



Thursday, September 22, 2016

***REGULAR MEETING***

***SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE  
DISTRICT ADVISORY COMMITTEE***

*Meeting begins at 5:00 p.m.*

***MEMBERS PLEASE CALL IF UNABLE TO ATTEND***

**AGENDA**

1. **Public Comment** - Comments on items not listed on the agenda  
(Time is limited to 3 minutes per person/item)
2. **Approval of Minutes** [Attachment "A"] ***ACTION***  
August 25, 2016
3. **General Manager's Report** ***INFORMATIONAL***
4. **Presentation on Permissible Activities in Connection with Ballot Measures** ***INFORMATIONAL***  
Bob Pittman, County Counsel [Attachment "B"]
5. **Regional Parks Tax Measure J: Request to Take an Official Position** ***ACTION***  
Caryl Hart, Regional Parks Director [Attachment "C"]
6. **Community Separators Measure K: Request to Take an Official Position** ***ACTION***  
Teri Shore, Greenbelt Alliance [Attachment "D"]
7. **Update on Youth Advisory Committee Members** ***INFORMATIONAL***
  - Introduction to Annaleigh Nguyen
  - Process and OverviewKaren Gaffney, Conservation Planning Program Manager  
Steve Rabinowitsh, Advisory Committee Chair
8. **Comprehensive Plan Update and Discussion** ***INFORMATIONAL***  
Karen Gaffney, Conservation Planning Program Manager
9. **Projects in Negotiation** [Attachment "E"] ***INFORMATIONAL***
10. **Announcements from Advisory Committee Members** ***INFORMATIONAL***
11. **Adjournment** Next Meeting: October 27, 2016

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

10/27/16

Farm & Nature Center Update

12/8/16

Acquisition Program Update & Overview: 2016 Closings

1/26/17

Stewardship Program Update and Overview

2/23/17

Comprehensive Plan Workshop

**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.

**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.



Attachment "A"

***SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE  
DISTRICT ADVISORY COMMITTEE***

***August 25, 2016 MINUTES***

5:04 pm Meeting convened at the District office, 747 Mendocino Avenue,  
Suite 100, Santa Rosa, California

**Members Present**

Cary Fargo	Bill Smith	Laurie Gallian	Kristin Thigpen
Jan McFarland	Gary Wysocky	John Dell'Osso	
Steve Rabinowitsh	Curt Nichols	Jeffrey Holtzman	

**Members Absent**

Don McEnhill	John Nagle
Sue Conley	
Doug Lipton	

**Staff Present**

Bill Keene, General Manager; Misti Arias, Acquisition Program Manager; Jen Kuszmar, Matching Grant Coordinator; Amy Ricard, Community Relations Specialist; Lisa Pheatt, County Counsel; Bob Pittman, County Counsel; Mariah Robson, Advisory Committee Clerk

Chair Rabinowitsh called the meeting to order at 5:04 pm.

**Public Comment**

Duane DeWitt spoke about Bayer Farms, four acres of land in the Roseland area. Recently there has been development on the property and a lot of concrete has been added that could resemble a skate park and is not what the public originally wanted for this area. The original idea for this four acres of land was to save nature, not for development.

**Approval of Minutes**

Chair Rabinowitsh asked if there were any corrections to the minutes. No corrections were requested and the minutes of May 26, 2016 were approved.

**General Manager's Report**

- Two new youth members have been added to the Advisory Committee. Annaleigh Nguyen will begin in September and Regan Connell will begin in December. They are both top students at Montgomery High School in Santa Rosa. Regan is a senior, is student body Vice-President and plays soccer. Annaleigh is a sophomore, is very engaged in community service efforts with the Kiwanis and Key Club, plays badminton for Montgomery and wants to be a

pediatrician. Mr. Keene thanked Steve Rabinowitsh for his leadership on interviewing and recruiting these two youth representatives. Karen Gaffney, Conservation Planning Program Manager, and Mr. Rabinowitsh will work to develop a detailed orientation plan and link our youth representatives with Advisory Committee mentors in the next month. Mr. Rabinowitsh and John Nagle have volunteered as mentors.

- The District hired Judy Bellah as a Marketing Specialist in an extra help capacity for one year to give support in the community relations efforts.
- Culture Pop Films are wrapping up shoots and the videos should be ready for launch in the next couple months. Modini, McCord, Jenner Headlands, Cresta and the Mayacamas are some of the properties being featured.
- The Board approved District funding toward the acquisition of the Stewarts Point Ranch Property.
- Nathanson Creek Matching Grant agreement and the Pole Mountain funding agreement will be taken to the Board on September 13, 2016.
- An amendment to the land maintenance services contract with Regional Parks is going to the Board on September 20, 2016.
- The Estero Ranch mitigation will go the Board on September 27, 2016. There will be a Bay Day proclamation Gold Resolution presented to the Bay Trail Project at the Board that day as well.
- The 2016 Matching Grant Program funding recommendations will go to the Board on October 25, 2016.
- A District land management services agreement and the Calabazas Creek and Poff Ranch management plan approvals and CEQA adoptions will go to the Board in late 2016.

### **Regional Parks Tax Measure**

Mr. Keene explained that there is a tax measure on the ballot for a half-cent and that Caryl Hart, Regional Parks Director who is on leave to work on the campaign, will discuss how it relates to Open Space funding. The funding is to help develop public access to and maintain properties the District has helped protect.

Ms. Hart told the members that an explanation of the measure is on the Sonoma County Regional Parks website on the bottom of the webpage titled Parks Ballot Measure for more information.

One of the key parts of the measure is the expenditure plan as it relates to Open Space. A unanimous vote of the Supervisors placed a proposal for a half-cent sales tax for park improvements on the November 8, 2016 ballot. Elizabeth Tyree, Department Analyst at Regional Parks, gave the Committee Clerk a copy of the Sonoma County Integrated Parks Plan for sharing with the public and also noted that the Plan can be found online. Measure J was envisioned as a result of that plan.

For more information on Measure J, the PowerPoint presentation is available at the District upon request.

This item will be agendaized at next month's meeting as an action item for the Advisory Committee to consider whether they wish to take an official position on the measure.

### **Sub-committee Report Outs**

The Ag Subcommittee did not meet this month and did not have a report out.

### **Matching Grant Program Recommendations**

Mr. Keene introduced Jennifer Kuszmar, Matching Grant Coordinator, to present the Committee with the details of the latest Matching Grant Program funding cycle.

Bob Pittman, County Counsel, explained that some members may have a conflict of interest that would disqualify them from voting on the recommendations and would have to recuse themselves. Members that have some involvement with a project but have not received and will not receive any financial compensation would have to abstain from voting, but would not be required to recuse themselves.

Ms. Kuszmar stated that the last eight months the Matching Grant Program has been active, receiving applications and that the Advisory Committee Matching Grant Program Subcommittee has been meeting to review the applications and make recommendations.

The Matching Grant Program is offered every two years and the Program Guidelines were adopted by the Board of Directors in 2011. It is a program that requires a one to one match. The General Manager sets the budget, which was \$2.5 million this year. There was a public meeting in January to reach out to the community. Applications were due at the end of March.

The recommendations will also be brought to the District's Fiscal Oversight Commission in the beginning of October and then to Board at the end of October.

Ms. Kuszmar presented each project via PowerPoint presentation, explaining why and how the recommendations were made for each project. It was a competitive round and the projects in total exceeded the \$2.5 million budget.

There were three options that were considered in the process:

- 1) Retain the \$2.5 million budget
- 2) Add in project savings from the last Matching Grant Program cycle for a total of \$2.9
- 3) Fund over and above options 1 and 2

The Subcommittee recommended option #2.

Chair Rabinowitsh opened the meeting to comments from the public. Duane DeWitt, Lisa Krantz, Wendy Eliot, Linda Proulx, and Elizabeth Tyree all spoke regarding the recommendations.

Mr. DeWitt was not in favor of the decision for Colgan Creek. Ms. Krantz, Ms. Eliot and Ms. Proulx spoke in favor of the Southeast Greenway decision. Ms. Tyree is in favor of Andy's Park.

Chair Rabinowitsh opened up the discussion to the Advisory Committee members.

Laurie Gallian motioned to move forward with accepting the Subcommittee proposal of funding projects up to \$2.9 million. John Dell'Osso seconded the motion. A vote was taken with two abstentions. The motion passed.

Jeffrey Holtzman motioned to draft a letter from the Advisory Committee Executive Committee to the Board of Directors that reflects the \$2.9 million recommendation. Laurie Gallian seconded the motion. A vote was taken with two abstentions. The motion passed.

For more information on the Matching Grant Program 2016 recommendations, the PowerPoint presentation is available at the District upon request.

**Projects in Negotiations**

No report out.

**Announcements From Advisory Committee Members**

John Dell'Osso

Today is the National Parks 100<sup>th</sup> Birthday. Point Reyes National Park will be celebrating.

Laurie Galian

Sonoma celebrated the National Parks 100<sup>th</sup> Birthday for four hours last Saturday.

Jeffrey Holtzman

Board of Supervisors approved 159 acres of biotic park in Graton. The town will hold the First Annual Graton Park Party on October 2, 2016 from 3:00 to 6:00 at the Graton Labor Center to celebrate.

**Adjournment:** 7:18 pm

Next scheduled meeting date: September 22, 2016

Respectfully submitted,

Mariah Robson,  
Advisory Committee Secretary

## Ballot Measure Activities & Public Resources: Rules of the Road



As important as ballot measures are to policymaking in California, public agencies and officials face important restrictions and requirements relating to ballot measure activities.

The basic rule is that *public resources may not be used for ballot measure campaign activities*. Public resources may be used, however, for informational activities.

This pamphlet summarizes some of the key applications of these principles. The law, however, is not always clear. Check with agency counsel for guidance on how these rules apply in any specific situation.

The stakes are high. Missteps in this area are punishable as both criminal and civil offenses.

Public agency resources may be used to:

- Place a measure on the ballot.
- Prepare an objective and fact-based analysis on the effect of a ballot measure on the agency and those the agency serves.

- Distribute that analysis through regular agency communications channels (for example, through the agency's website and in regularly scheduled agency newsletters).



- Adopt a position on the measure, as long as that position is taken at an open meeting where all voices have the opportunity to be heard.
- Respond to inquiries about the ballot measure and the agency's views on the measure.
- Any agency communications about ballot measures should not contain inflammatory language or argumentative rhetoric.
- In addition, public employees and elected officials may engage in the following activities on their own time using their own resources:
- Work on ballot measure campaigns or attend campaign-related events on personal time (for example, evenings, weekends and lunch hours)
- Make campaign contributions to ballot measures, using one's own money or campaign funds (while observing campaign reporting rules).
- Send and receive campaign related emails using one's personal (non-agency) computer and email address.

Public officials should not:

- Engage in campaign activities on while on agency time or using agency resources.
- Use agency resources (including office equipment, supplies, staff time, vehicles or

public funds) to engage in advocacy-related activities, including producing campaign-type materials or performing campaign tasks.



- Use public funds to pay for campaign-related expenses (for example, television or radio advertising, bumper stickers, and signs) or make campaign contributions.
- Use agency computers or email addresses for campaign communication activities.
- Use agency communication channels to distribute campaign materials (for example, internal mail systems, agency bulletin boards, or the agency's email or intranet systems).
- Post links to campaign websites on the agency's website.
- Give preference to campaign-related requests to use agency facilities.

## Best Practices:

- Make sure everyone in the agency who might be in a position to engage in the above activities is aware of these legal restrictions.
- Use a tag that makes clear that restrictions against using public resources for campaign materials have been observed (for example: "Not produced or distributed with public resources").

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## When Do These Restrictions Kick In?

The rules against the use of public resources for campaign activities are triggered once a measure has qualified for the ballot.

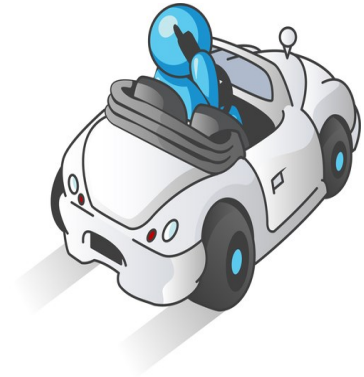
There may be more latitude before a measure has qualified, but consult with agency counsel regarding the permissibility of specific activities.



## Disclosure Requirements

Ballot measure advocacy activities are also subject to disclosure (transparency) requirements under California's Political Reform Act.

## Ballot Measure Activities & Public Resources: Rules of the Road



## For More Information

Visit [www.ca-ilg.org/ballotmeasure](http://www.ca-ilg.org/ballotmeasure)

[www.ca-ilg.org](http://www.ca-ilg.org)

1400 K Street Suite 205

Sacramento, CA 95814

Tel: 916.658.8208

Fax: 916.444.7535



# MEASURE J EXPENDITURE PLAN



## Funding for Sonoma County Parks



**Measure J** would establish a ½ cent sales tax on taxable goods sold in the unincorporated portions of Sonoma County. The measure includes a detailed plan to expand, maintain and improve our Sonoma County Regional Parks; to protect drinking water sources, streams and rivers; to preserve and enhance natural areas, fish and wildlife habitat; and to increase local trails and recreational opportunities.

### PROTECTS CLEAN DRINKING WATER

**Measure J** will improve water quality in the Russian River, and the County's creeks and streams, by investing in parkland watersheds to reduce runoff that can contaminate our drinking water.

### CREATES ACCESS TO PARKS, NATURAL AREAS AND TRAILS

**Measure J** will expand and maintain our unique trails, from Taylor Mountain to Helen Putnam and Riverfront Regional Parks and the rugged Hood Mountain, ideal for camping and enjoying nature. **Measure J** funds would expand the paved trail network connecting Sonoma County's towns for commuting, scenic bike rides and walks.

### ENSURES MORE RECREATION CLOSE TO HOME

Sonoma County Regional Parks provides access to the Sonoma Coast, the Russian River, and our redwood forests, giving us places to explore

the outdoors. Regional Parks provide places to walk, run and bicycle, contributing to the health of county residents. **Measure J** would ensure access to well-maintained Regional Parks throughout the county.

### MAINTAINS, EXPANDS AND IMPROVES OUR PARKLAND

Thousands of acres of parkland in Sonoma County are not open to the public. **Measure J** would open these lands with hiking, biking and horseback riding trails, and campgrounds for residents to enjoy.

### GUARANTEES STRICT FINANCIAL PROTECTIONS

**Measure J** funds are dedicated to Sonoma County Regional Parks, cannot be diverted to pay off pension debt or taken by the state, are in addition to current funding, and must be used for park maintenance, improvements and programs only. Independent citizen oversight and annual audits will ensure every penny is used for voter approved purposes. **Measure J** would expire in 10 years.

### HOW CAN I GET MORE INFORMATION?

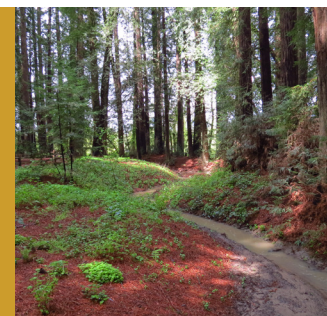
The Measure's Expenditure Plan and ordinance are available at [sonomacountyparks.org](http://sonomacountyparks.org), and in Regional Parks' office, 2300 County Center Drive, Suite 120A, Santa Rosa. For questions and comments, contact Regional Parks at (707) 565-2041 or [parks@sonoma-county.org](mailto:parks@sonoma-county.org).



**Measure J** would preserve and protect natural areas, fish and wildlife.



**Measure J** would also open already-owned lands to create hiking, biking and horseback riding trails and campgrounds.



## MEASURE J FACT SHEET

## Funding for Sonoma County Parks



### EXAMPLES OF HOW THE TAX REVENUE WILL BE SPENT:

#### Sonoma Coast

- **Doran Beach** – Renovate campsites, restrooms & boardwalk & create coastal education center
- **Gualala Point** – Renovate campsites & visitors center & restore Gualala River watershed
- **Carrington and Poff Ranches** – Open as parks, with trails, picnic sites & restored habitat

#### West County

- **Ragle Ranch** – Renovate picnic areas, trails, playground, sports fields, dog park & exercise stations; protect Atascadero Creek watershed; restore oak woodlands
- **Andy's Unity Park** – Complete construction of master planned facilities
- **Steelhead, Sunset, Forestville and Guerneville River Parks** – Renovate parks & restore habitat

#### South County

- **Helen Putnam** – Renovate trails and picnic areas, expand habitat protections
- **Tolay Lake & Tolay Creek Ranch** – Open as park & preserve, build trails & camping sites, restore wetlands & interpret cultural history
- **Petaluma-Sebastopol Trail** – Pursue construction of 11-mile bike trail

#### North County

- **Cloverdale River Park** – Repair boat ramp, picnic areas & riparian trail
- **Foothill Regional Park** – Renovate picnic areas & restroom, restore watersheds
- **Healdsburg Veterans Memorial Beach** – Upgrade seasonal dam & restrooms

#### Central County

- **Taylor Mountain** – Build trails, picnic areas, camping sites & education center
- **North Sonoma Mountain** – Expand trails, build campsites; protect redwood groves
- **Crane Creek Regional Park** – Expand park & extend trail to Sonoma State

#### Sonoma Valley

- **Calabazas Creek** – Open as a regional park & preserve & develop trails
- **Sonoma Valley Trail** – Pursue building a trail between Santa Rosa & Sonoma
- **Maxwell Farms** – Renovate sports fields, trails, bikeways, restrooms & tennis courts





# YES ON MEASURE K!

## Protect Open Space and Farm Lands

### RENEW SONOMA COUNTY'S COMMUNITY SEPARATORS



For two decades, we've prevented shopping centers, strip malls and resort hotels from sprawling into our precious green places with community separators around our cities and towns.

Community separators complement the cities' urban growth boundaries by safeguarding adjacent county rural open space and working farm lands. But, voter-backed community separator measures expire in 2016.

Measure K – the Community Separator Protection Ordinance – will extend voter protections for another 20 years to protect 53,576 acres of open space and farm lands from subdivision and sprawl.

### Voting YES on Measure K to Keep Sonoma County's Community Separators Will:

- ▶ Protect open space and farm lands between our towns and cities.
- ▶ Keep our rural landscape free from sprawl.
- ▶ Cost taxpayers nothing.
- ▶ Renew voter protections for community separators for another 20 years.
- ▶ Prevent rural subdivisions that are far from city services.

## JOIN US

Measure K is endorsed by conservationists, farmers, environmentalists, wineries, developers, housing advocates and community leaders. Visit our website or Facebook page to endorse or donate to help protect Sonoma County for the future.

## KeepCommunitySeparators.com

Find us on Facebook/Community Separators 

### Proud to be Endorsed by:

#### Elected Endorsers

Jared Huffman, US Congress  
 Jim Wood, CA State Assembly  
 Efren Carrillo,  
 Sonoma County Supervisor  
 James Gore,  
 Sonoma County Supervisor  
 Susan Gorin,  
 Sonoma County Supervisor  
 David Rabbitt,  
 Sonoma County Supervisor  
 Shirlee Zane,  
 Sonoma County Supervisor  
 Susan Harvey,  
 Cotati City Council  
 Mark Landman,  
 Cotati City Council  
 Shaun McCaffery,  
 Healdsburg City Council  
 Chris Albertson,  
 Petaluma City Council  
 Teresa Barrett,  
 Petaluma City Council  
 Mike Healy,  
 Petaluma City Council  
 Gabe Kearny, Petaluma City Council  
 Jake Makenzie,  
 Vice Mayor, Rohnert Park  
 Erin Carlstrom,  
 Santa Rosa City Council  
 Julie Combs,  
 Santa Rosa City Council  
 Chris Coursey,  
 Santa Rosa City Council  
 Gary Wysocky,  
 Santa Rosa City Council  
 Sarah Glade Gurney, Mayor,  
 Sebastopol  
 Una Glass, Vice Mayor, Sebastopol  
 John Eder, Sebastopol City Council  
 Robert Jacob, Sebastopol City Council  
 Patrick Slayter, Sebastopol City Council

Debora Fudge,  
 Vice Mayor, Windsor  
 Bruce Okrepkie,  
 Windsor Town Council  
 Jordan Burns, SRJC Trustee  
 Dorothy Battenfeld,  
 SRJC Trustee  
 Maggie Fishman, SRJC Trustee  
 Herman G. Hernandez,  
 SCOE Board Trustee  
 Kellie Noe, West Sonoma County  
 High School Board Trustee  
 Noreen Evans,  
 CA State Senator, Ret.  
 Steve Rabinowitsh,  
 Santa Rosa City Council, Ret.  
 Pam Torliatt,  
 Mayor of Petaluma, Ret.  
 Linda Kelley,  
 Mayor of Sebastopol, Ret.  
 Craig Litwin,  
 Mayor of Sebastopol, Ret.  
 Denny Rosatti, Harmony Union  
 School Board, Ret.

#### Organizations

Accountable Development  
 Coalition  
 American Farmlands Trust  
 Coalition for a Better Sonoma  
 County  
 Community Alliance for Family  
 Farmers – North Bay Chapter  
 Farmers Guild  
 Greenbelt Alliance  
 Housing Advocacy Group  
 Neighbors to Preserve Rural  
 Sonoma County  
 North Bay Organizing Project  
 Sebastopol Tomorrow  
 SEIU 1021  
 Sierra Club  
 Sonoma County Conservation  
 Action  
 Sonoma County Democratic Party  
 Urban Community Partnership

*partial list*





# VOTER'S PAMPHLET

## MEASURES, ANALYSES AND ARGUMENTS

(whichever is applicable to your ballot)

Arguments in support of, or in opposition to, the proposed laws are the opinions of the authors.

### FULL TEXT OF MEASURE K

#### EXHIBIT "A"

Ordinance No. \_\_\_\_\_ R

**An Ordinance Of The County Of Sonoma, State Of California, Amending The Sonoma County General Plan To Require Voter Approval Of Amendments To The Boundaries Of Urban Service Areas Of Unincorporated Communities To Include Lands Within Community Separators, And Amendments To The Boundaries Of Community Separators Or The Land Use Designations Or Densities Of Lands Within Community Separators, Until December 31, 2036, And Repealing Ordinance 5145R.**

The People of the County of Sonoma ordain as follows:

#### Section 1. Title.

This ordinance shall be known and may be cited as the Community Separators Protection Ordinance.

#### Section 2. Statement of Purpose.

A. Community Separators are rural open space and agricultural land around cities and unincorporated communities in Sonoma County that maintain community identities, prevent sprawl, protect natural resources, and provide visual separation between cities and unincorporated communities. Community Separators are designated on the maps in the Open Space and Resource Conservation Element of the Sonoma County General Plan.

B. Twenty years ago, the voters of Sonoma County approved Ordinance 5003R requiring voter approval of certain revisions of or amendments to the boundaries of or land use regulations applicable to Community Separators. Eighteen years ago, the voters of Sonoma County approved Ordinance 5145R requiring voter approval of any increase in the allowed density or intensity of land uses allowed within the expanded Petaluma/Novato Community Separator, specifying certain highway design criteria, and providing for bicycle lanes. Ordinance 5003R and its voter approval protections will expire at the end of 2016, and Ordinance 5145R and its voter approval protections will expire at the end of 2018. The purpose of this ordinance is to renew and strengthen the voter approval protections of Ordinances 5003R and 5145R, and to apply those protections to all Community Separators designated in the Sonoma County General Plan. This ordinance is intended to continue to give a higher level of assurance that Community Separators designated in the Sonoma County General Plan will be maintained and that their land use designations will not be changed to increase the allowed density or intensity of development. This ordinance is further intended to encourage the County's cities to establish and maintain voter-approved urban growth boundaries that do not encroach into Community Separators.

C. Community Separators implement a long-standing policy of the Sonoma County General Plan that the physical development of the County should be city-centered. The city-centered growth policy further implements several state level policies, including:

(1) Article XIII, section 8 of the California Constitution encouraging the "conservation, preservation and continued existence of open space lands" for "recreation, enjoyment of scenic beauty, use or conservation of natural resources, or production of food or fiber."

(2) Articles XIII A and XIII B of the California Constitution limiting local government tax revenues and spending and thereby encouraging the efficient physical development of communities that will reduce expenditures for public safety, streets, utilities, and other publicly financed, operated and maintained improvements.

(3) The Planning and Zoning Law (Government Code section 65562) assuring "that cities and counties recognize that open-space land is a limited and valuable resource which must be conserved wherever possible" and that they will "prepare and carry out open-space plans."

(4) The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code section 56000 et seq.) discouraging annexations

and other changes in organization that result in urban sprawl and its implementation in Sonoma County by Resolution No. 2119, dated May 7, 1992, of the Sonoma County Local Agency Formation Commission.

#### Section 3. Addition of General Plan Policy LU-3e.

This ordinance hereby adds, and adopts until December 31, 2036, Policy LU-3e of the Land Use Element of Sonoma County General Plan 2020 adopted September 23, 2008, as amended through August 2, 2016, as indicated below (text to be added is shown in **bold italics**):

***Policy LU-3e: Until December 31, 2036, the boundaries of Urban Service Areas of unincorporated communities as shown on the Land Use Maps shall not be amended to include lands within Community Separators as shown on the Open Space Maps unless such amendment is approved by the voters of Sonoma County.***

***For the purposes of this policy, approval by the voters of Sonoma County shall be accomplished when a general plan amendment is placed on the ballot through any procedure provided for in the Elections Code, and a majority of the voters vote in favor of it. The Board of Supervisors may adopt a general plan amendment prior to securing the approval of the voters of Sonoma County; provided, however, that whenever the Board of Supervisors adopts an amendment requiring approval of the voters of Sonoma County pursuant to the provisions of this policy, the Board action shall have no effect until after such a vote is held and a majority of the voters vote in favor of it. The Board of Supervisors shall follow the provisions of the Elections Code in all matters pertaining to such an election.***

#### Section 4. Amendment of General Plan Policy OSRC-1k.

This ordinance hereby amends, and readopts as amended until December 31, 2036, Policy OSRC-1k of the Open Space and Resource Conservation Element of Sonoma County General Plan 2020 adopted September 23, 2008, as amended through August 2, 2016, as indicated below (text to be added is shown in **bold italics**, text to be deleted is shown in ~~strikethrough~~):

***Policy OSRC-1k: Until the expiration of Ordinance No. 5145R (2018), the General Plan land use regulations for the lands within the Petaluma/Novato Community Separator shall not be changed so as to increase either the allowed intensity or density of development by changing the land use designations in Figure LU-2h of the Land Use Element without the prior approval of the voters of Sonoma County. December 31, 2036, the boundaries of Community Separators as shown on the Open Space Maps and the land use designations and densities of lands within Community Separators as shown on the Land Use Maps shall not be amended unless such amendment is approved by the voters of Sonoma County, except that the following types of amendments may be approved by the Board of Supervisors pursuant to its usual procedures and without the approval of the voters of Sonoma County:***

- (1) An amendment designating additional lands as Community Separator.***
- (2) An amendment reducing the allowed density or intensity of development within a Community Separator.***
- (3) An amendment both adding and removing lands from a Community Separator, where there is no net loss in land area within the Community Separator.***
- (4) An amendment correcting a mapping error, where lands that do not meet the designation criteria for Community Separators have been inadvertently included within a Community Separator.***

***For the purposes of this policy, approval by the voters of Sonoma County shall be accomplished when a general plan amendment is placed on the ballot through any procedure provided for in the Elections***

CONT. NEXT PAGE

**VOTER'S PAMPHLET**  
**MEASURES, ANALYSES AND ARGUMENTS**

(whichever is applicable to your ballot)  
Arguments in support of, or in opposition to, the proposed laws are the opinions of the authors.

**FULL TEXT OF MEASURE K, CONT.**

*Code, and a majority of the voters vote in favor of it. The Board of Supervisors may adopt a general plan amendment prior to securing the approval of the voters of Sonoma County; provided, however, that whenever the Board of Supervisors adopts an amendment requiring approval of the voters of Sonoma County pursuant to the provisions of this policy, the Board action shall have no effect until after such a vote is held and a majority of the voters vote in favor of it. The Board of Supervisors shall follow the provisions of the Elections Code in all matters pertaining to such an election.*

**Section 5. Applicability.**

The provisions of Sections 3 and 4 of this ordinance shall apply to all Community Separators shown on the Open Space Maps of the Sonoma County General Plan on the effective date of this ordinance, and to any additional lands designated as Community Separator during the term of this ordinance.

**Section 6. Implementation.**

A. Upon the effective date of this ordinance, the provisions of Section 3 of this ordinance are hereby inserted into the Land Use Element of the Sonoma County General Plan and the provisions of Section 4 of this ordinance are hereby inserted into the Open Space and Resource Conservation Element of the Sonoma County General Plan, as amendments thereto. At such time as these General Plan amendments are inserted in the Sonoma County General Plan, any provisions of the Sonoma County Zoning Ordinance, as reflected in the ordinance itself or in the Sonoma County Zoning Database, that are inconsistent with these General Plan amendments shall not be enforced.

B. The Sonoma County General Plan, including the provisions added or amended and readopted by this ordinance, may be reorganized, and individual provisions may be renumbered or reordered, in the course of ongoing amendments or updates of the Sonoma County General Plan in accordance with the requirements of State law; provided, however, that the substance of Policy LU-3e, as added by this ordinance, and Policy OSRC-1k, as amended and readopted by this ordinance, shall continue to be included in the Sonoma County General Plan until December 31, 2036, unless earlier repealed or amended by the voters of Sonoma County.

C. All County plans, policies, ordinances, rules, and regulations constituting legislative acts shall be amended as necessary as soon as possible and in the time and manner required by any applicable State law to ensure consistency between those policies and the provisions adopted in this ordinance.

D. Upon the date of insertion of the provisions of Sections 3 and 4 of this ordinance into the Sonoma County General Plan, all General Plan amendments, rezonings, specific plans, tentative subdivision maps, parcel maps, conditional use permits, building permits, or other ministerial or discretionary entitlements for use not yet approved or issued shall not be approved or issued unless consistent with the policies and provisions of this ordinance.

**Section 7. Severability and Interpretation.**

This ordinance shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, subsection, paragraph, subparagraph, sentence, clause, phrase, part, or portion of this ordinance is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The voters hereby declare that this ordinance, and each section, subsection, paragraph, subparagraph, sentence, clause, phrase, part, or portion thereof would have been adopted or passed even if one or more sections, subsections, paragraphs, subparagraphs, sentences, clauses, phrases, parts, or portions are declared invalid or unconstitutional. If any provision of this ordinance is held invalid as applied to any person or circumstance, such invalidity shall not affect any application of this ordinance that can be given effect without the invalid application. This ordinance shall be broadly construed in order to achieve the purposes stated in this ordinance. It is the intent of the voters that the provisions of this ordinance shall be interpreted

by the County in a manner that facilitates the protection of lands within Community Separators.

**Section 8. Amendment or Repeal.**

This ordinance may be amended or repealed only by the voters of Sonoma County.

**Section 9. Repeal of Ordinance 5145R.**

Ordinance 5145R shall be repealed on the effective date of this ordinance.

**Section 10. Effective Date.**

This ordinance shall be in full force and effect from and after January 1, 2017.

**Section 11. Expiration.**

This ordinance shall be of no further force or effect after December 31, 2036.

APPROVED BY THE FOLLOWING VOTE OF THE VOTERS OF SONOMA COUNTY AT THE GENERAL ELECTION HELD ON NOVEMBER 8, 2016.

YES \_\_\_\_\_

NO \_\_\_\_\_

\_\_\_\_\_  
Chair, Board of Supervisors  
County of Sonoma

**Attest:**

Veronica A. Ferguson,  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Chief Deputy Clerk of the Board

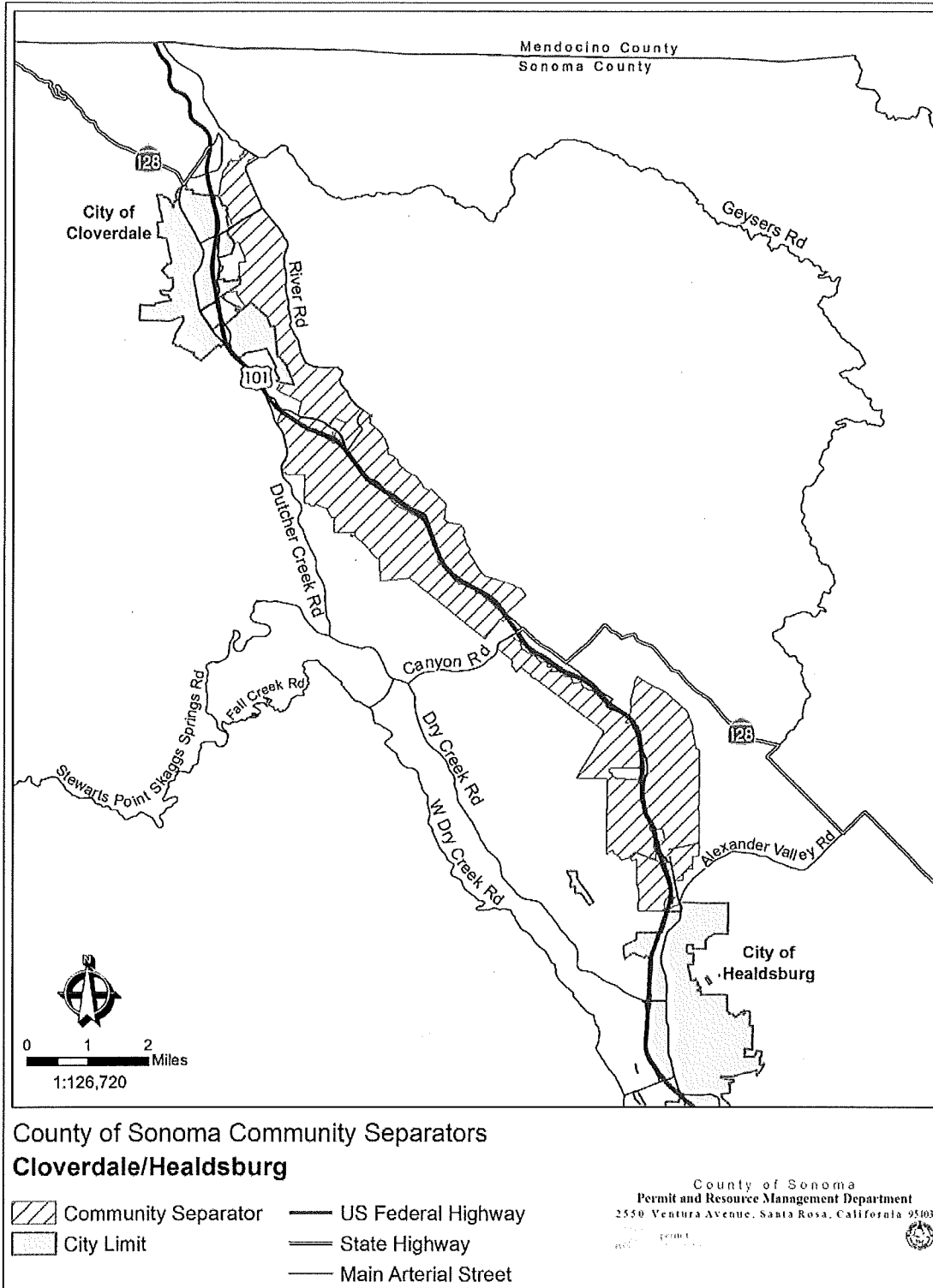
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# VOTER'S PAMPHLET

## MEASURES, ANALYSES AND ARGUMENTS

(whichever is applicable to your ballot)  
 Arguments in support of, or in opposition to, the proposed laws are the opinions of the authors.

### FULL TEXT OF MEASURE K, CONT.



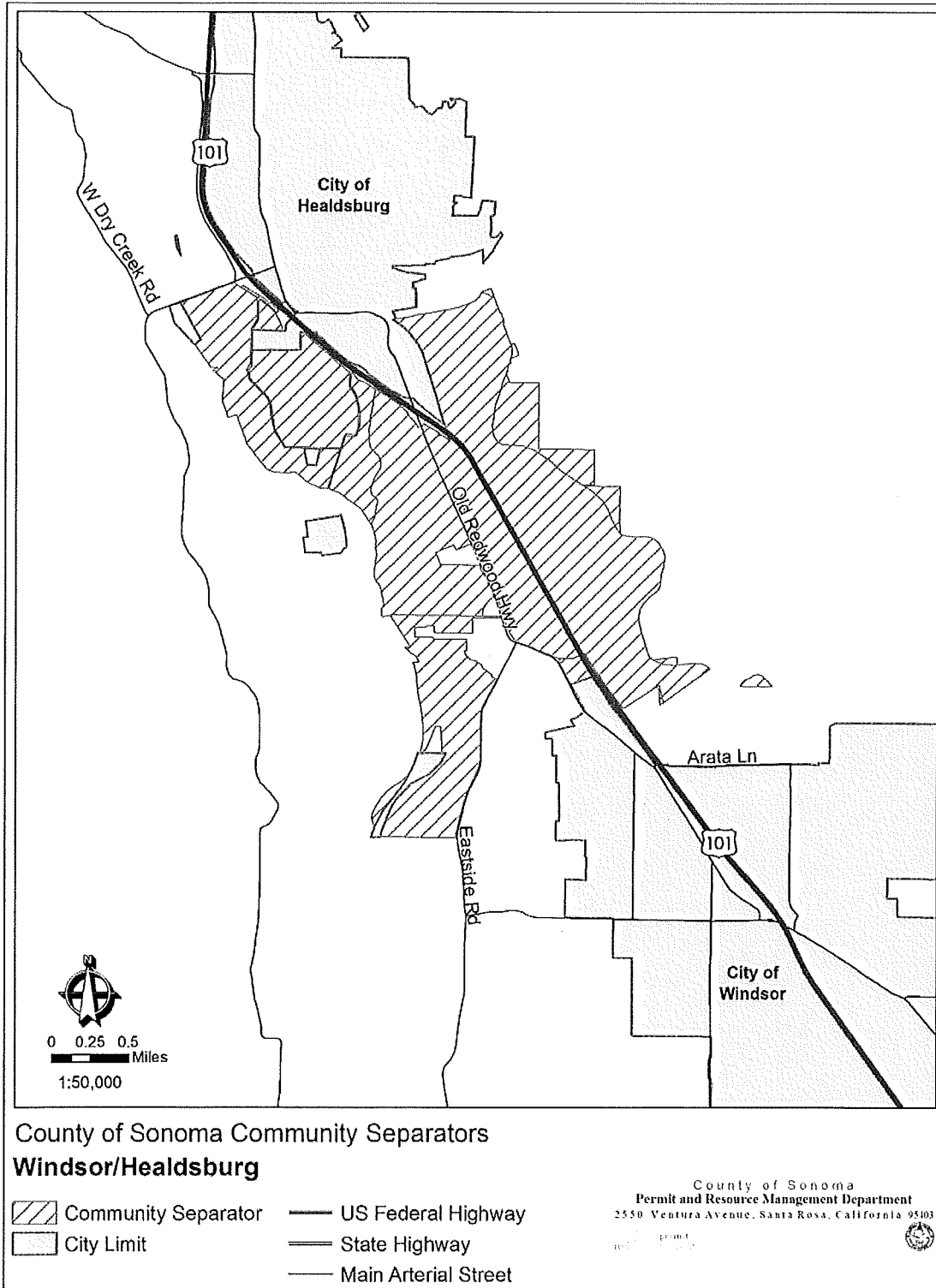
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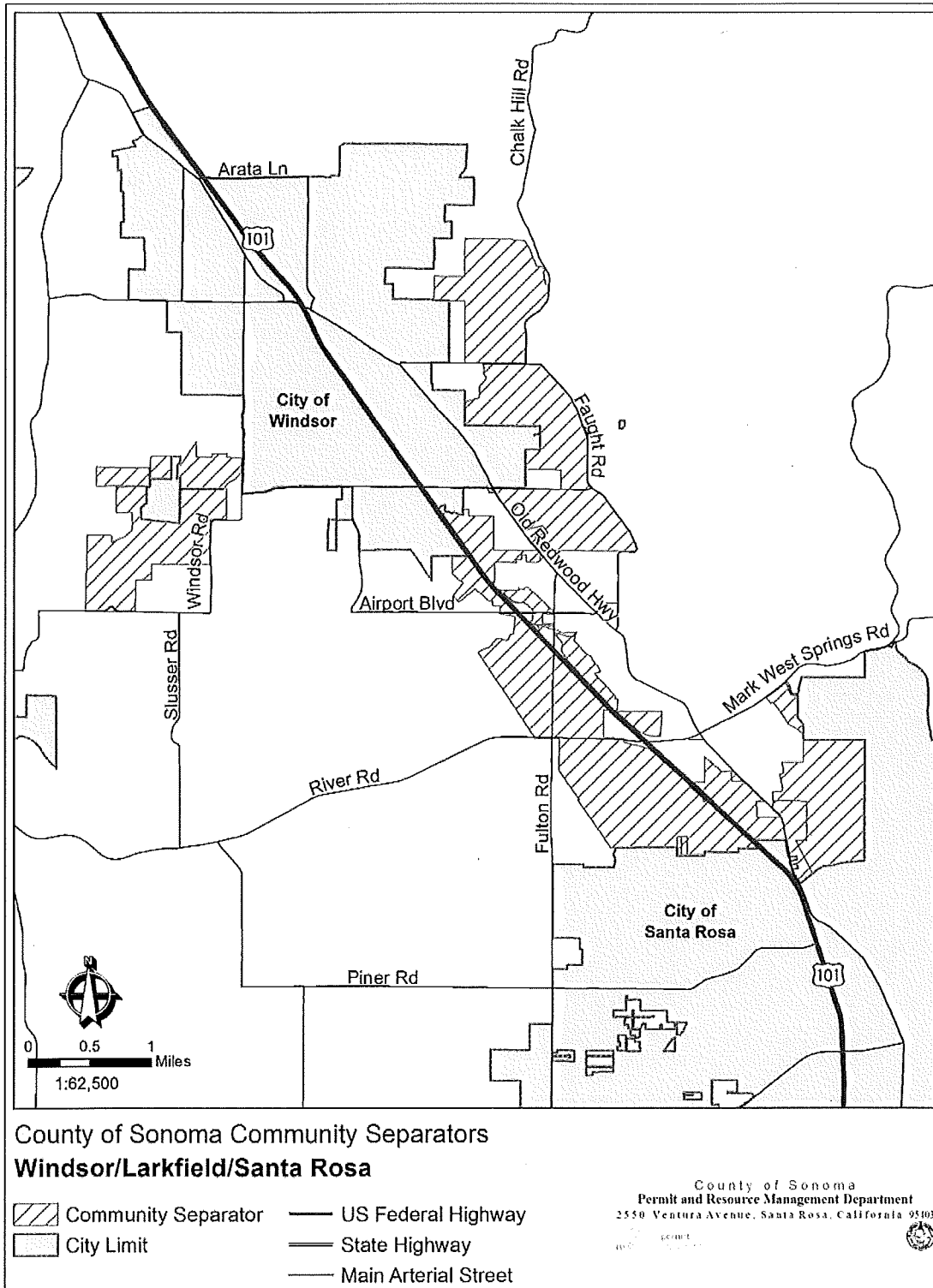


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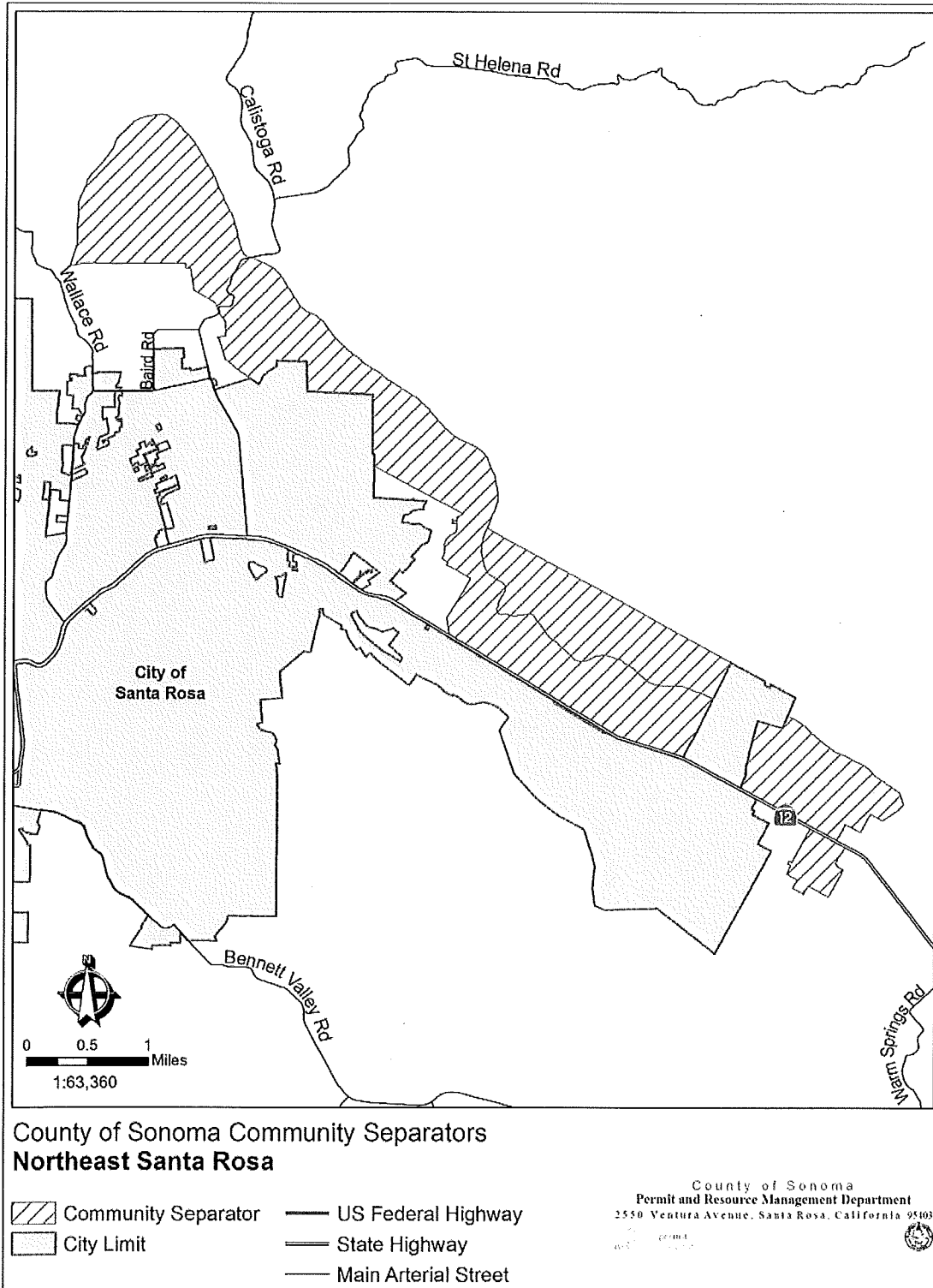


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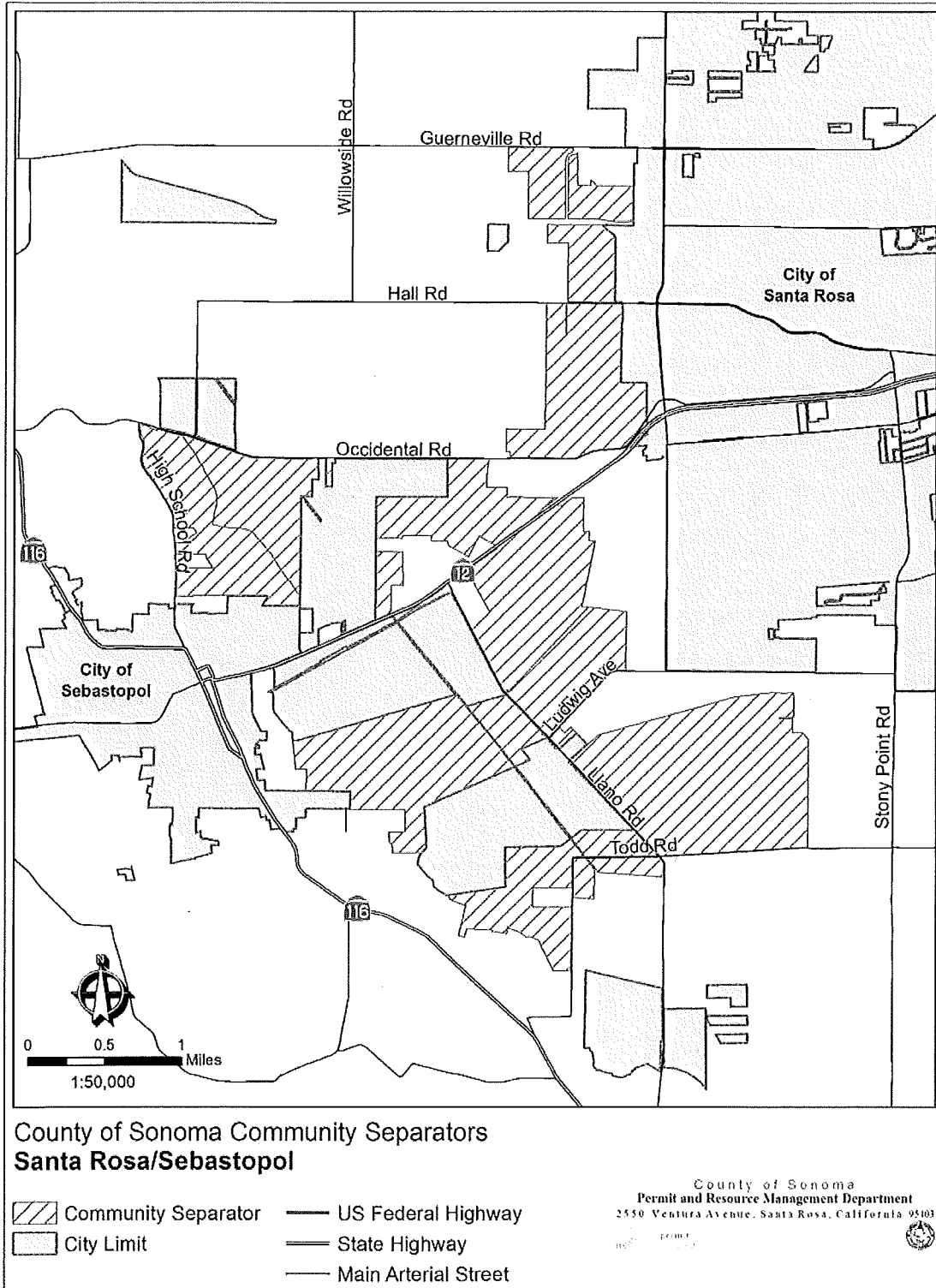
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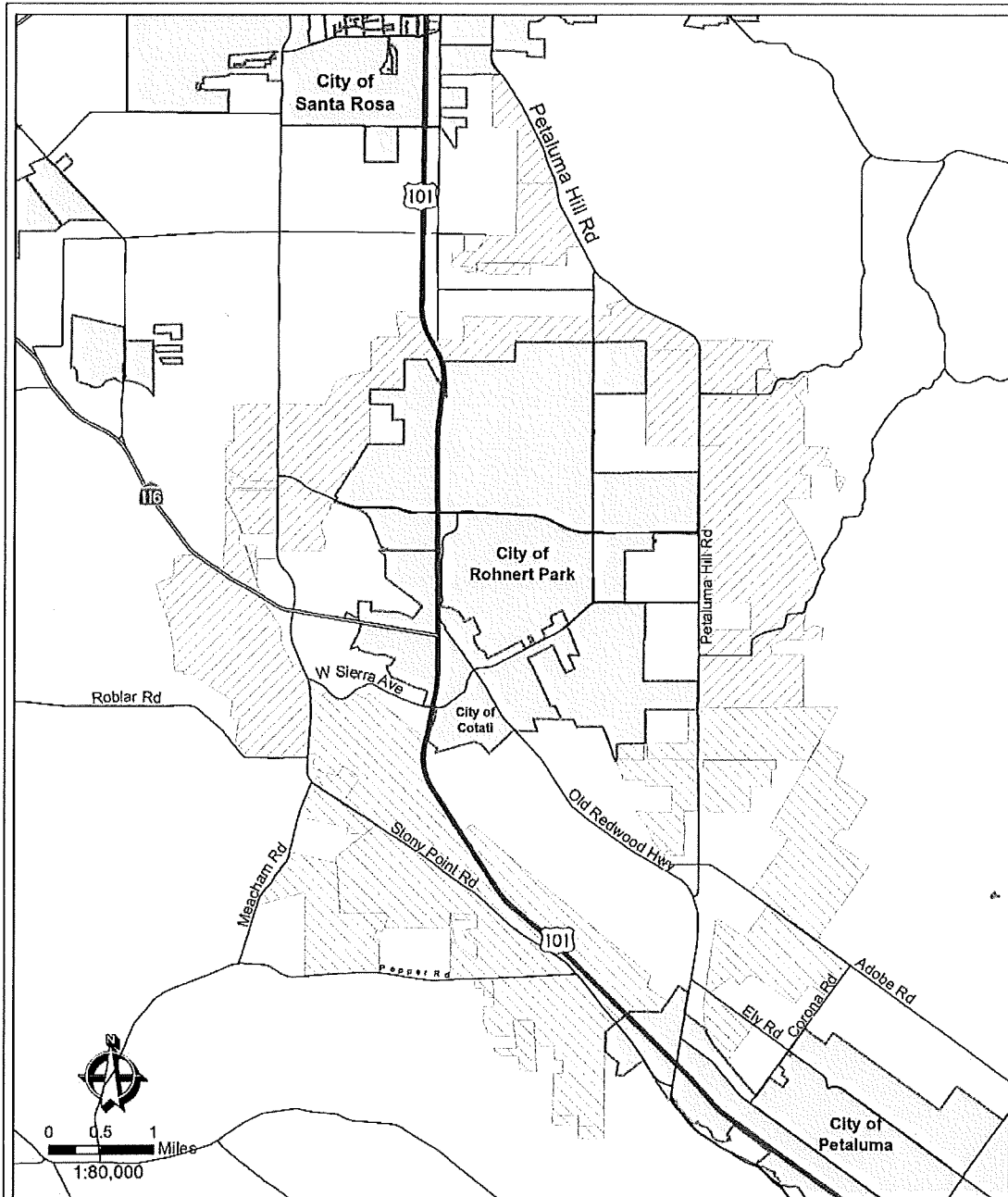
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### FULL TEXT OF MEASURE K, CONT.



#### County of Sonoma Community Separators Petaluma/Rohnert Park & Rohnert Park/Santa Rosa

- |                         |                      |
|-------------------------|----------------------|
| Community Separator     | US Federal Highway   |
| Petaluma/Rohnert Park   | State Highway        |
| Rohnert Park/Santa Rosa | Main Arterial Street |
| City Limit              |                      |

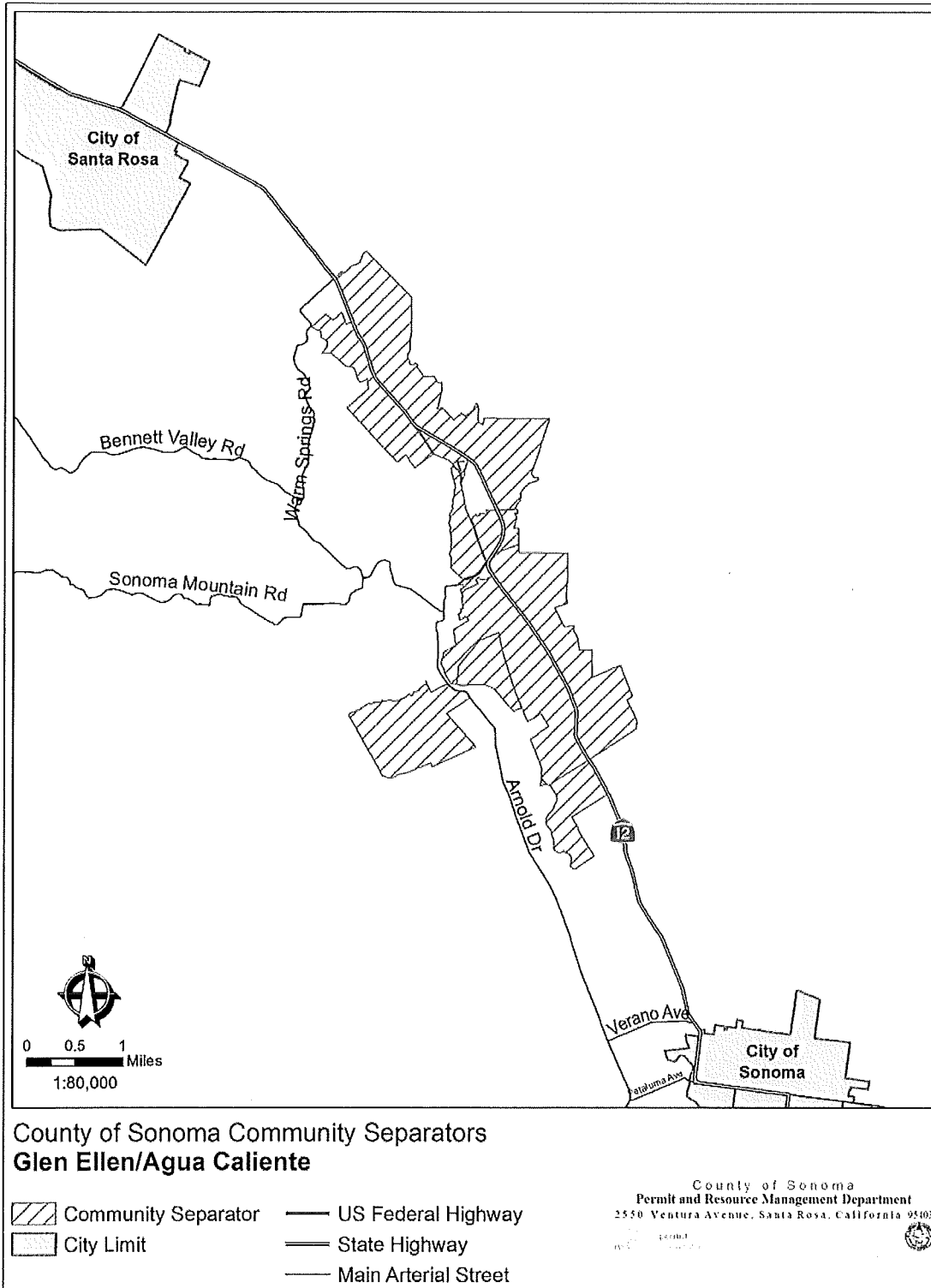
County of Sonoma  
 Permit and Resource Management Department  
 2550 Ventura Avenue, Santa Rosa, California 95403

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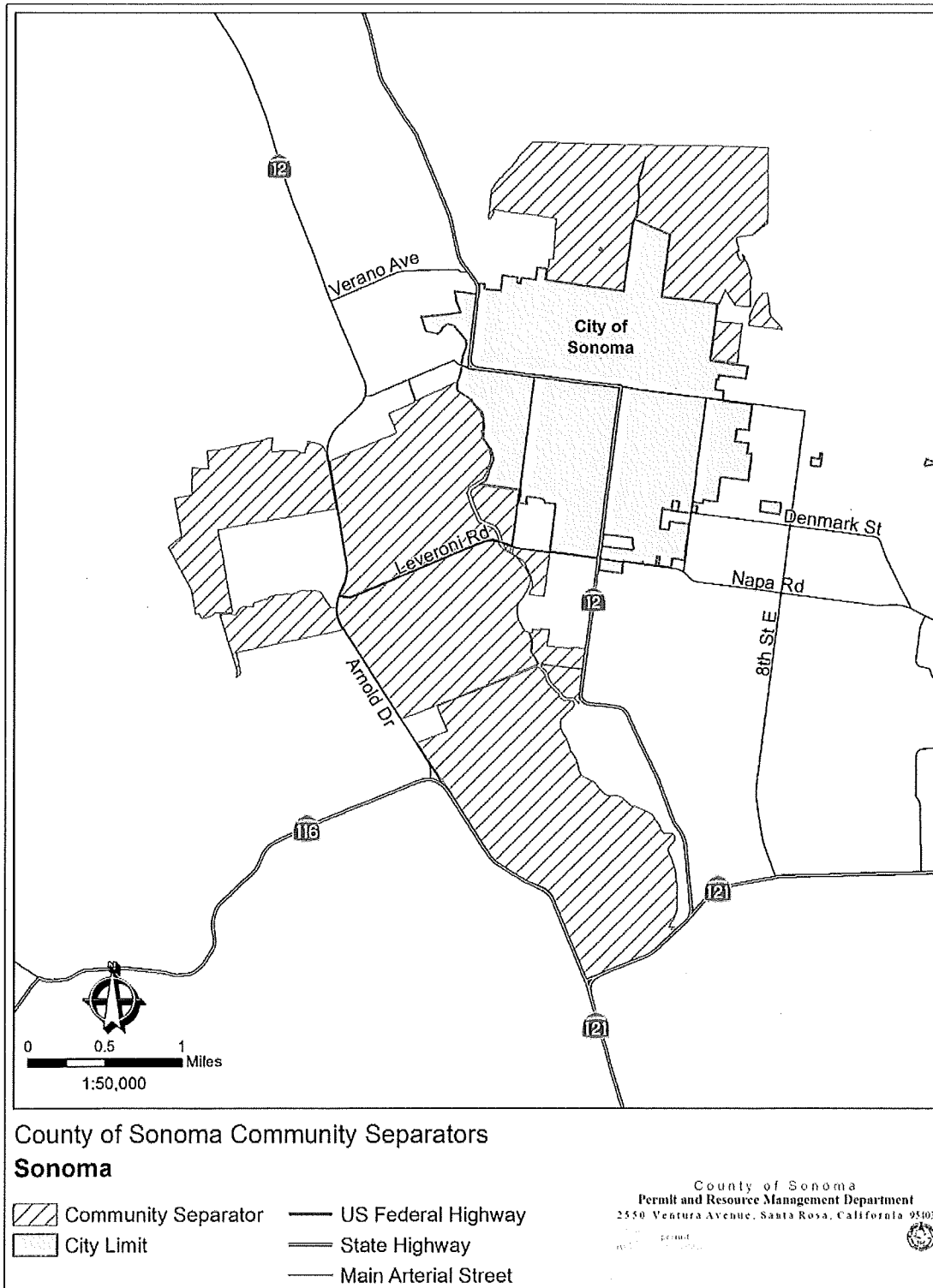
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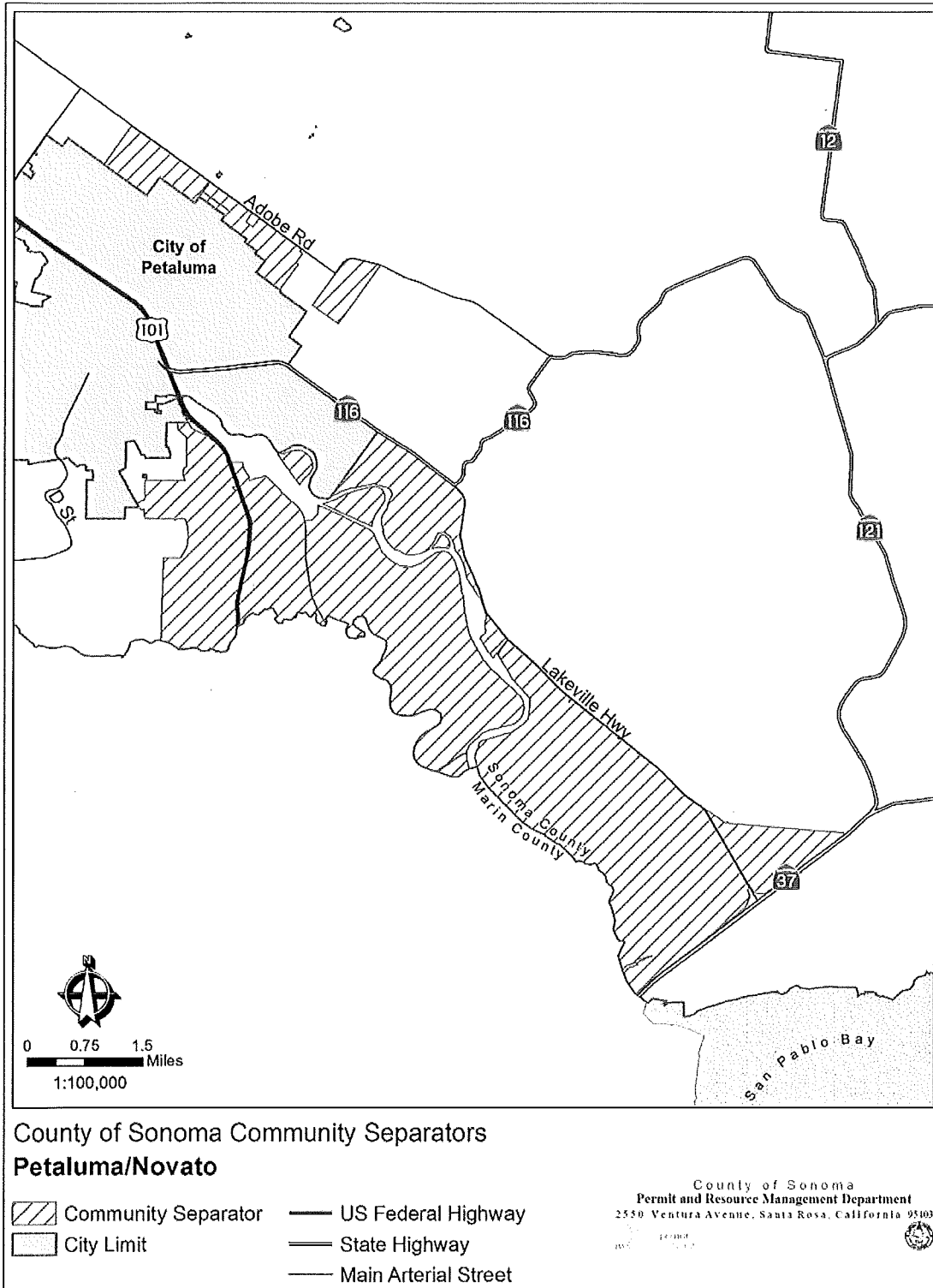
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### FULL TEXT OF MEASURE K, CONT.



PROJECT	Acreage (approximate)	Supervisory District	Acquisition Plan Category	Project Design	Appraisal Process	Approvals/Baseline	Escrow	Comments
Arrowhead-Maas Ranch	245	2	Farms & Ranches	x				CE under negotiation
Bettinelli Dairy	300	2	Farms & Ranches					On hold at request of owner
Buttke Dairy	253	2	Farms & Ranches					On hold at request of owner
Cresta III	46	1	Recreation & Education	x	x			Making offer
Donnell	909	1	Greenbelts & Scenic Hillside	x				CE under negotiation
Foppiano Vineyards	160	4	Greenbelts & Scenic Hillside	x	x			Fiscal Oversight Commission reviewed 3/5/15
Glenn Ranch	230	2	Farms & Ranches	x	x			On hold at request of owner
Gloeckner-Turner Ranch	3,364	5	Water, Wildlife & Natural Areas	x				Project design
Hansen Ranch	330	2	Farms & Ranches	x	x			Appraisal being updated
Howlett Forest	1,395	5	Water, Wildlife & Natural Areas	x	x			Appraisal underway
LaFranchi	1,189	4	Farms & Ranches	x				On hold at request of owner
Lafranconi	211	5	Greenbelts & Scenic Hillside	x				CE under negotiation
Mattos Dairy	866	2	Farms & Ranches	x				Project design
McClelland Dairy	337	2	Farms & Ranches	x	x			On hold at request of owner
McCullough - Phase 2	259	1	Recreation & Education	x	x			On hold at request of owner
Rips Redwoods	1,850	5	Water, Wildlife & Natural Areas	x	x			Appraisal underway
Sonoma Developmental Ctr V (Transforma	945	1	Greenbelts & Scenic Hillside					Resource assessment underway
Spring Hill Ranch	313	1	Farms & Ranches	x				On hold at request of owner
Stewarts Point Ranch	871	5	Water, Wildlife & Natural Areas	x	x	x	x	Board approved on August 16, 2016
Terrilinda Dairy	175	2	Greenbelts & Scenic Hillside	x				Project design
Weeks Ranch - Rasmason	1,372	1	Water, Wildlife & Natural Areas	x				CE under negotiation



Project Status Chart  
9/16/2016

Sonoma County Agricultural Preservation and Open Space District

Total Acres: 15,620

Matching Grant Projects		Acreage (approximate)	Supervisory District	Location	Begin Grant Process	Appraisal Process	Approvals/Baseline	Escrow	Comments
Bayer Farm Site Development	6**	5	Southwest Santa Rosa		x	x	x	x	Reimbursement ongoing, Grant term extended
Colgan Creek Restoration (Ph 3)	7	5	Southwest Santa Rosa		x	n/a	x	x	Board approved 4/21/15
Crane Creek Regional Trail	6	1	East of Rohnert Park		x	n/a			Advisory Committee accepted project 6/28/07
Creekside Park, Phase 1A	4**	5	Monte Rio		x	n/a	x	x	Reimbursement complete
Denman Reach Phase 3	2	2	North Petaluma		x	n/a			Board approved 9/13/16
East Washington Park	25	2	Northeast Petaluma		x	n/a	x		Board approved May 24th
Falletti Ranch	4	2	Cotati		x	x	x	x	Tracking match
Forever Forestville	4	5	Downtown Forestville		x	x	x	x	Tracking match
Guerneville River Park, Phase 2	5	5	Central Guerneville		x	x	x		Negotiations with new owner
Irwin Creek Riparian Restoration	47**	5	West of Santa Rosa		x	n/a	x	n/a	Reimbursement ongoing
Moorland Park	4	5	Southwest Santa Rosa		x				Drafting documents
MRRP-Meadowlark Field	58	5	Sebastopol		x	x	x	x	Reimbursement complete
Nathanson Creek Preserve Restoration	1**	1	Sonoma		x	n/a			####
Paula Lane OSP	11	2	West Petaluma		x	x	x	x	Tracking match
Roseland Village Public Space	1	5	Southwest Santa Rosa		x				Negotiations
Sebastopol Skatergarten Expansion	1	5	Sebastopol		x	n/a	x	x	Reimbursement, tracking match
SMART Pathway – Hearn to Bellevue	6	5	Southwest Santa Rosa		x	n/a			Negotiations
SMART Pathway - Payran to S. Point	14	2	Petaluma		x				Initiating project
Sonoma Garden Park, Phase 2	5**	1	East of Sonoma		x	n/a	x	n/a	Reimbursement ongoing
Total Acres:		148							

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