

1. Matching Grant Program
2. Agriculture
3. Vital Lands Initiative

The Matching Grant Program subcommittee has not met recently but there will be an update in item #7 this evening.

There was no Agriculture subcommittee meeting before the meeting this evening or last month and no report out.

Jan McFarland reported out for the Vital Lands Initiative subcommittee. They met last week and reviewed the development of a glossary of terms that would be helpful for educating the community. The subcommittee is very supportive of the adaptable framework as the data will be changing and is a living document. They also looked at performance measures.

Vital Lands Initiative Update & Input

Ms. Gaffney presented a PowerPoint presentation on the status of the Vital Lands Initiative. Currently there are community meetings that will be held in May and the results of these meeting will be brought to the Advisory Committee and subcommittee.

The PowerPoint presentation is available at the District upon request or you can contact Ms. Gaffney with any questions.

Matching Grant Program & Guidelines

Jennifer Kuszmar, Matching Grant Coordinator, presented a PowerPoint overview and update on the Matching Grant Program. The District is continually improving and updating the guidelines and process. Staff has been gathering input on the Program processes and Guidelines from the Subcommittee, applicants and partners and shared the feedback with the Advisory Committee to help inform any revisions. Staff asked for Advisory Committee input on topics related to the Guidelines such as project eligibility and Program preferences. Staff will return to the Advisory Committee later this summer to discuss proposed Guideline revisions and to discuss any potential changes to the Process.

The PowerPoint presentation is available at the District upon request or you can contact Ms. Kuszmar with any questions.

Fee Study for Open Space Easements

Mary Dodge, Admin & Fiscal Services Manager, discussed the Fee Study for Open Space Easements.

Projects in Negotiations

Howlett Forest closed. There will be an article next week in the Press Democrat and on KRCB.

Announcements from Advisory Committee Members

Curt Nichols

The City of Santa Rosa is having a dedication event for Old Courthouse Square on Saturday, April 29 at 12:30. Mayor Coursey and special guest Gayle LeBaron will lead the dedication.

Adjournment: 7:13 pm

Next scheduled meeting date: May 25, 2017

Respectfully submitted,

Mariah Robson,
Advisory Committee Secretary

PROJECT	Acreage (approximate)	Supervisory District	Acquisition Plan Category	Project Design	Appraisal Process	Approvals/Baseline	Escrow	Comments
Arrowhead-Maas Ranch	245	2	Farms & Ranches	x				On hold at request of owner
Cresta III	46	1	Recreation & Education	x	x			Offer made
Donnell	909	1	Greenbelts & Scenic Hillside	x				CE under negotiation
Foppiano Vineyards	160	4	Greenbelts & Scenic Hillside	x	x			FOC reviewed appraisal 3/5/15
Gloeckner-Turner Ranch	3,364	5	Water, Wildlife & Natural Areas	x				Project design
Hansen Ranch	330	2	Farms & Ranches	x	x			Offer made
Howlett Forest	1,395	5	Water, Wildlife & Natural Areas	x	x			Closed April 19, 2017
Lafranconi	211	5	Greenbelts & Scenic Hillside	x				On hold at request of owner
Mattos Dairy	866	2	Farms & Ranches	x				Appraisal underway
Rips Redwoods	1,850	5	Water, Wildlife & Natural Areas	x	x			Appraisal underway
Sonoma Developmental Ctr V (Transforma	945	1	Greenbelts & Scenic Hillside					Resource assessment underway
Terrilinda Dairy	175	2	Greenbelts & Scenic Hillside	x				On hold at request of owner
Weeks Ranch - Rasmason	1,372	1	Water, Wildlife & Natural Areas	x				CE under negotiation
Wendle	47	1	Recreation & Education	x	x	x	x	Board approved 12/6/16 - in escrow to close

Project Status Chart
5/19/2017

Sonoma County Agricultural Preservation and Open Space District

Total Acres: 11,915

Matching Grant Projects	Acreage (approximate)	Supervisory District	Location	Grant Process				Comments
				Begin Grant Process	Appraisal Process	Approvals/Baseline	Escrow	
Andy's Unity Park (2014 & 2016)	4	5	Southwest Santa Rosa	x				Drafting documents
Bayer Farm Site Development	6**	5	Southwest Santa Rosa	x	x	x	x	Reimbursement ongoing, Grant term extended
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			Initiating project
Creekside Park, Phase 1A	4**	5	Monte Rio	x	n/a	x	x	Reimbursement ongoing
Denman Reach Phase 3	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 Community Park	1	5	Downtown Graton	x	n/a			Initiating project
Guerneville River Park, Phase 2*	5	5	Central Guerneville	x	x	x		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
Nathanson Creek Preserve Restoration	1**	1	Sonoma	x	n/a			Reimbursement ongoing
Paula Lane OSP	11	2	West Petaluma	x	x	x	x	Tracking match
River Lane Acquisition	1	5	West of Guerneville	x				Initiating project
Riverfront Regional Park, Phase 3*	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
SE Santa Rosa Greenway	61	1	Southeast Santa Rosa	x		x		Initiating project
Sebastopol Skategarden Expansion	1	5	Sebastopol	x	n/a	x	x	tracking match
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			Initiating project
Sonoma Garden Park, Phase 2	5**	1	East of Sonoma	x	n/a	x	n/a	Reimbursement ongoing
Steamer Landing Park Development	27**	2	Downtown Petaluma	x	n/a			Initiating project
Total Acres:	188							

* District approved a 2-year extension

** Restoration/Development project on Previous Acquisition