



**AG + OPEN SPACE**  
SONOMA COUNTY

Thursday, October 25, 2018

**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"]  
September 27, 2018 **ACTION**
3. **General Manager's Report** **INFORMATIONAL**
4. **Subcommittee Report Out**  
Matching Grant Program **INFORMATIONAL**
5. **RCPP Projects**  
Sara Press, Land Acquisition Associate **INFORMATIONAL**
6. **Stewardship Update and Reserve** [Attachment "B"]  
Sheri Emerson, Stewardship Program Manager **INFORMATIONAL**
7. **Projects in Negotiation** [Attachment "C"] **INFORMATIONAL**
8. **Announcements from Advisory Committee Members** **INFORMATIONAL**
9. **Adjournment** Next Meeting: December 13, 2018

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

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

**12/13/18**

Update on Work Ag Advisory Team

Vital Lands Update

Acquisitions Program Update

**1/24/19**

Fiscal Update

Vital Lands Update

**2/28/19**

Process Improvements

Vital Lands Update

**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***

***September 27, 2018 MINUTES***

5:02 pm Meeting convened at the District office, 747 Mendocino Avenue,  
Suite 100, Santa Rosa, California

**Members Present**

Bill Smith	Curt Nichols	Jan McFarland	David Cook
Halei Trowbridge	Don McEnhill	Neysa Hinton	Cary Fargo
John Dell'Osso	Taj Hittenberger	Doug Lipton	Tawny Tesconi
John Nagle			

**Members Absent**

Steve Barbose	Evan Wiig
Paul Martin	Steve Rabinowitsh

**Staff Present**

Bill Keene, General Manager; Misti Arias, Acquisition Program Manager; Jennifer Kuszmar, Matching Grant Coordinator; Amy Ricard, Community Relations Specialist; Alex Roa, Special Projects Conservation Planner; Seamus Rafferty, Stewardship Technician; Catherine Iantosca, Stewardship Technician; Aldo Mercado, County Counsel; Mariah Robson, Advisory Committee Clerk

Chair Dell'Osso called the meeting to order at 5:02 pm.

**Public Comment**

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

Duane DeWitt spoke about Roseland. In June, there was a meeting with the City of Santa Rosa staff and Bill Keene, Ag + Open Space General Manager. Mr. DeWitt expressed hope that the meeting would result in a collaboration between the City and Ag + Open Space but has been told by the City staff that the Master Plan is going forward as planned, which Mr. DeWitt feels dismisses some of the neighbors' concerns of over-development of the park. Mr. DeWitt asked the staff of Ag + Open Space to assist him and the neighbors to work with the City of Santa Rosa in retaining the park as a natural environment.

**Approval of Minutes**

Chair Dell'Osso stated that a correction was brought to his attention in the minutes from the June 28 meeting. Under the General Manager's Report Out, page 4, 4th bullet, 2nd sentence "This will add another 11,000 acres to the park." needs to be changed to "This will bring the total acreage of the park to almost 1,100."

Chair Dell'Osso asked for approval of the June 28, 2018 minutes as corrected. Curt Nichols motioned to approve the minutes with the correction, and Bill Smith seconded the motion. All in favor, with three abstentions from Dave Cook, Doug Lipton and Tawny Tesconi, who were not in attendance at the June meeting.

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

- The Mark West Creek properties transfer to Regional Parks is going to the Board on October 9, 2018. This will include the Cresta 3 and McCullough properties.
- The Graton Green Matching Grant Project is going to the Board on November 13, 2018.
- Wilroth Conservation Easement is going to the Board on November 13, 2018 also. This is for an amendment that will allow fire cameras to be installed on the property. These cameras are part of a network around the County that will help to see fires in the distance for added assistance in protecting properties and houses.
- A Stewardship Workshop will go to the Board on December 4, 2018. This will be previewed at the next Advisory Committee meeting in October.
- Jenner Headlands and Pole Mountain opened on September 7, 2018. There was a great turnout, and Ag + Open Space, Sonoma Land Trust, and The Wildlife Conservancy staff had tables at the trailhead throughout the opening weekend. An article was printed in the Press Democrat and there will be one printed in the San Francisco Chronicle.
- The Board approved funding for the Gravelly Lake Easement, previously known as Donnell, on August 28, 2018. This property is between Sonoma Raceway and Tolay Lake in Petaluma. There were articles in the Press Democrat, the Argus-Courier and the Sonoma Index-Tribune.
- Mr. Keene attended the FARMS Leadership Program on September 20, 2018. They were celebrating their 20<sup>th</sup> anniversary of the farm leadership program. Ag + Open Space has been supporting this program since 2010 and has contributed nearly \$143,000 to the program (roughly a third of its total funding). The program connects youth with agricultural producers and environmental stewards, hosting field trips at working farms, parks and businesses.
- The Rips Redwoods acquisition will take place next week. This is an 1,800 acre property with a trail easement.

### **Agricultural Subcommittee**

Karen Gaffney, Conservation Planning Program Manager, and John Nagle, Advisory Committee member and Chair of the Ag Subcommittee, discussed disbanding the Advisory Committee Agricultural Subcommittee. Ag + Open Space, working with Tawny Tesconi of the Sonoma County Farm Bureau, have created an Agricultural Advisory Team that includes all but two of the Advisory Committee Ag Subcommittee members as well as a broader group of the County agricultural community. The Advisory Committee agreed to disband the Advisory Committee Ag Subcommittee.

### **Subcommittee Report Out**

The District currently has three active subcommittees:

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

The Matching Grant Program will be reporting out later in the evening.

The Ag Subcommittee has been disbanded as of this evening.

The Vital Lands Initiative subcommittee have not met, but there is a process that is taking shape to include the LiDAR and Veg Map into VLI using the large grant from NASA. The VLI draft will be going to the Board of Directors sometime in December 2018 or January 2019.

### **Advisory Committee Support Letter for Regional Parks**

Chair Dell'Osso spoke about the Advisory Committee letter in support of the Regional Parks tax measure that was written by the Chair and included in the packet for the members to review. Counsel approved the language of the letter, with two corrections made: one to the name of the Advisory Committee, which should drop "Citizens" and add "District", the other to add the word "strongly" in front of supports rather than "fully". David Cook motioned for a vote with the corrections made. John Nagle seconded the motion. All in favor, with one abstention by Tawny Tesconi. Chair Dell'Osso will make the corrections and will send the final version to Regional Parks.

Another question came up as to whether the letter should be used as an op-ed to be distributed by the Advisory Committee, or just sent to Regional Parks. Doug Lipton motioned for a vote, and Jan McFarland seconded the motion. All members were in favor to use the letter as an op-ed piece.

Chair Dell'Osso asked for public comments, and there were none.

### **Matching Grant Recommendations**

Jen Kuszmar, Matching Grant Coordinator, presented a PowerPoint presentation on the 2018 cycle of Matching Grant recommendations. Mr. Keene began the presentation by stating that if any of the members of the Committee has an interest/conflict in any of the project applications that they need to abstain from voting on recommendations. One person on the Committee, Neysa Hinton, recused herself from voting.

Jen reviewed all of the 2018 Matching Grant Program applications that were recommended by the Advisory Committee Matching Grant Subcommittee that included herself, three members from the Advisory Committee, two members from the Fiscal Oversight Commission, and staff from the Ag + Open Space.

Jen reviewed the proposed projects that were being recommended as well as the properties not being recommended, and why, via a PowerPoint presentation.

Chair Dell'Osso asked for comments from the public.

Stephanie Bastianon, of Friends of Petaluma River spoke in support of the McNear Peninsula Acquisition and Access project.

Dave Jahns from the City of Healdsburg spoke in support of the Badger Park project which will give access to the Russian River.

Susan Kirks of Madrone Society and Paula Lane Action Network spoke in support of the Taylor Mountain-Cooper Creek addition, the Badger Park application from Healdsburg and the Kelly Creek property in Petaluma.

Don McEnhill motioned for a vote on the recommendations and Tawny Tesconi seconded the motion. All in favor with one abstention by Neysa Hinton.

For more information on the recommendations, the PowerPoint presentation is available upon request.

### **Projects in Negotiations**

The Graton Green project is going to the Board in November, Rips Redwoods is closing in the 2018/2019 fiscal year, Cresta 3 is going to the Board in October, the Board approved funding for the Gravely Lake (formally Donnell) easement on August 28, and Weeks Ranch is going to the Board in December.

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

#### **Cary Fargo**

The Graton Green is having a ribbon cutting with music from 2:00 to 6:00 on Sunday, September 30, 2018 and Supervisor Hopkins will be in attendance.

#### **Don McEnhill**

There was a Russian River watershed clean up two weeks ago and the volume of trash that was collected was significantly reduced in large part to the last two years of cleaning the river.

**Adjournment:** The meeting adjourned at 6:56 pm.

Next scheduled meeting date: October 25, 2018

Respectfully submitted,

Mariah Robson,  
Advisory Committee Secretary



## M E M O R A N D U M

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**Date:** October 19, 2018

**To:** Ag + Open Space Advisory Committee

**From:** Sheri J. Emerson, Stewardship Manager

**Subject:** Stewardship Update and Reserve Agenda Item for Committee Meeting on October 25, 2018

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### Stewardship Update and Reserve

Ag + Open Space staff have provided updates to our Board of Directors for the Conservation Planning and Acquisition Programs. A Stewardship Program Update and Reserve Fund discussion is scheduled for the Board's meeting on December 4, 2018. Staff will present this material to the Advisory Committee at your October 25 meeting. Topics will include:

- The role of stewardship in land conservation
- The current portfolio of lands protected by Ag + Open Space
- The work of the Stewardship Program
- Long term planning for perpetual stewardship obligations
- Staff recommendations

The update also includes a proposed revision of the 2005 Stewardship Manual, now titled the Sonoma County Agricultural Preservation and Open Space District Stewardship Policy ("Stewardship Policy"). The draft Stewardship Policy is attached. Please review the draft and be prepared to discuss at your October 25 meeting, or you may provide comments directly to me via email at [sheri.emerson@sonoma-county.org](mailto:sheri.emerson@sonoma-county.org).

Thank you for your continued support of the Stewardship Program, and your guidance in developing this Stewardship Policy and the content for the Stewardship Update presentation.

SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT  
STEWARDSHIP POLICY

December 2018 (10-19-18 draft)

Insert COVER

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## I. INTRODUCTION

In 1990, the voters of Sonoma County created the Sonoma County Agricultural Preservation and Open Space District (“District”) to permanently protect the diverse agricultural, natural resource, and scenic open space lands of Sonoma County for future generations. The District is funded through a voter-approved sales tax, which was reauthorized by the voters in 2006 through approval of Measure F, known as the Sonoma County Open Space, Clean Water and Farmland Protection Measure. The 2006 Expenditure Plan (Appendix A) describes how the District’s sales tax revenue may be spent.

The District protects land primarily through acquisition and stewardship of conservation easements. Easements entail the acquisition and stewardship of a partial, non-possessory interest in a property. Easements are perpetual agreements that ‘run with the land’, regardless of the underlying fee title ownership. Through acquisition of conservation easements, the District can protect more land at a lower cost per acre than through outright purchase, leveraging its limited sales tax dollars as much as possible. Further, as many easements allow the land to remain in private ownership, the properties continue to contribute to County tax revenues, supporting critical local services.

Sometimes, however, the District must purchase the entire fee title interest to ensure that a property is protected. Owning fee title involves significant land management obligations, which reduces the amount of additional land that can be protected with District funds. Most of the properties that the District owns are intended for transfer to a recreational entity to operate as a park and preserve, to allow the public to access and experience the unique and special wild places of Sonoma County. Some properties will be transferred to another entity for agricultural use or preservation of natural resources, or both. A conservation easement is retained upon transfer of fee title interest, to ensure that the conservation value of, and taxpayer investment in, a property is protected.

The District’s operations are also governed by the California Public Resources Code, which describes the District’s authority to hold, manage, and dispose of its real property assets. Under the Code, legal title to all property interest acquired by the District must be held in trust for park and/or open space purposes (Public Resources Code § 5565). Property that has actually been dedicated for park and/or open space purposes pursuant to Public Resources Code 5540 may not be conveyed by the District without the consent of the majority of Sonoma County voters (Public Resources Code § 5540). Thus, the District must retain and steward its real property portfolio consistent with the public trust. As many of the District’s easements are also donated in whole or in part, the District also stewards its easements with special respect for the charitable purposes of the original landowner.

Finally, the District is charged with stewarding these interests in perpetuity (Civil Code § 815.2). Therefore, modification or termination of the District’s conservation easements is strictly limited and subject to considerable State and federal oversight. For example, under certain

circumstances, if the District sells, exchanges, or otherwise disposes of an easement interest that has been donated in whole or in part, the District must notify the Internal Revenue Service.

This Stewardship Policy ("Policy") is an update to the Stewardship Manual approved by the District Board of Directors in 2005. This Policy establishes updated policies within each section below and references current workflow procedures used by District staff in implementing the policies. District staff will update the procedures as necessary in accordance with evolving best land conservation practices. As a land conservation organization, the District generally follows the [Land Trust Alliance \("LTA"\) Standards and Practices](#). The LTA is a nationally recognized authority on the acquisition and stewardship of conservation easements and protected fee lands. As such, this Policy is designed to reflect LTA Standards 11 (Conservation Easement Stewardship) and 12 (Fee Land Stewardship) wherever possible. An excerpt from the 2017 revision of the LTA Standards and Practices is included as Appendix B.

## II. CONSERVATION EASEMENT STEWARDSHIP

### OVERVIEW

Once the District and a landowner have successfully worked together to negotiate and establish a conservation easement, the District's Stewardship Program is responsible for continuing its commitment to this collaboration and partnership, in perpetuity. Ongoing easement stewardship involves developing baselines, monitoring easements and undertaking enforcement actions when necessary, as well as processing permitted use and amendment requests. Stewardship staff develop and maintain working relationships with each landowner, seeking to resolve issues through collaboration and partnership. . This relationship begins with an explanation of the terms of the conservation easement to new or successor landowners. Staff provide technical assistance and resources as appropriate to help landowners in accomplishing their goals for a property, while at the same time ensuring that the landowner's actions are in compliance with the easement. The District may take legal action to address an easement violation, though this is rarely necessary.

Over the years, the District has also accepted regulatory conservation easements ("open space easements") granted as conditions of approval through the County permitting process. This Policy applies the same standards to open space easements as it does to conservation easements.

Notwithstanding the policies set forth herein, conservation easements or open space easements, like other interests in real property, can be condemned for public purposes. Where it appears that the condemnation power has been properly exercised or there is a substantial threat that it will be so exercised, the District may enter into settlement negotiations with the condemning authority and the landowner, as appropriate under the circumstances, to seek settlement in lieu of condemnation.

### BASELINE DOCUMENTATION

Baseline documentation ("Baseline Report") describes and illustrates the physical condition, features, land uses, and improvements of protected land at the time that the District acquires a conservation easement. The Baseline Report serves as a "snapshot in time" for measuring future changes to the land and provides a foundation for all future monitoring activities. Additionally, the Baseline Report is an Internal Revenue Service requirement for landowners seeking a tax benefit for a donation of all or a portion of the conservation easement value, and often is a requirement of grant funding when other funding agencies contribute to an acquisition.

*Objective:*

1. Provide objective and accurate documentation of the condition and use of the land and its natural features and improvements at the time the conservation easement is executed and conveyed to the District, to support effective easement stewardship activities.

*Policies:*

1. The District shall complete Baseline Reports for all new conservation easements at the time of closing.
2. Baseline Reports shall contain objective and accurate descriptions and data regarding the land uses, features, and condition of the property at the time of the conservation easement acquisition, including:
  - b. The physical condition and features of the land as they relate to the stated purpose of the conservation easement;
  - c. The presence of structures, improvements, land uses, and activities;
  - d. Photographs documenting property conditions for reference in future easement monitoring; and
  - e. A series of maps showing the locations and extents of the easement, any easement designation areas (e.g. building envelopes, natural areas, or agricultural areas), photograph locations, land ownership, latest available aerial imagery, and other relevant information.

*Procedures:*

A map of the District's current easement baseline process is included in Appendix C. The District will continue to refine its procedures as necessary to remain in alignment with best practices.

## MONITORING

Conservation easement monitoring includes the regular onsite inspection of lands protected by a conservation easement to determine compliance with the easement. Monitoring is the District's primary tool for ensuring that land protected with District easements is maintained in a manner consistent with the terms and conditions of those easements, and that the District is meeting the goals of the easement acquisition. Regular monitoring can also help to establish and strengthen the rapport between District staff and landowners, thereby helping to avoid easement violations, protect the public's investments, and to ensure the protection of conservation values. Documentation of monitoring activities through the use of standardized reports and recordkeeping procedures establishes a record of responsible stewardship and builds a written history of the uses, improvements, and the condition of the conservation

easement land. Documentation also supports enforcement efforts, when necessary.

*Objectives:*

1. Adequately monitor lands protected by conservation easements to ensure compliance with easement provisions, and to detect and prevent easement violations.
2. Create and maintain a written record of property conditions, land uses and activities, structures, and improvements on District conservation easement lands, as well as any correspondence or remedial actions required by the District following monitoring visits.

*Policies:*

1. The District shall monitor all of its conservation easements on an annual basis, or in accordance with industry standards, which may allow for less frequent monitoring with use of aerial photographs or other remote sensing data.
2. The District shall tailor its monitoring efforts to each conservation easement and shall perform monitoring in a manner appropriate to the size, land uses, and conservation values set forth in each conservation easement.
3. The District shall monitor both for compliance with the conservation purpose of the easement and with its specific terms and conditions.
4. The District shall incorporate appropriate and cost-effective technologies in its monitoring program.
5. Staff shall respect the privacy of residents and landowners to the greatest extent feasible while ensuring that they monitor the property with all due diligence.

*Procedures:*

A map of the District's current easement monitoring process is included in Appendix D. The District will continue to refine its procedures as necessary to remain in alignment with best practices.

## ENFORCEMENT

To ensure the preservation of conservation values and safeguard the District's (and thus Sonoma County taxpayer) investments, the District must diligently and consistently enforce its conservation easements. By promptly addressing all potential easement violations in accordance with this policy, applicable laws, and the terms and conditions of each easement, the District ensures the success of its conservation program.

When a potential violation is discovered, staff contact the landowner and work as collaboratively as possible to resolve the enforcement issue. District staff highly value their relationships with landowners, and it is through working in partnership that the District achieves the greatest level of compliance with the easement terms. The District will take

formal legal action, however, if necessary to address easement violations.

*Objectives:*

1. Ensure that all land uses, activities, structures, and improvements comply with the terms and conditions of the applicable conservation easement.
2. Ensure that the District carries out its enforcement program in a fair and even handed manner to ensure equitable and predictable outcomes, as well as to maintain the public's confidence that the District will uphold the protections embodied in its conservation easements.

*Policies:*

1. The District shall seek to avoid easement violations by exercising active easement stewardship, and maintaining close and effective communications and working relationships with both original grantors and successor landowners.
2. The District shall quickly and effectively address and abate easement violations when they occur.
3. The District shall work cooperatively with landowners to the greatest extent possible to cure easement violations.
4. The District shall use formal legal action to enforce a conservation easement as reasonably necessary, e.g. when cooperative efforts have failed or substantial or irreparable harm to conserved values is immediately threatened.
5. The District may coordinate its enforcement efforts with those of other public agencies, when appropriate.

*Procedures:*

A map of the District's current easement enforcement process is included in Appendix E. The District will continue to refine its procedures as necessary to remain in alignment with best practices.

## PERMITTED USE NOTICES AND PERMITTED USE REQUESTS

Conservation easements allow certain uses and prohibit other uses on a protected property. Allowed uses are sometimes called "Permitted Uses" or "Reserved Rights". Some Permitted Uses require advance written approval by the District, and other Permitted Uses require only advance notice to the District, while other Permitted Uses require neither notice to, nor approval by, the District. When a landowner provides notice to the District of a particular use on the property, the notice is referred to as a "Permitted Use Notice". When a landowner requests approval for a particular use on the property, that request is referred to as a "Permitted Use Request". Typically, easements provide a timeframe of 45 days for the District to respond to a notice or request. The following policies and procedures pertain to Permitted

## Use Notices and Permitted Use Requests.

### *Objectives:*

1. Ensure that all uses, activities, structures, and improvements on protected lands are consistent with the applicable conservation easement.
2. Maintain records that accurately reflect existing permitted uses on District easements, and the District's reasoning for approving or denying a request.

### *Policies:*

1. The District shall make decisions regarding Permitted Use Notices and Permitted Use Requests consistent with the terms and purpose of the conservation easement.
2. The District shall ensure that landowners are familiar with the terms and conditions of their conservation easements so that they know when to notify or seek approval from the District as necessary for uses on their lands.
3. The District shall require that Permitted Use Notices and Permitted Use Requests provide all necessary information for the District to make informed decisions.
4. The District shall consider all information provided and act upon all Permitted Use Notices and Permitted Use Requests in a timely and efficient manner as required by the easement provisions.
5. The District shall implement the Permitted Use Notice and Permitted Use Request process in a manner that fosters good relations with landowners, to the maximum extent practicable.

### *Procedures:*

A map of the District's current permitted use request process is included in Appendix F. The District will continue to refine its procedures as necessary to remain in alignment with best practices.

## EASEMENT AMENDMENTS

In very limited circumstances, the District will pursue an amendment to a conservation easement to clarify language, make a correction, or realize a benefit to the conservation values. This process requires Board of Directors approval.

State law significantly limits the District's ability to amend its easements. Conservation easements in the State of California are authorized under California Civil Code section 815, which declares that "the preservation of land in its natural, scenic, agricultural, historical, forested, or open-space condition is among the most important environmental assets of California." Consistent with this purpose, in describing the legal effect of a conservation easement, Civil Code section 815.2(b) provides that "a conservation easement shall be perpetual in duration." Thus, by design, the District's conservation easements may be amended

only as needed to satisfy their intended purposes. Open space easements held by the District are also perpetual under their terms, so the District administers them with similar deference. The District's discretion to amend its easements is also limited by Public Resources Code section 5540, which establishes additional safeguards with respect to any real property interest that has been dedicated to open space by the District. As a limited exception to the District's obligation not to relinquish easement rights to a landowner, the District may exchange an easement interest for another property interest of equal or greater value, provided the District's board approves the exchange by a unanimous vote and only after concluding that the interest to be acquired is necessary for open space or park purposes (Public Resources Code § 5540.5).

Easements are also subject to interpretation in light of the intent of the original grantor, particularly where an easement was donated to the District. Some landowners intend that their donation be viewed as a restricted gift for the specific charitable purpose of permanently protecting their property for the conservation purposes described in the easement. In such cases, the District will make every effort to honor this trust by strictly enforcing the easement's original terms and purposes.

Moreover, the success of the District's program depends on the public's confidence that the District will meet its obligation to enforce its easements as they are written. This confidence could be eroded if the District were to allow easement amendments that do not clearly enhance the conserved open space values.

Nevertheless, occasionally situations arise where amending a conservation easement is appropriate to further the conservation values or to resolve unforeseen circumstances.

*Objectives:*

1. Strictly limit the circumstances under which amendments to conservation easements may be considered so as to protect the District's goals, maintain public confidence, and ensure compliance with State law.
2. Use easement amendments as a tool to respond to unforeseen circumstances in a manner that promotes the conservation purpose of easements and maintains the integrity of the District's land conservation program.

*Policies:*

1. The District may amend easements only where there is a clear benefit to the District and its conservation goals, which may include correction of a technical error.
2. The District may amend easements only where the amendment is consistent with law, adopted District policies, and the conservation purpose of the easement.
3. The District may amend easements to provide for additional protection, provided that such additional protection does not diminish or otherwise impair the conservation values of the land.



4. All amendments must be approved the District's Board of Directors.
5. The Board may approve an amendment (whether initiated by a landowner or the District) only if it makes all of the following findings:
  - a. The amendment is clearly consistent with the conservation purpose of the conservation easement.
  - b. The amendment enhances and otherwise does not impair the conservation values of the land subject to the conservation easement.
  - c. The amendment does not undermine the perpetual nature of the conservation easement.
  - d. The amendment is not precluded by the conservation easement or by state or federal law.
  - e. The amendment does not relinquish to the landowner any interest in land that has been expressly extinguished by the conservation easement, unless the amendment is accomplished as an exchange pursuant to Public Resource Code § 5540.5 so that there is no net loss of conservation value via the transaction.
  - f. The amendment is the minimum change necessary to satisfy the purpose of the amendment.
  - g. The amendment is consistent with the District's Acquisition Plan and other applicable District policies in effect at the time of the proposed amendment.
  - h. The amendment is consistent with all applicable land use and zoning regulations.
  - i. The amendment incorporates, to the maximum extent practical and legally permissible, the language used by the District in most current conservation easement form.
  - j. The amendment increases or has no effect on the appraised value of the conservation easement.

In its consideration of an amendment, the Board of Directors further shall make a finding as to whether the proposed amendment will require approval of the County voters or the California legislature pursuant to Public Resources Code Section 5540 et seq.

In the event of condemnation or a bona fide threat of condemnation of a conservation easement or a portion thereof, the Board may direct staff to enter into settlement negotiations with the condemning authority and the landowner, as appropriate under the circumstances, to seek settlement in lieu of a judicial order. Because such amendments are involuntary in nature, the procedures described above do not apply.

*Procedures:*

A map of the District's current easement amendment process is included in Appendix G. The District will continue to refine its procedures as necessary to remain in alignment with best practices.

### III. FEE LAND STEWARDSHIP

#### OVERVIEW

The District undertakes natural resource management, infrastructure maintenance, and capital improvements to protect and enhance the conservation values of properties it owns and manages. These properties are called “fee lands” in the land trust community, in reference to the legal interest in the land known as “fee simple” or “fee title.” For some properties, the District has developed detailed management plans to assess existing resources, identify compatible uses of the land, and develop a set of recommended management actions. Nearly all of the District’s fee lands are currently grazed or are in some other agricultural use.

The District is in the process of actively transferring fee title ownership of its properties to qualified management entities by selling the properties to private agricultural landowners; or transferring ownership to cities, Sonoma County Regional Parks, California Department of Parks and Recreation, or other recreational partners. In all cases the District retains a conservation easement to ensure the perpetual protection of the Sonoma County taxpayers’ investment.

#### PROPERTY MANAGEMENT

The District manages fee properties until such time that it transfers or sells the land to a private landowner or recreational partner. This management includes maintenance and repair of property infrastructure, protection of natural and cultural resources, and addressing trespassing and other illegal activities. The District will encourage agricultural use of the land and provide interim public access where consistent with the conservation purpose of the acquisition.

##### *Objective:*

1. Establish policies and procedures to ensure that fee lands are managed consistent with the conservation purpose for which they were acquired.

##### *Policies:*

1. The District shall secure a property at the time of acquisition, and complete an inventory of existing conditions. If necessary, District staff will confirm the boundaries of the property, and will arrange for fencing and/or gates and locks to be installed.
2. The District shall address any existing safety issues to the extent practicable, including trespassing, illicit use, and dumping. The District shall address trespass or other adverse conditions in a timely manner, with assistance from law enforcement as necessary.
3. The District shall maintain existing infrastructure, and complete inspections at minimum on a monthly basis.
4. The District shall manage natural resources on its fee lands, including management of

invasive species, reduction of fire fuel loads, and restoration of habitats where appropriate, with consultation of technical experts as needed.

5. The District shall carefully evaluate each property when considering allowable uses and activities, including agricultural and public access for research or recreation purposes. Land uses and activities must be compatible with and support both the intent of the acquisition and the conservation values identified at the time of acquisition.

## PROPERTY DISPOSITION

### *Objective:*

1. Dispose of fee interest in all District fee lands to meet the intent of the acquisition and reduce the scope of the perpetual stewardship obligation for the District.

### *Policies:*

1. Where appropriate, the District may transfer its fee lands to other governmental entities, such as cities, the Sonoma County Regional Parks Department, and the California Department of Parks and Recreation for recreation or other open space uses, with the District retaining a conservation easement.
2. Where appropriate, the District may surplus and resell the land consistent with state law to a private party or other public entity for agricultural use, natural resource protection, recreation, or other open space purpose, with the District retaining a conservation easement and affirmative easements or covenants where appropriate.
3. If necessary, after exhausting all options for land transfer and surplus with respect to any specific fee land, the District may sell that property without any easement conditions in a bid sale for no less than its fair market value.

#### IV. FUNDING STEWARDSHIP

The District protects land forever, irrespective of the sunset date of the previous or current funding measures. It is therefore necessary to plan for and fund the long-term stewardship costs associated with protecting the community's investment in the District's portfolio of easements and fee lands to ensure that the values protected by the taxpayers remain intact. The District has established a Stewardship Reserve Fund that will fund stewardship work beyond the sunset of Measure F, on March 31, 2031. This fund balance will need to generate enough interest to cover annual costs of stewarding District-held easements and fee properties, in perpetuity.

Working with the Center for Natural Lands Management and the Fiscal Oversight Commission, the District has developed a model for calculating the amount needed for the Stewardship Reserve Fund (Appendix H). The model is based on industry standards for easement and fee land stewardship and the District's own best practices. The model includes the annual costs of easement stewardship activities such as monitoring and reporting, and processing use requests, amendments, and enforcement cases; the funding needed to maintain a legal defense fund; and the annual costs of managing the land that the District owns.

The model was developed so that the input variables can be changed as new information becomes available. The annual cost, and thus the required reserve fund amount, can be adjusted based on the changing nature of the portfolio of protected lands (anticipated to include more easements and less fee land over time), and by adjusting the number of staff hours, cost of materials, and other variables representing the work required to complete a particular task. Variables can be adjusted as needed, with changes in methodology, such as the engagement of more volunteers in stewardship tasks or the integration of mobile devices and software to automate monitoring reports. The model can also be adjusted to reflect the impact of each new acquisition or land transfer on the required reserve fund amount.

The District, as a special district dependent on the County of Sonoma, is currently limited in the types of investment strategies that it may use towards reaching a funding target for the Stewardship Reserve Fund. For example, most land trust organizations that are planning for long term stewardship costs assume an annual interest earnings rate of 4.5%. The District is limited to participation in the County's investment pool, which is a short-term instrument that earns less than 1% each year. This variance translates into a larger required reserve fund balance than the assumed earnings rate of 4.5%. It will be critical for the District to explore additional investment options so that an adequate rate of return is accomplished that will allow the District to meet its perpetual stewardship obligation.

In 201x, the District refinanced its bond debt at a lower interest rate, which will result in full repayment several years before the end of the sales tax measure. These savings will be available beginning in 202x to invest in the Stewardship Reserve Fund, with the intent of reaching a fund balance target that will generate enough annual earnings to cover annual stewardship costs and provide for a legal defense fund, in perpetuity.

*Objective:*

1. Provide a reliable funding source for the District's perpetual stewardship obligations.

*Policies:*

1. The District shall establish a targeted amount for the Stewardship Reserve Fund that will include enough annual earnings to cover annual stewardship costs and an associated legal fund in perpetuity. The District shall re-evaluate and adjust the target on an annual basis.
2. The District shall develop and follow an investment strategy to meet the target of the stewardship fund.

## V. APPENDICES

- A. Sonoma County Agricultural Preservation and Open Space District Expenditure Plan
- B. 2017 revision of the LTA Standards and Practices
- C. Easement Baseline Process Map
- D. Easement Monitoring Process Map
- E. Easement Enforcement Process Map
- F. Permitted Use Request Process Map
- G. Easement Amendment Process Map
- H. Stewardship Reserve Fund Calculation Model

DRAFT

**AGRICULTURAL PRESERVATION  
AND OPEN SPACE 2006 EXPENDITURE PLAN**

The purpose of this expenditure plan is to implement the Sonoma County General Plan and the general plans of the County's incorporated cities by preserving agricultural land use and open space. This purpose will be accomplished primarily through the purchase of development rights from willing sellers in areas of the County which are designated in the County and cities' General Plan open space elements and may include the purchase of fee interests for outdoor public recreation where the public use would not be inconsistent with the open space designations listed below.

The open space designations eligible for protection under this expenditure plan include community separators, greenbelts, scenic landscape units, scenic corridors, agriculturally productive lands, biotic habitat areas, riparian corridors and other areas of biotic significance, and other open space projects.

1. Community separators and greenbelts are lands that function as open space to separate cities and other communities and protect city and community identity by providing visual relief from continuous urbanization. These lands are frequently subject to development pressures, and therefore, have been identified as priority sites for acquisition to prevent urban sprawl, to retain the rural and open character of the county and to preserve agricultural uses.
2. Scenic landscape units and scenic corridors are areas of high scenic quality including natural landscapes and backdrops that provide visual relief from urban densities and maintain the open nature of the County.
3. Agriculturally productive lands include working farms and ranches and other lands used for the production of food, fiber, and plant materials and the raising and maintaining of livestock and farm animals.
4. Biotic habitat areas, riparian corridors, and other areas of biotic significance include freshwater and tidal marshes, wetlands, special status species locations, woodlands and forests, wildlife habitat corridors and lands along creeks and streams critical to protecting fisheries and water quality. These sensitive natural areas require protection, restoration, and resource management, and include the Petaluma River, Laguna de Santa Rosa, Russian River, Sonoma Creek and San Pablo Baylands.

5. Other open space projects include, but are not limited to, urban open space and recreation projects within and near incorporated areas and other urbanized areas of Sonoma County. Funds for these projects shall be available to cities, the County and other entities through a matching grant program, with preference given to acquisition and development projects that link communities. Examples of these projects include creek restoration and enhancement, such as along the Petaluma River, Santa Rosa Creek, and Laguna de Santa Rosa, trails, athletic fields, and urban greenspace.

6. Operation and maintenance of land includes limited funding for initial public access, operation and maintenance of recreational lands purchased in accordance with this Plan. No more than 10 percent of total revenues generated over the life of the Measure shall be made available for operation and maintenance purposes.



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LAND TRUST

# Standards and Practices

Ethical and Technical Guidelines for the  
Responsible Operation of a Land Trust

# Introduction

*Land Trust Standards and Practices* are the ethical and technical guidelines for the responsible operation of a land trust. The Land Trust Alliance drafted the first Standards in 1989 at the urging of land trusts and to affirm certain best practices as the surest way to secure lasting conservation. To maintain the land trust community's strength, credibility and effectiveness, the Standards were updated in 1993, 2001 and 2004. In preparing this 2017 update, an advisory team, comprised of land trust professionals from across the country, reviewed and discussed more than 1,600 comments from conservationists throughout the United States. These many voices were an invaluable asset throughout the revision process.

While this document is a publication of the Land Trust Alliance, the Standards are a collective product of the land trust community. The advisory team was as diverse in perspective as the comments the team reviewed. Unanimity was not necessarily achieved on each standard or practice, but this document reflects the expressed values and recommendations of the overall land trust community.

The nation's more than 1,300 nonprofit land trusts have conserved 56 million acres of wildlife habitat, farms, ranches, forests, watersheds, recreation areas and other open spaces as of 2015. The continued success of land trusts depends on public confidence in—and support of—our community as we build conservation programs that stand the test of time. It is, therefore, every land trust's responsibility to uphold this public confidence and ensure the permanence of its conservation efforts. Implementing the Standards positions a land trust to achieve these goals and, if it so wishes, to seek insurance through Terrafirma and pursue accreditation through the Land Trust Accreditation Commission. (Accreditation indicator elements are marked with ●; Terrafirma enrollment prerequisites are denoted with ■; Elements for both are represented with ▲.)

Each member of the Land Trust Alliance must adopt the Standards as guiding principles for its operations, pledging a commitment to uphold the public confidence and the credibility of the land trust community as a whole. (See the board adoption resolution on page 2.) It is important to note that while the Standards are thorough, they are not exhaustive. There will be times when the Standards do not make clear a land trust's best path forward. In these moments, the land trust's board should exercise its best judgment as informed by the spirit of these Standards.

Land trusts are a respected and integral part of our nation's land conservation work. Together, we must support our peers and hold ourselves to the highest standards as we continue to conserve the places we need and love.

## STANDARD 11

# Conservation Easement Stewardship

Land trusts have a program of responsible stewardship for their conservation easements.

### PRACTICES

#### A. Funding Conservation Easement Stewardship

1. Estimate the long-term stewardship and enforcement expenses of each conservation easement transaction
2. Track stewardship and enforcement costs

#### B. Baseline Documentation Report

- 1. For each conservation easement, have a baseline documentation report (■), with written descriptions, maps and photographs, that documents:
  - a. The conservation values protected by the easement
  - b. The relevant conditions of the property as necessary to monitor and enforce the easement
- 2. Prepare the report prior to closing and have it signed by the landowner and land trust at or prior to closing
  - a. In the event that seasonal conditions prevent the completion of a full baseline documentation report by closing, the landowner and land trust sign a schedule for finalizing the full report and an acknowledgement of interim data [that for donations and bargain sales meets Treasury Regulation §1.170A-14(g)(5)(i)] at closing
- 3. When there are significant changes to the land or the conservation easement (such as a result of an amendment or the exercise of a permitted right), document those changes in an appropriate manner, such as through monitoring reports, a baseline supplement or current conditions report

### **C. Conservation Easement Monitoring**

1. Adopt a written policy and/or procedure for monitoring conservation easements that establishes consistent monitoring protocols and recordkeeping procedures
- ▲ 2. Monitor each conservation easement property at least once per calendar year
  - ▲ a. If the land trust uses aerial monitoring, conduct on-the-ground monitoring at least once every five years
  - ▲ b. Promptly document the annual monitoring activities for each conservation easement

### **D. Landowner Relationships**

1. Maintain regular contact with owners of conservation easement properties to maintain relationships and avoid potential easement conflicts
2. Establish systems to track changes in land ownership
3. When the property changes hands, attempt to meet with the new owner or property manager and provide information in writing about the conservation easement and the land trust's stewardship policies and procedures

### **E. Conservation Easement Enforcement**

- 1. Adopt a written policy and develop written procedures for documenting and responding to potential conservation easement violations
- 2. Investigate potential violations in a timely manner and promptly document all actions taken
3. Involve legal counsel as appropriate to the severity of the violation and the nature of the proposed resolution

### **F. Approvals and Permitted Rights**

1. Respond to landowner required notices or requests for interpretation or approvals in a timely and consistent manner, as specified in the conservation easement deed or in a written procedure
2. Establish written procedures to guide the land trust's decision-making if using discretionary approvals or if conservation easement deeds contain such clauses
- 3. Maintain a permanent record of all notices, approvals, denials, interpretations and the exercise of any significant permitted rights

### G. Contingency Strategy

1. Take reasonable steps to provide for the disposition of conservation easements in the event the land trust ceases to exist or can no longer steward and administer them

### H. Amendments

- 1. Adopt and follow a written policy or procedure addressing conservation easement amendments that is consistent with the Land Trust Alliance Amendment Principles
- 2. Evaluate all conservation easement amendment proposals with due diligence sufficient to satisfy the Amendment Principles
- 3. If an amendment is used to adjust conservation easement boundaries (such as to remedy disputes or encroachment) and results in a *de minimis* extinguishment, document how the land trust's actions address the terms of J.1. below

### I. Condemnation

1. If a conservation easement is threatened with condemnation,
  - a. Take steps to avoid or mitigate harm to conservation values and document the actions taken
  - b. Have or obtain appropriate documentation of the percentage of the full value of the property represented by the conservation easement
  - c. Document the land trust's attempts to receive its proportional share of the proceeds and use any proceeds in a manner consistent with the conservation easement deed

### J. Partial or Full Extinguishment

- 1. In the rare case that it is necessary to extinguish a conservation easement, in whole or in part,
  - a. Follow the terms of the conservation easement with respect to taking appropriate action, and obtain judicial or regulatory review when required by law or specified in the easement deed
  - b. Ensure there is no private inurement or impermissible private benefit
  - c. Take steps to avoid or mitigate harm to conservation values and/or use any proceeds in a manner consistent with the conservation easement deed
  - d. Consider the land trust's actions in the context of its reputation and the impact on the land conservation community at large

## STANDARD 12

# Fee Land Stewardship

Land trusts have a program of responsible stewardship for the land held in fee for conservation purposes.

### PRACTICES

#### A. Funding Land Stewardship

1. Determine the immediate financial and management implications of each conservation property acquisition and estimate the long-term implications
2. Anticipate and track costs associated with long-term land management, stewardship and enforcement of conservation properties

#### B. Land Management and Stewardship

- 1. Develop a written land management plan for each conservation property (■) within 12 months after acquiring the land to:
  - a. Identify the property's conservation values, including any significant cultural and natural features or those that have significant community value
  - b. Identify the overall management goals for the property
  - c. Identify activities to achieve the goals and to reduce any risks or threats to the conservation values
  - d. Specify the uses that are appropriate for the property, in keeping with the property's conservation values, any restrictions and donor or funder requirements
    - i. Provide public access opportunities as appropriate to the property and the land trust's mission
- 2. Manage each conservation property in accordance with its management plan, and review and update the plan as necessary
- 3. Perform administrative duties (such as paying insurance, filing required forms, keeping records) in a timely and responsible manner
- 4. Maintain the property in a manner that retains the land trust's public credibility, manages community expectations and minimizes risk

### **C. Inspecting Land Trust Properties**

1. Determine the boundaries of land trust properties and physically mark them to the extent possible or necessary
- 2. Inspect properties at least once per calendar year for potential management problems and promptly document the inspection
- 3. Address management problems, including encroachments, trespass and other ownership challenges, in an appropriate and timely manner and document the actions taken

### **D. Contingency Strategy**

1. Take reasonable steps to provide for the continuing protection of conservation properties in the event the land trust ceases to exist or can no longer own or manage them

### **E. Condemnation**

1. If a conservation property is threatened with condemnation, take steps to avoid or mitigate harm to conservation values and document the actions taken

The Land Trust Alliance's mission is to save the places people love by strengthening land conservation across America.

Founded in 1982, the Land Trust Alliance is a national land conservation organization that works to save the places people love and need by strengthening land conservation across America. The Alliance represents more than 1,000 member land trusts supported by more than 100,000 volunteers and 5 million members nationwide. The Alliance is based in Washington, D.C. and operates several regional offices. More information about the Alliance is available at [www.landtrustalliance.org](http://www.landtrustalliance.org).

The Land Trust Alliance provides resources to assist land trusts in implementing *Land Trust Standards and Practices*. General information on the Standards and on Alliance publications and training programs related to their implementation can be found at [www.landtrustalliance.org](http://www.landtrustalliance.org). Alliance member land trusts and partners can find additional technical information and sample documents on The Learning Center at <http://tlc.lta.org>.



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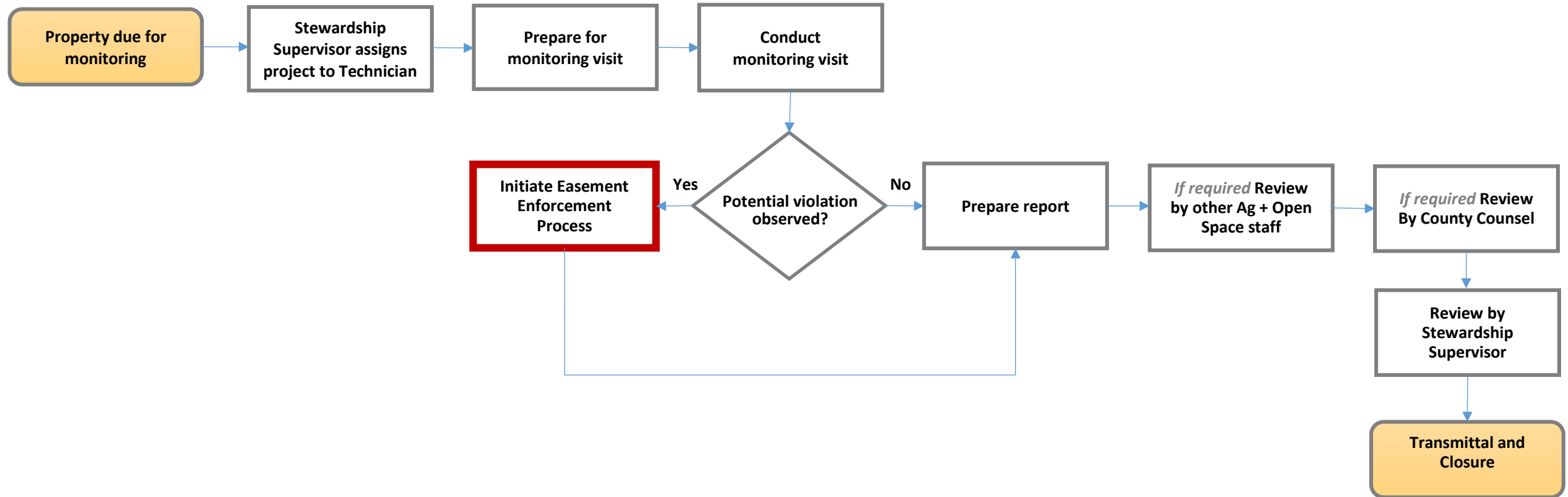


# SONOMA COUNTY AG + OPEN SPACE EASEMENT BASELINE PROCESS MAP



Separate Ag + Open  
Space Process

# SONOMA COUNTY AG + OPEN SPACE EASEMENT MONITORING PROCESS MAP

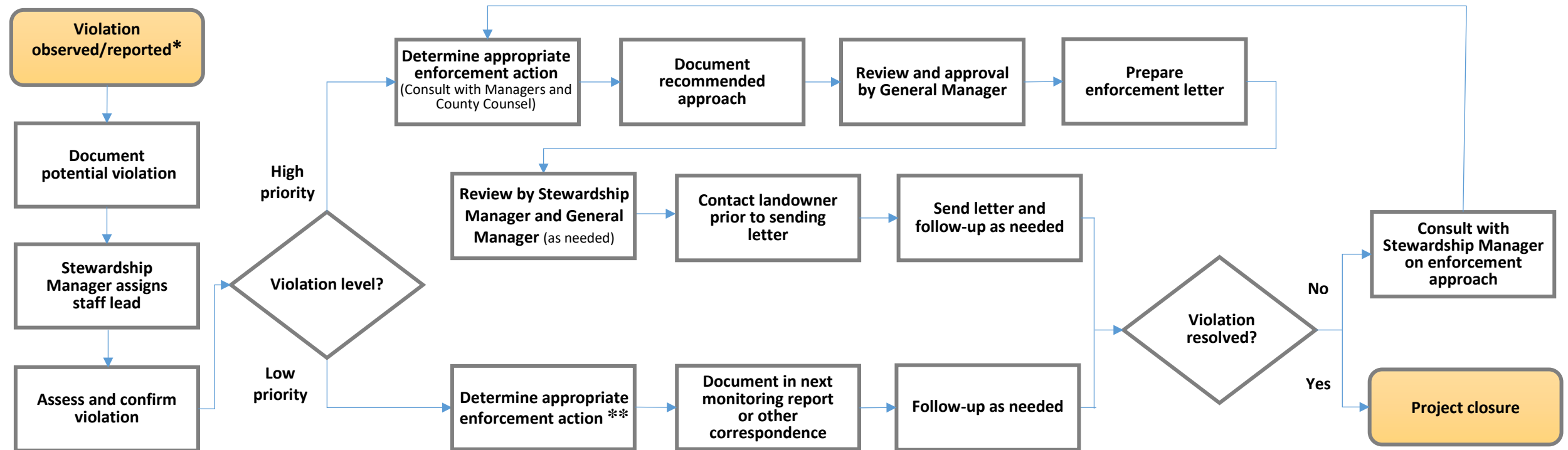


Separate Ag + Open  
Space Process

# SONOMA COUNTY AG + OPEN SPACE EASEMENT ENFORCEMENT PROCESS MAP



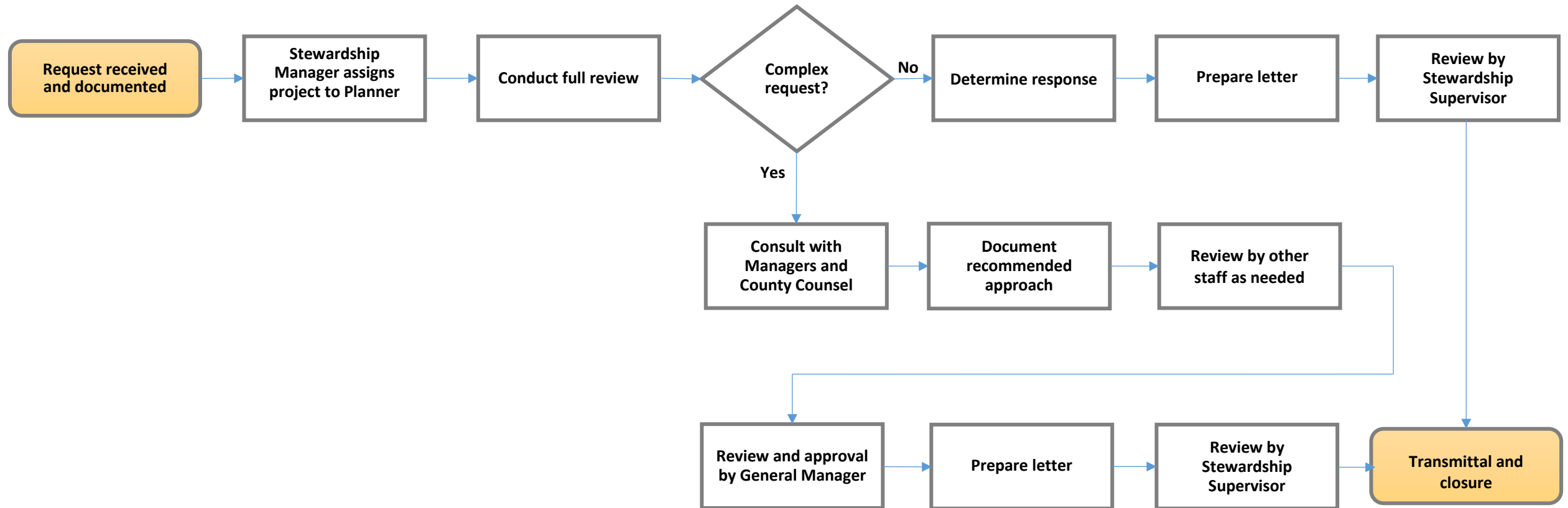
- \* This process is typically initiated by the Monitoring Process, but may result from an external report
- \*\* In consultation with Counsel and Stewardship Manager (as needed)



Separate Ag + Open Space Process

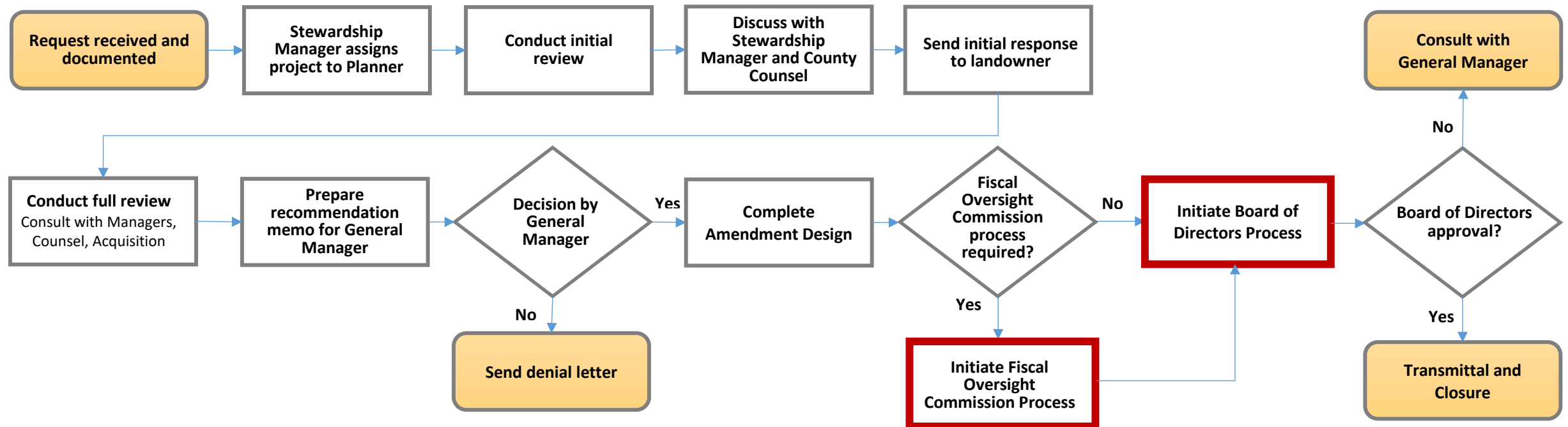
Note: Annual Letter of Pending Enforcement Actions presented to the Board of Directors.

SONOMA COUNTY AG + OPEN SPACE  
PERMITTED USE REQUEST PROCESS MAP



Separate Ag + Open  
Space Process

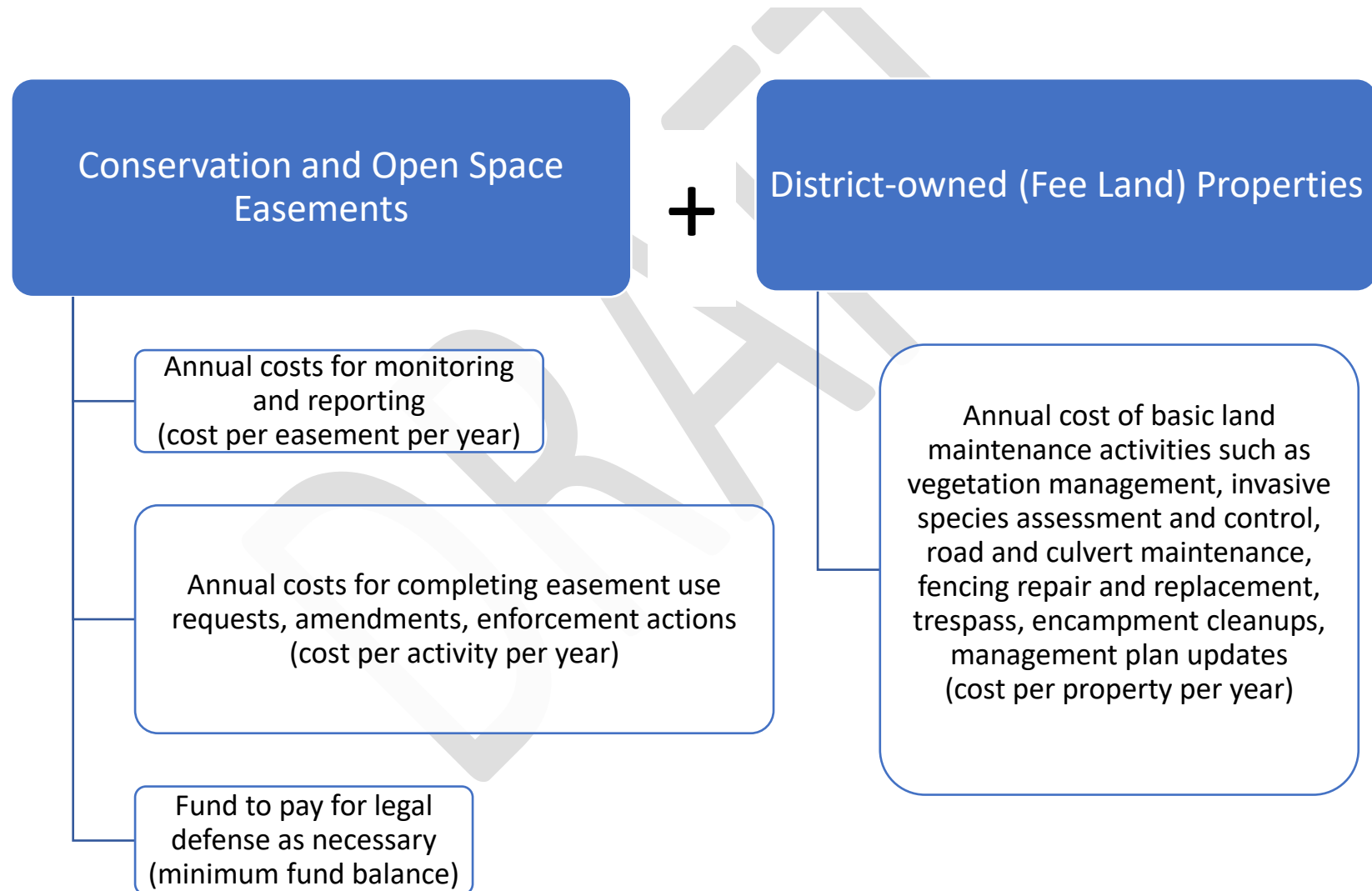
# SONOMA COUNTY AG + OPEN SPACE EASEMENT AMENDMENT PROCESS MAP



Separate Ag + Open  
Space Process

# Sonoma County Agricultural Preservation and Open Space District

## Stewardship Reserve Fund Calculation Model



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
Cresta 3	46	1	Recreation & Education	x	x	x		Approved by Board 10.9.18
Donnell	909	1	Greenbelts & Scenic Hillside	x	x			Closed October 2, 2018
El Recreo	289	1	Greenbelts & Scenic Hillside					Initiating project
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	1,189	4	Farms & Ranches	x				Initiating project
Lafranchi	211	5	Greenbelts & Scenic Hillside	x				On hold at request of owner
Mattos Dairy	866	2	Farms & Ranches	x	x			Offer made
McClelland Dairy	337	2	Farms & Ranches	x	x			CE under negotiation
Preston Farm	133	4	Farms & Ranches					Initiating project
Rips Redwoods	1,620	5	Water, Wildlife & Natural Areas	x	x	x		Closed October 3, 2018
Sonoma Developmental Center 5 (Transfor	945	1	Greenbelts & Scenic Hillside					Land protection proposal underway
Terrilinda Dairy	175	1	Greenbelts & Scenic Hillside	x				On hold at request of owner
Tunzi	345	2	Farms & Ranches					Initiating project
Weeks Ranch (Rasmason)	1,372	1	Water, Wildlife & Natural Areas	x	x			Appraisal process
Wendle	47	1	Recreation & Education	x	x	x	x	Closed Aug 13, 2018
Witt Home Ranch	395	2	Farms & Ranches					Initiating project

Project Status Chart  
10/19/2018

Sonoma County Agricultural Preservation and Open Space District

Total Acres:		13,018						
Matching Grant Projects	Acreage (approximate)	Supervisory District	Location	Begin Grant Process	Appraisal Process	Approvals/Baseline	Escrow	Comments
Andy's Unity Park	4	5	Southwest Santa Rosa	x				Reimbursement and tracking match ongoing
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		FOC approved 7/19/18
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 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
Sonoma Garden Park Phase 2*	5**	1	East of Sonoma	x	n/a	x	n/a	Completed
Steamer Landing Park Development (McNe	27**	2	Downtown Petaluma	x	n/a			Initiating project
Total Acres:		127						

\* District approved a 2-year extension

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