



AG + OPEN SPACE
SONOMA COUNTY

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

REGULAR MEETING AGENDA

September 24, 2026 | 5:00 pm

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON

The September 24, 2026 Sonoma County Ag + Open Space Advisory Committee meeting will be held in person at Ag + Open Space's office located at 747 Mendocino Avenue, Santa Rosa, CA. The public may also participate virtually through Zoom.

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

1. **Zoom:** Join the Zoom meeting on your computer, tablet or smartphone by clicking:
<https://sonomacounty.zoom.us/j/95865054803?pwd=6kK8lsDW02YfOtu6YOzFMFSwfDH2kQ.jyJdob-eS3CqTy4C>

If you have the Zoom app or web client, join the meeting using the Password: 628163

Call-in and listen to the meeting: Dial +1 669 900 9128 | Enter Webinar ID: 958 6505 4803

2. **In Person:** Members of the public may attend in person at Ag + Open Space's office at 747 Mendocino Avenue, Santa Rosa, CA in the large conference room.

PUBLIC COMMENT DURING THE MEETING: You may email public comment to aos-adminaide@sonoma-county.org. All emailed public comments will be forwarded to all Committee Members and shown 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 the Advisory Clerk by email to aos-adminaide@sonoma-county.org by 12pm Wednesday, September 23, 2026 to ensure arrangements for accommodation.

1. Call to Order

2. Public Comment

Comments on items not listed on the agenda. Time is limited to 2 minutes per person/item.

3. Correspondence / Communications

Correspondence can email aos-adminaide@sonoma-county.org.

4. Approval of Minutes from March 26, 2026 Attachment A | ACTION ITEM

Approval of Minutes from July 24, 2026 Attachment B | ACTION ITEM

5. Agricultural Subcommittee Report Out

Report out from any member at large on the subcommittee

6. General Manager's Report

Misti Arias, General Manager

7. Ag + Open Space Budget for Fiscal Year 26/27 | INFORMATIONAL ITEM

Julie Mefferd, Administrative and Fiscal Services Manager

Misti Arias, General Manager

The Ag + Open Space Board of Directors approved the Fiscal Year 26/27 budget in June. This presentation will share the approved budget along with how it relates to both the organization's Vital Lands Initiative goals and objectives for the next fiscal year. The presentation will also touch on the status of the Endowment Reserve Fund and other finance-related activities.

8. Buy -Protect-Sell Program Update | INFORMATIONAL ITEM

Mary Chambers, Agricultural Specialist

Ag + Open Space launched the Buy-Protect-Sell Program in fall 2024 to conserve agricultural lands while enhancing equitable land access for farmers and ranchers. Now two years after the launch of the program, we have made great progress but have not yet found a property suitable to buy, protect, and sell back to a potential buyer. We have, however, learned some valuable lessons; and the work continues. In this presentation, we will review progress made and share strategies we are pursuing as we work toward a pilot transaction.

9. Projects in Negotiations Attachment C

10. Announcements from Advisory Committee Members

11. Adjournment



SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

PROPOSED MINUTES

747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401

June 25, 2026 | 5:00 pm

MEMBERS PRESENT:

Richard Hodges, Ladi Asgill, Thembi Borrás, Wendy Eliot, Michelle Whitman, John Shribbs, Alex DeCarli, Marjorie Morgenstern, Don McEnhill, Emily Albert, Steve Rabinowitsh*

*Virtual Attendance under SB 707:

Member Rabinowitsh attended the meeting virtually citing SB 707 due to a *contagious illness that prevents member from attending in person*.

STAFF PRESENT:

Misti Arias, General Manager; Aldo Mercado, Deputy County Counsel; Amy Ricard, Community Resources Manager; Michelle Nozzari, Admin Aide

1. Call to Order

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

2. Public Comment

Chair Asgill opened comments on items not listed on the agenda.

- No public comment

3. Correspondence/Communications

No correspondence was received.

4. Approval of the Minutes from March 26, 2026.

Chair Asgill called for a roll call vote. Member Rabinowitsh abstained from voting.

Member Morgenstern motioned to approve the minutes. Member McEnhill seconded the motion. The vote to approve minutes passed.

5. Ag Advisory Subcommittee Report Out

Paul Martin, Advisory Committee Member

Chair Asgill opened item for public comment.

- No public comment.

6. General Managers Report

Misti Arias, General Manager

Acquisition

- Colgan Creek Phase 4 Community Space Project Closed -- This nearly 4-acre addition along with our and the City's other acquisitions facilitated realignment of Colgan Creek which will improve flow and reduce flooding and included extensive riparian habitat restoration work. It has also set the stage for Phase 5, which will be development of a community park along the creek.
- **Going to the Board**
- 7/14/2026: Tierra de Rosas Public Plaza Community Spaces Matching Grant Project
- 8/4/2026: Tom Schophflin Phase 2 Community Spaces Matching Grant Project; Geyserville Community Plaza Community Spaces Matching Grant Project; Diamond W Ranch Conservation Easement
- Community Resources
- Soda Springs Ranch Open Space Preserve opened! We purchased the CE for \$2.1M in Sept 2023 and provided \$962K in IPAOM funding.
- Grand Jury report is out.
- The Board declared an Agricultural Emergency and approved a workplan for us with very specific actions to support local agriculture.

Ag + Open Space Events

- Pacheco Dairy on 5/30 for Ag Heritage Day organized by Sonoma RCD
- Graton Town Square on 5/30 for a Sip & Stroll Fundraiser
- CAFF's Howl & Harvest Dinner on 5/31
- Sonoma County PRIDE on 6/6
- Soda Springs Open Space Preserve Grand Opening on 6/6
- Los Cien Puente y Ganas Awards Breakfast on 6/12
- Coming up...
 - Love of the Land – 7/9
 - Farm Fest – 7/19
 - Gravenstein Apple Fair – 8/1-2

General Items

Work Plan direction from the Board: The Board has expressed support for an Ag Park in Sonoma County

Chair Asgill opened public comment.

- Public Comment: Wendy Roberts, Member of Civil Grand Jury

7. Senate Bill 707 – Updated public meeting and teleconference requirements

Aldo Mercado, County Counsel

California Senate Bill (SB) 707 is a legislative update to the Ralph M. Brown Act that modernizes local government public meeting and teleconferencing rules. Introduced January 1, 2026, part of the updates include potentially permanent teleconferencing, disruptor muting, social media clarification, and public comment extension.

Action: The Committee will vote to approve applying these new guidelines to the Advisory Committee.

Chair Asgill opened item for public comment.

- Public comment: Susan Kirks

Chair Asgill called for a roll call vote. Member Shribbs motioned to approve. Member Eliot seconded the motion. The vote to approve minutes passed with a majority; eight members in favor and members Morgenstern, Borrás, and Albert against.

8. Overview of Recent Polling Results

Emily Goodman, Senior Principal, EMC Research Inc.

Ag + Open Space conducted preliminary polling to understand Sonoma County voters' awareness, priorities, and opinions regarding the agency and its mission, to help refine communications, and to examine current attitudes about taxes as they relate to investments in agriculture and open space preservation. The study provided early objective feedback on how voters may respond to a potential measure to reauthorize Sonoma County Ag + Open Space's quarter-cent sales tax but was not designed to provide a comprehensive picture of measure feasibility.

Discussion: The Committee will discuss the results of the poll and provide feedback on subsequent polling and related topics.

Chair Asgill opened item for public comment.

- No public comment.

9. Ag + Open Space and Proposition 4 Funding – How much and how fast?

Amy Ricard, Community Resources Manager

Proposition 4 (the Climate Bond Act of 2024), passed by voters in November 2024, authorizes the state to borrow \$10 billion through general obligation bonds. This funding is dedicated to climate resilience, natural resources management, wildfire prevention, and safe drinking water initiatives across California. The question is: how much money is actually available and when, how can it be used, and how can Ag + Open Space access it?

Chair Asgill opened item for public comment.

- Susan Kirks

10. Projects in Negotiations

Chair Asgill opened public comment.

- No public comment

11. Announcements from Advisory Committee Members

12. Adjournment

Chair Asgill adjourned the meeting at 7:10 pm.

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

PROPOSED MINUTES

Steamer Landing Park & Petaluma River Park

6 Copeland Street, Petaluma, CA, 94952

July 23, 2026 | 5:00 pm

MEMBERS PRESENT:

Richard Hodges, Ladi Asgill, Steve Rabinowitsh, Paolo Tantarelli, John Shribbs, Alex DeCarli, Marjorie Morgenstern, Don McEnhill, Brittany Jensen

STAFF PRESENT:

Misti Arias, General Manager; Amy Ricard, Community Resources Manager; Catherine Iantosoca, Senior Stewardship Specialist; Curtis Kendall, Acquisition Specialist

1. Call to Order

Chair Ladi Asgill called the meeting to order at 5:03 pm.

2. Public Comment

Comments on items not listed on the agenda. Time is limited to 2 minutes per person/item.

Chair Asgill opened comments on items not listed on the agenda.

- No public comment

3. Correspondence / Communications

Correspondence can email aos-adminaide@sonoma-county.org.

No correspondence was received.

4. Steamer Landing Park & Petaluma River Park Tour*

Informational

Misti Arias, Ag + Open Space General Manager

Patrick Carter, City of Petaluma

Stephanie Bastianon, Friends of Petaluma River

Seair Lorentz, Petaluma River Park Foundation

Committee members and members of the public will take a tour of Steamer Landing Park and Petaluma River Park. They will hear from representatives from Ag + Open Space, the City of

Petaluma, Friends of Petaluma River, and Petaluma River Park Foundation about the long-term vision for the peninsula, conservation of the area, what has been done to date by the City and non-profit partners, and what is planned for the future.

Chair Asgill opened comments on items not listed on the agenda.

- No public comment

5. Adjournment

Chair Asgill adjourned the meeting at 6:40 pm.

+ indicates change in phase since last update

	On Hold projects																		
1	Bucher-Russell Ranch	562	4															On-Hold	On hold as property listed for sale
2	Lafranconi		5															On-Hold	On hold at request of owner
3	Laguna Edge	29	5															On-Hold	Project is on hold at landowner's request
15	Lobban - Mark West Creek	274	1															Negotiations	Negotiating trail easement provisions.
4	Nolan Creek 1	317	5															On-Hold	Project Structure - development
5	Nolan Creek 2	171	5															On-Hold	Project Structure - development
6	Nolan Creek 3	49	5															On-Hold	Project Structure - development
7	Oak Ridge Angus (LaFranchi)		4															On-Hold	On hold
9	Reynoso Vineyard	395	4															On-Hold	On-Hold due to landowner finances Site Evaluation October 16
10	Rincon Hills	218	1															On-Hold	Updating project structure/transaction
21	Rowland Mack	168	1															On-Hold	Appraisal work underway + internal review of CE
11	Russian River Habitat Restoration	63	4															On-Hold	On-Hold
12	Spring Hill Ranch	579	2															On-Hold	On hold pending subordination of loans

Acquisition Project Status Chart | **Matching Grant Projects**

9/17/2026

			Initiating Project Due Diligence Project Structure CE Negotiations Appraisal Process FOC BOD Escrow/Closing Implementation + Tracking Match															
Matching Grant Project Name	Acreage (approx)	Sup. District	Step 2				Step 3			Step 4	Step 5	Status	Comments					
A Place to Play	87	5					N/A			N/A		Due Diligence	Completing due diligence.					
AmeriCorps Trail	11	5							+	+	+	Post-Closing	Project closed, monitoring match and ongoing compliance.					
Badger Park	20	4										Negotiations	Negotiating legal agreements.					
Bodega Bay Trail	179	5										Project Structure	Regional Parks project plans being redesigned d/t earthquake & soil conditions					
Colgan Creek Phase 4 MG	22	3							+	+	+	Escrow/Closing	BOD May 12th. Closed					
Colgan Creek Phase 5 MG	4	3										Initiating Project	Paused until close of Phase 4.					
Crane Creek Regional Trail	73	1										Negotiations	Regional Parks trail plans in redesign due to cultural resources found					
Denman Reach	2	2										Negotiations	Pending McNear Peninsula amendment.					
Geyserville Community Plaza	1	4					+	+	+	+		Negotiations	Baseline finalized, closing pending					
Graton Town Square	0.6	5										Post-Closing	Monitoring match and ongoing compliance					
Guerneville River Park Phase 2	5	5										Project Structure	Re-initiating negotiations with Regional Parks to discuss easement terms and extent.					
Helen Putnam Regional Park Extension	22	2					N/A					Post-Closing	Monitoring match and ongoing compliance					
Laura Fish Somersal Park	37	4										Negotiations	Negotiating legal agreements					
Los Guillos Master Gardeners' Demonstration Garden	5	1										Initiating Project	Initiating project					
Maxwell Farms	81	1					N/A	+				Negotiations	Ag + Open Space has drafted CE using new boilerplate and sent to Regional Parks for review. FOC planned for October.					
Occidental Community Plaza	0.7	5										Initiating Project	Completing due diligence.					
Petaluma Bounty Community Farm	3	2										Initiating Project	Paused to find new sponsor					
Petaluma River Park	28	2										Negotiations	Developing legal agreements with grantee.					
Roseland Creek Community Park - Phase 1c	3	3										Negotiations	Negotiating legal agreements					
Russian River Community Park	3.8	5										Due Diligence	Completing due diligence.					
Sonoma Schellville Trail	14	1										Due Diligence	Completing due diligence.					
Steamer Landing Park Development (McNear Peninsula)	10**	2										Negotiations	MGA and RC under review by City of Petaluma for over a year (7/23/25 provided)					
Tierra de Rosas	1	3					+	+	+			Approvals/Baseline	Planned closing on or before October 1st. Baseline documentation complete.					
Tom Schopflin Fields Phase 2	21	4					+	+				Approvals/Baseline	Negotiating legal agreements					
Total Acres	624.1																	

** Restoration/Development Project on previous acquisition.

[illegible]