



**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**

**May 27, 2021 | 5:00 pm**

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

In accordance with Executive Order N-29-20, the May 27, 2021 Advisory Committee meeting will be held virtually via Zoom.

**MEMBERS OF THE PUBLIC MAY NOT ATTEND THIS MEETING IN PERSON**

**\*UPDATE REGARDING VIEWING AND PUBLIC PARTICIPATION IN  
May 27, 2021 ADVISORY COMMITTEE MEETING\***

The May 27, 2021 Advisory Committee Meeting will be held online 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/96131169227?pwd=NHBqOHIMMUd4R0YvOWdVTkFuUjNWQT09>

1. If you have the Zoom app or web client, join the meeting using the Password: 691795
2. Call-in and listen to the meeting: Dial 1 669 900 9128 Enter meeting ID: 961 3116 9227

**PUBLIC COMMENT DURING THE MEETING:** You may email public comment to [Mariah.Robson@sonoma-county.org](mailto: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](mailto:Mariah.Robson@sonoma-county.org) by 12pm Wednesday, May 26, 2021 to ensure arrangements for accommodation.

**\*END OF UPDATE\***

**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 March 25, 2021 Attachment A**

**4. General Manager's Report**

**5. Formation of Subcommittees Attachment B**

**6. Acquisition Projects Overview**

Jennifer Kuszmar, Acquisitions Manager

Stephanie Tavares-Buhler, Senior Acquisition Specialist

Louisa Morris, Acquisition Specialist

**7. Projects in Negotiations Attachment C**

**8. Announcements from Advisory Committee Members**

**9. Adjournment**

Next Scheduled Meeting: June 24, 2021





**AG + OPEN SPACE**  
SONOMA COUNTY

COMITÉ ASESOR PARA LOS ESPACIOS ABIERTOS DEL CONDADO DE SONOMA

**ORDEN DEL DÍA DE REUNIÓN ORDINARIA**

**Reunión virtual debido a la orden de quedarse en casa según el Condado de Sonoma**

**27 de mayo de 2021 | 5:00 pm**

LOS MIEMBROS DEBEN LLAMAR SI NO PUEDEN ASISTIR

De acuerdo con la Orden Ejecutiva N-29-20, la reunión del Comité Asesor del 27 de mayo de 2021 será virtual por Zoom.

**LOS MIEMBROS DEL PÚBLICO NO PUEDEN ASISTIR A ESTA REUNIÓN EN PERSONA**

**\*ACTUALIZACIÓN SOBRE LA VISUALIZACIÓN Y PARTICIPACIÓN DEL PÚBLICO  
EN LA REUNIÓN DEL COMITÉ ASESOR DEL 27 DE MAYO DE 2021\***

La Reunión del Comité Asesor del 27 de mayo de 2021 será virtual por Zoom. No habrá opción de asistir en persona. El público puede ver o escuchar la reunión con uno de los siguientes métodos:

Únase al Zoom en su computadora, tableta o teléfono inteligente haciendo clic en:

<https://sonomacounty.zoom.us/j/96131169227?pwd=NHBqOHIMMUd4R0YvOWdVTkFuUjNWQT09>

1. Si tiene la aplicación o el cliente web de Zoom, únase a la reunión con la contraseña: 691795
2. Llámenos para escuchar la reunión: Llame al 1 669 900 9128 y marque la identificación de la reunión: 961 3116 9227

**COMENTARIOS DEL PÚBLICO DURANTE LA REUNIÓN:** Puede enviar comentarios públicos por correo electrónico a [Mariah.Robson@sonoma-county.org](mailto:Mariah.Robson@sonoma-county.org). Todos los comentarios públicos enviados por correo electrónico se remitirán a todos los Miembros del Comité y se leerán en voz alta para el beneficio de todos. Por favor, incluya su nombre y el número del punto del orden del día al que se refiere su comentario. Además, si se ha unido como miembro del público a través de Zoom o por teléfono, habrá momentos específicos a lo largo de la reunión durante los que se podrá hacer comentarios públicos en vivo a través de Zoom y por teléfono.

**ADAPTACIÓN PARA LAS PERSONAS CON DISCAPACIDAD:** Si tiene una discapacidad que requiera una adaptación o un formato alternativo que le ayude a visualizar esta reunión y hacer comentarios en ella, favor de ponerse en contacto con Mariah Robson por correo

electrónico en [Mariah.Robson@sonoma-county.org](mailto:Mariah.Robson@sonoma-county.org) antes de las 12 p.m. del miércoles, 26 de mayo de 2021, para asegurar los arreglos.

**\*FIN DE LA ACTUALIZACIÓN\***

---

**1 . Apertura**

**2 Comentarios públicos**

Los comentarios públicos que no se encuentren en el orden del día. El tiempo está limitado a 2 minutos por persona/asunto.

**3. Aprobación del acta del 25 de marzo de 2021 Anexo A**

**4. Informe del gerente general**

**5. Creación de subcomités Anexo B**

**6. Resumen de los proyectos de adquisición**

Jennifer Kuszmar, Gerente de adquisiciones

Stephanie Tavares-Buhler, Especialista superior en adquisiciones

Louisa Morris, Especialista en adquisiciones

**7. Obras en negociación Anexo C**

**8. Anuncios de los miembros del Comité Asesor**

**9. Clausura de la reunión**

La próxima reunión: el 24 de junio de 2021





**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**  
**March 25, 2021 | 5:00 pm**

---

**MEMBERS PRESENT:**

Michelle Whitman	Bill Smith	John Nagle	Ariel Kelley
Curt Nichols	Neysa Hinton	Paul Martin	Brian Barnacle
Jennielynn Holmes	Sue Conley	Doug Lipton	Cary Fargo
Tawny Tesconi	Don McEnhill	Kristina Tierney	

**MEMBERS ABSENT:**

Jan McFarland

**STAFF PRESENT:**

Caryl Hart, Interim General Manager; Misti Arias, Interim Assistant General Manager; Jennifer Kuszmar, Interim Acquisition Manager; Stephanie Tavares-Buhler, Senior Acquisition Specialist; Lauren Alpert, Community Relations Assistant; Sara Ortiz, Administrative Aide; Louisa Morris, Acquisition Specialist; Mariah Robson, Advisory Committee Clerk

**Call to Order**

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

**Public Comment**

Chair Whitman asked for any public comments on items not on the agenda.

Susan Kirk's announced that the Madrone Audubon Society Tree and Plant List for local vegetation is complete and she will provide a copy to the District staff. It can also be found at the following website: [www.madroneaudubon.org](http://www.madroneaudubon.org)

**Approval of Minutes from February 25, 2021**

Chair Whitman asked for any comments regarding the minutes. There were none. The minutes were approved as is unanimously.

**General Manager's Report**

- Caryl Hart, Interim General Manager, announced some changes and promotions within the staff of Ag + Open Space:

- Misti Arias was promoted to Interim Assistant General Manager. Ms. Arias was the Acquisition Manager and has been with the District since 1996.
- Jennifer Kuszmar was promoted to Interim Acquisition Manager. Ms. Kuszmar has been working on Matching Grant Projects as the Matching Grant Coordinator since 2015.
- The new Agricultural Specialist will be hired soon and will attend the next Advisory Committee Meeting.
- The recruitment for the new General Manager position is moving forward. The first interviews were held on March 18, 2021 and the outcome is being taken to the Board on April 6, 2021 for discussion.
- The Agricultural Specialist position is also moving forward and should be in attendance at next month's meeting. This position will help the District build up relationships with the agricultural community.
- The Matching Grant Program Funding Recommendations went to the Board on March 23, 2021 and were approved. The next Matching Grant cycle will be in 2022.
- The District is the lead agency for PG&E vegetation management project. Ms. Hart has been working with focus groups to figure out best ways to spend and leverage the funds. The vegetation management project will move forward quickly. If anyone is interested in helping let Ms. Hart know.
- There have been several transfers to Regional Parks and staff are working on a template for a conservation easement for future park transfers. The Calabazas and Wright Hill transfers to Regional Parks will be taken to the Board for approval on May 11, 2021.
- The Earthseed Conservation Easement Acquisition will be taken to the Board on May 18, 2021.

### **Subcommittee Report Out**

Misti Arias, Interim Assistant General Manager, spoke about forming an Acquisition Subcommittee to help implement the Vital Lands criteria into the acquisitions process. The subcommittee would meet and then report out to the full Advisory Committee. Ms. Arias asked if members were interested. The Advisory Committee had a discussion but nothing to vote on at this point.

The Matching Grant Program Subcommittee reported that they would be interested in an Agriculture Subcommittee to help improve relationships between the agriculture community and Ag + Open Space. There was a mention that there always has been an Agriculture Subcommittee for the Advisory Committee and it was just a matter of reenacting that subcommittee.

### **Vote on Summer Month Break**

Chair Whitman opened up a discussion about which summer month to take off this year. August was decided on for the month to take off this summer.

### **Acquisition Projects Overview**

Misti Arias, Interim Assistant General Manager, introduced the Acquisitions Projects Overview. This presentation is to introduce some projects that staff are currently working on. The four properties highlighted were Denner Ranch, Lafranchi, Preston and Reibli Dairy.



Stephanie Tavares-Buhler, Senior Acquisition Specialist, shared a PowerPoint presentation on Preston Farm and Reibli Dairy. Preston Farm is 133 acres that we are considering protecting with an agriculture conservation easement. It is a property that was at risk of converting out of agriculture so is a high priority property to protect. Reibli Dairy is 139 acres south of Sebastopol that we are considering protecting with a conservation easement. There is riparian habitat with wetlands on the property which needs protection and enhancement.

Louisa Morris, Acquisition Specialist, shared a PowerPoint presentation on the Denner Ranches and LaFranchi property. Both properties are in the Laguna de Santa Rosa and Mark West Creek watersheds. Denner Ranch has been in the Denner family since the 1890's. It has agricultural, wetlands and riparian habitat and scenic values. LaFranchi, south of Denner, is a 127-acre area of a larger property. Sonoma Water would like to implement a restoration project on the property. La Franchi is currently agricultural lands located mostly in the 100-year flood plain. The property is planted in vineyards and corn and has scenic values.

The meeting was opened for discussion with members of the committee and the public.

For more information, the PowerPoint presentations are available upon request, or contact Ms. Tavares-Buhler or Ms. Morris at Ag + Open Space.

### **Projects in Negotiations**

No report out.

### **Announcements from Advisory Committee Members**

Doug Lipton asked for an update on the ASAP agriculture funding program.

Ms. Hart explained that it went to a first round, and the Board approved it, but there was a struggle to get applications that were Covid-19 related. Ag + Open Space managers have been meeting with County Counsel and discussing with the Board. The problem is that the expenditure plan does not allow for this expenditure, and thus Ag + Open Space is limited with what we can do. It has been a struggle to find a solution.

Members asked that a report out come to them in the next meeting as to the outcome of this issue.

### **Adjournment**

Chair Whitman adjourned the meeting at 7:10.

Next Meeting: April 22, 2021

Respectfully submitted,

Mariah Robson  
*Advisory Committee Secretary*



## Attachment “B”

### **Advisory Committee – Acquisition Subcommittee**

#### Purpose:

To provide collaboration and input on processes and procedures associated with acquisition projects and to create a shared understanding of how these projects help further Ag + Open Space’s priorities, goals and objectives.

#### Expected Outcomes:

- Increased awareness and improved transparency of acquisition project evaluation criteria and process.
- Clear understanding of Ag + Open Space’s priorities for land protection in Sonoma County.
- Ensuring that projects meet the outcomes identified in the Vital Lands Initiative and are consistent with the expenditure plan.

#### Duration and Time Commitment:

In the first year, the Subcommittee will meet at least twice to review proposed project evaluation criteria. Meetings will last approximately 1-2 hours. The Subcommittee will meet at least twice a year (or more frequently as needed) to receive an overview of acquisition projects. Site visits to protected properties and/or active projects may also be conducted on a semi-annual (or more frequently as needed). The Subcommittee will evaluate the frequency of meetings each calendar year and make refinements as necessary.



Project Status Chart  
5/20/2021

## Sonoma County Agricultural Preservation and Open Space District

PROJECT	Acreage (approximate)	Supervisory District	Acquisition Plan Category	Project Design	Appraisal Process	Approvals/Baseline	Escrow	Comments
Armstrong Redwoods SNR - Ayers Addition	320	5	Water, Wildlife & Natural Areas					Initiating project
Baumert Springs	372	5	Water, Wildlife & Natural Areas					Initiating project
Bay Area Ranchers Co-op - Mobile Processi	17	1	Farms & Ranches					Initiating project
Big Sulphur Creek (Krasilsa)	507	4	Water, Wildlife & Natural Areas					Initiating project
Correia Family Dairy	146	2	Farms & Ranches					Initiating project
Deniz (Old Adobe Road)	217	2	Farms & Ranches					Initiating project
Deniz (Sonoma Mountain Road)	355	2	Farms & Ranches					Initiating project
Denner Ranches	489	4	Farms & Ranches	x				Initiating project
Diamond W Ranch	849	2	Farms & Ranches					Initiating project
EARTHseed	14	5	Farms & Ranches	x	x			CE under negotiation
El Recreo	289	1	Greenbelts & Scenic Hillside	x	x			Appraisal process
El Recreo - West	168	1	Greenbelts & Scenic Hillside					Initiating project
Fornage Ranch	1,360	5	Water, Wildlife & Natural Areas					Initiating project
Hardy Ranch	525	2	Farms & Ranches					Initiating project
LaFranchi (Laguna)	127	4	Water, Wildlife & Natural Areas	x				Initiating project
Limping Turkey Ranch	158	2	Farms & Ranches					Initiating project
Mattos Dairy	701	2	Farms & Ranches	x	x	x	x	SALCP grant.
Miguel-Tocci Ranch	489	5	Farms & Ranches					Initiating project
McCormick	253	1	Water, Wildlife & Natural Areas	x	x			Appraisal process
Paulin Meadow (Parcel J)	10	3	Water, Wildlife & Natural Areas	x	x			CE under negotiation
Pfendler (Sonoma Mountain)	852	2	Water, Wildlife & Natural Areas					Initiating project
Preston Farm	133	4	Farms & Ranches	x				CE under negotiation
Reibli Family Farm	139	2	Farms & Ranches					Initiating project
Russian River Habitat Restoration	63	4	Water, Wildlife & Natural Areas					Initiating project
Ryan Ranch	806	5	Water, Wildlife & Natural Areas					Initiating project
Saddle Mountain OSP – Lobban Addition	266	1	Recreation & Education	x	x			Initiating project
Sonoma Developmental Center 5 (Transfor	945	1	Greenbelts & Scenic Hillside					Land protection proposal underway
Witt Home Ranch	395	2	Farms & Ranches					Initiating project
Wolf Creek Ranch	1,195	5	Water, Wildlife & Natural Areas					Initiating project
<b>Total Acres:</b>	<b>12,160</b>							

Matching Grant Project	Acreage (approximate)		Supervisory District	Location	Grant Process				Comments
					Begin Grant Process	Appraisal Process	Approvals/Baseline	Escrow	
AmeriCorps Trail	12	5	Sebastopol		n/a				Initiating project
Andy's Unity Park	4	5	Southwest Santa Rosa	x					Escrow closed in 2017. Tracking match
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		Extension granted to 10/14/21
Crane Creek Regional Trail*	6	1	East of Rohnert Park	x	n/a				Drafting documents. 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.
Guerneville River Park Phase 2***	5	5	Central Guerneville	x	x	x			Initiating project; processing extension request
Helen Putnam Regional Park Extension	56	2	Petaluma						Initiating project
Maxwell Farms	79	1	Northwest of Sonoma	x	n/a				Drafting Documents
McNear Peninsula Addition	21	2	Petaluma						Drafting documents
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		Finalizing docs; Grant extended to 10/25/24
Riverfront Regional Park Recreation Improv	300**	4	West of Windsor	x	n/a				Initiating project; processing extension request
Roseland Creek Community Park - Phase 1c	3	5	Southwest Santa Rosa	x	x				City is reviewing documents (CE, RC)
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; project extended to 10/25/24
SMART Pathway – Hearn to Bellevue*	6	5	Southwest Santa Rosa	x	n/a	x			Finalizing documents
SMART Pathway - Payran to S. Point	14	2	Petaluma	x	n/a				SMART is reviewing documents (CE, RC)
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	x					Closed 4/1/20. Tracking match
<b>Total Acres:</b>	<b>236</b>								

\* District approved a 2-year extension

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

TRANSFER	Acreage (approximate)	Supervisory District	Transaction Type	Project Design	Transfer Agreement	Approvals/Baseline	Escrow	Comments
Calabazas Creek Open Space Preserve	1,290	1	Transfer	x	x	x	x	Close escrow late July 2021
Saddle Mountain Open Space Preserve	960	1	Transfer					Initiating project
Tierra Vegetables	15	4	Resale	x				Resale
Wright Hill Ranch	1,236	5	Transfer	x	x	x	x	Close escrow late August 2021
<b>Total Acres:</b>	<b>3,501</b>							