

## SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

## UPDATED REGULAR MEETING AGENDA

December 12, 2024 | 5:00 pm

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

### MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON

The December 12, 2024 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:

If you have the Zoom app or web client, join the meeting using the Password: 778144

Call-in and listen to the meeting: Dial 1 669 900 9128 Enter meeting ID: 983 1694 4769

**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 Michelle.Nozzari@sonoma-county.org. All emailed public comments will be forwarded to all Committee Members and read aloud for the benefit of the public. Please include your name and the relevant agenda item number to which your comment refers. In addition, if you have joined as a member of the public through the Zoom link or by calling in, there will be specific points throughout the meeting during which live public comment may be made via Zoom and phone.

<u>DISABLED ACCOMMODATION</u>: 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 Michelle Nozzari by email to <u>Michelle.Nozzari@sonoma-county.org</u> by 12pm Wednesday, December 11, 2024 to ensure arrangements for accommodation.

- 1. Call to Order
- 2. Public Comment
  Comments on items not listed on the agenda. Time is limited to 3 minutes per person/item.
- 3. Correspondence / Communications
- 4. Approval of Minutes from August 22, 2024 Attachment A ACTION ITEM
  Approval of Minutes from October 24, 2024 Attachment B ACTION ITEM
- General Manager's Report Misti Arias, General Manager
- Advisory Committee Engagement & Expectations
   Amy Ricard, Community Resources Manager
   Misti Arias, General Manager

WORKSHOP ITEM

- 7. Projects in Negotiations Attachment C
- 8. Announcements from Advisory Committee Members
- 9. Adjournment

Next meeting is scheduled for January 23, 2024.

## FUTURE MEETING TOPICS (SUBJECT TO CHANGE)

1/23/25

AC Administration: Rules of Procedure/Brown Act overview; AB 2449 review; Ad Hoc Committee assignments; Calendar & Roster; Officer Elections

2/27/25

TBD

3/27/25

TBD

## SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

## UNAPPROVED MINUTES

747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401 August 22, 2024 | 5:00 pm

#### **MEMBERS PRESENT:**

Jan McFarland, Paul Martin, Steve Rabinowitsh, Thembi Borras, Paolo Tantarelli, Wendy Eliot, Michelle Whitman, John Shribbs, Mark Stapp, Emily Albert

1. Call to Order

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

2. Public Comment

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

Public comment:

- No comments
- 3. Correspondence / Communications

No Correspondence.

4. Approval of Minutes from June 27, 2024 Attachment A ACTION ITEM

## **Committee Action:**

Chair Borras called for a vote to approve the advisory minutes.

**Aye:** Jan McFarland, Paul Martin, Steve Rabinowitsh, Thembi Borras, Paolo Tantarelli, Wendy Eliot, Michelle Whitman, John Shribbs, Mark Stapp, Emily Albert

Abstain: None

Public comment: None

5. General Manager's Report

Misti Arias, General Manager

**Member Comments:** 

- Michelle Whitman
- Mark Stapp

**Public comment:** 

No comments

**PROPOSED Minutes** 



6. Budget Overview

Julie Mefferd, Administrative and Fiscal Services Manager Misti Arias, General Manager

Member Comments:

- Mark Stapp
- Steve Rabinowitsh
- Wendy Eliot

**Public comment:** 

- No comments
- 7. Agricultural Activities Update & Subcommittee Solicitation INFORMATIONAL Mary Chambers, Agricultural Specialist Member Comments:
  - Michelle Whitman
  - Paul Martin
  - Thembi Borras
  - Paolo Tantarelli
  - Don McEnhill
  - Wendy Eliot

**Public comment:** 

- No comments
- 8. Community Spaces Overview & Project Evaluation Committee Formation Amy Ricard, Community Resources Manager Member Comments:
  - Don McEnhill
  - John Shribbs
  - Wendy Eliot
  - Michelle Whitman

**Public comment:** 

- No comments
- 9. Projects in Negotiations

Note these maps are updated quarterly.

Member Comments:

Wendy Eliot

**Public comment:** 

- No comments
- 10. Announcements from Advisory Committee Members

**PROPOSED Minutes** 



- Thembi Borras
- Mark Stapp
- Don McEnhill
- Wendy Eliot
- Michelle Whitman

## 11. Adjournment

Chair Borras adjourned the meeting at 6:11 pm.

Next Scheduled Meeting: October 24, 2024.

### SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

# UNAPPROVED MINUTES SPECIAL JOINT AC/ FOC MEETING

747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401 October 24, 2024 | 5:00 pm

## **MEMBERS PRESENT:**

Paul Martin, Thembi Borras, Ladi Asgill, Wendy Eliot, John Shribbs, Mark Stapp, Don McEnhill, Bill Smith

## 1. Call to Order

Chair Thembi Borras called the meeting to order at 5:03 pm.

- 2. Agenda Items to be Held or Taken Out of Order; Off-Agenda Items None.
- 3. General Announcements Not Requiring Deliberation or Decision No announcements.
- 4. Public Comment

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

## Public comment:

- Duane Dewitt
- 5. Community Spaces MGP Funding Recommendations
  Amy Ricard, Community Resources Manager
  Pamela Swan, Grants Coordinator
  Public comment:

ACTION ITEM

- John McCaull, Sonoma Land Trust
- Karen Fies, Mark West Community Fund
- Scott Wilkinson, Santa Rosa Recreation and Parks
- Mimi Enright, UC Master Gardener Program
- Anne Haddix, UC Master Gardener Program
- Toby Stafford, Atlético Santa Rosa Soccer Club
- Adolfo Mendoza, Atlético Santa Rosa Soccer Club
- Michael Reynolds, Russian River Park
- Andrew Rowley, Fieldturf
- Caryl Hart, Occidental resident
- Mary Szecsey, Occidental resident
- Imelda Montaño, Russian River Park

**PROPOSED Minutes** 



- Laura Núñez, Atlético Santa Rosa Soccer Club
- Oscar Deniz, Atlético Santa Rosa Soccer Club
- Efren Carrillo

After deliberation, Don McEnhill motioned to approve the funding recommendation below. Paul Martin seconded the motion.

	PROJECT	APPLICANT	DIST RICT	ТҮРЕ	SCORE MAX = 100	REQUEST	МАТСН	TOTAL PROJECT COSTS	ADVISORY COMMITTE	%
1	Graton Town Square	Graton Community Services	5	Acquisition & Improvement (Combination)	84	\$ 750,000	\$ 750,000	\$1,500,000	\$ 750,000	100%
2	Colgan Creek Neighborhood Park Ph 5	City of Santa Rosa	3	Improvement	76	\$ 1,555,000	\$4,301,269	\$5,856,269	\$ 400,000	26%
3	Mark West Area Community Park Ph 2	Sonoma Land Trust	4	Improvement	73	\$ 300,000	\$ 160,500	\$ 460,500	\$ 300,000	100%
4	Tom Schopflin Fields Ph 2	Atlético Santa Rosa Soccer Club	4	Improvement	73	\$ 993,342	\$ 506,658	\$1,500,000	\$ 990,000	100%
5	Los Guilicos Master Gardeners' Demonstration Garden	UC Regents	1	Improvement	69	\$ 1,046,084	\$ 523,042	\$1,569,126	\$ 500,000	48%
6	Russian River Community Park	Sonoma County PI	5	Improvement	68	\$ 1,500,000	\$ 500,000	\$2,000,000	\$ 750,000	50%
7	Occidental Community Plaza	Sonoma County PI	5	Improvement	53	\$ 700,000	\$ 300,000	\$1,000,000	\$ 300,000	43%
					TOTAL REQUES	\$ 6,844,426			\$3,990,000	
					Initial Budget Differen	\$ 3,000,000	-		\$ (990,000)	

Aye: Paul Martin, Thembi Borras, Ladi Asgill, Wendy Eliot, Mark Stapp, Don McEnhill, Bill Smith

Nay: John Shribbs

6. Adjournment

Chair Borras adjourned the meeting at 7:44 pm.

Next Scheduled Meeting: December 12, 2024.

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	Conservation Easement Project Name	Acreage (approx)	Sup. District	Vita	Lands Ini Goals	tiative	Step 1		St	tep 2			Step 3			Step 4	Status	Comments
1	Bavarian Lion Vineyards	1,858	4	<u> </u>													Initiating Project	Initiaiting Project
2	Berry Forest Preserve	133	5	de		100	+	+									Initiating Project	Initiating Project
3	Bianchi Ranches - Two Rock	633	5			0											Initiating Project	Initiating Project
4	Bucher-Russell Ranch	562	4			9											Initiating Project	Initiating project
5	Camp Meeker Forest Open Space Preserve	356	5		<b>€</b>								+	+			Escrow/Closing	To the Board on 8/20/2024
6	Crane Creek Ranch	290	1				+	+									Initiating Project	Initiating project
7	Crawford Gulch	92	5		<b>a</b>												Initiating Project	Project Structure - development
8	Deniz Ernest & Beverly Trust	217	2	<b>400</b>	) 6	9											Initiating Project	Project Structure - development
9	Deniz Family Farm	315	2	40 pt	) (4	0					+						Negotiating CE	Project Structure - development
10	Diamond W Ranch	849	2			ð											Negotiating CE	internal review of CE.
11	Ielmorini Ranch - Sonoma Mountain	417	2	and of	6	2)											Initiating Project	Initiating project
12	Laguna Edge	29	5	40	6												Initiating Project	Project is on hold at landowner's request
13	Limping Turkey Ranch	158	2	<b>100</b>	6	D)											Initiating Project	Initiating project
14	Little Rancheria Creek	276	4		6		+	+									Initiating Project	Work scheduled to begin next year
15	Lobban – Mark West Creek	266	1		<b>₽</b>								+	+			Negotiating CE	Anticipate going to the Board on 9/10/2024
16	McClelland Dairy	348	2	<b>60</b>		2)											Appraisal Process	Appraisal review underway
17	Monte Rio Redwoods Expansion	1,517	5		8	(A)		+	+								Initiating Project	Initiating Project
18	Peters Ranch	278	2	AND OF		2)											Initiating Project	Project Structure - development
19	Preston Farm	133	4	(A)													Negotiating CE	Project Structure - development and CE negotiations
20	Rincon Hills	218	1	A.		0											Negotiating CE	Project Structure - development and CE negotiations
21	Rowland Mack	168	1	di													Negotiating CE	Negotiating CE
22	Russian River Redwoods	394	5										+	+	+		Completed Project	FOC: 8/14; BOD: 8/20.
23	South Sonoma Mountain - Grove	366	1 & 2			2 (2)					+						Initiating Project	Project Structure - development
	South Sonoma Mountain - Rodgers Creek North	393	1 & 2	FED (25)													Negotiating CE	Appraisal work underway + internal review of CE
	South Sonoma Mountain - Rodgers Creek South	421	2	and the		0 00											Negotiating CE	Appraisal work underway + internal review of CE
	South Sonoma Mountain - Skyline	480	1 & 2														Negotiating CE	Appraisal work underway + internal review of CE
	Spring Hill Ranch	579	2	FED 18		9										\$2,620,000	Approvals/Baseline	On hold pending subordination of loans
	Starrett Hill	319	5	4		0											Initiating Project	Project Structure - development
	Willow Avenue Farm	8	2														Initiating Project	Project Structure - development
	Witt Home Ranch	395	2		6	2											Initiating Project	Initiating project
		res 12,467															,	,

+ indicates change in phase since last update

On Hold - m On Hold projects

Abril Ranch	1,929	4	4	A	9		9				On-Hold	Stalled due to federal mineral rights ownership
Fornage Ranch (move to inactive)											On-Hold	On hold
Lafranconi											On-Hold	On hold at request of owner
Landwell	22		4		9		9					
Nolan Creek 1	317	5	4	9 (	<b>6</b>	9	9				On-Hold	Project Structure - development
Nolan Creek 2	171	5			9	2) (1	9				On-Hold	Project Structure - development
Nolan Creek 3	49	5			(6)	2) (4	9				On-Hold	Project Structure - development
Oak Ridge Angus (LaFranchi)											On-Hold	On hold
Reynoso Vineyard	395	4	4	A	9	9 (	9	+			On-Hold	On-Hold due to landowner finances
Russian River Habitat Restoration	63	4					9				On-Hold	Initiating project
Terrilinda Dairy											On-Hold	On hold at request of owner

						Prijet trajnajion	Initialing Pro	se <sup>ct</sup> due différence	Projet Structure	E Held Lindse held	Appraisa Pri		/\$\\\	kstow dość	*
Transfer Project Name	tabase Conservation Easement Project Na	Acreage (approx)		Transaction Type	Vital Lands Goals	Step 1			Step 2			Step 3		Step 4	Comments
															1
Haroutunian North		15	4	Resale	Community Identity, Healthy Community, Wildlands										appraisal underway.
Chanslor Ranch (Transfer)	Chanslor_Ranch	378	5	Transfer	Healthy Communities, Community Identity, Water, Wildlands										Closed on fee purchase, negotiating transfer and CE.
Young-Armos		56	5	Transfer/Sale	Healthy Communities, Water										Initiating project
Total Acres		440			•			•							

## Attachment C

				ASSECUTED TO			and the second		Project.	- Calland		ighte /	de street F	eggila ijorb	Total State of the		ED BED LEGING	Table Parties	grite to the state of the state	
Matching Grant Project Name	Acreage	Sup.	Vital L	ands I	nitiati	ve Go	als	Step	1		<u> </u>	Step 2			Step	3	Step 4	Step 5	Status	Comments
Place to Play	(approx) 87	District 5		T	T	Hea	Ithy Con	muniti	es e							Π			Initiating Project	Drafting LOI and Ma
meriCorps Trail	12	5	Ċ	ommu	ınity l	dentit	y, Health	y Comn	nunity,	, Wild	llands								Other	Implementation - CE and Rec Covenant will be recorded
adger Park	20	4			Н	ealthy	Commu	nities, \	Vater	1		+							Initiating Project	following trail construction  Letter of Intent and Matching Grant Agreement submitte
ayer Farm Development ***	6**	3		Н	ealthy	Com	munities,	Agricu	tural L	Land N	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Other	to City of Healdsburg for review.  Completing project final phase pending permitting.
odega Bay Trail	178	5				Hea	Ithy Con	muniti	es	1									Initiating Project	Letter of Intent and Matching Grant Agreement drafting
olgan Creek Phase 4 MG	4	3																	Initiating Project	pending review  Project structure launching
rane Creek Regional Trail	75	1	C	ommu	unity lo	dentit	y, Health	y Comn	nunity,	, Wild	ilands								Negotiating CE	Negotiating CE and Rec Covenant; meeting to align around Matching Grant Agreement. Regional Parks and AOS meand are working on CE edits.
enman Reach	2	2	Healti	hy Con	nmuni	ties, C	Commun	ity Iden	tity, W	ater,	Wildlands	i							Negotiating CE	Negotiating CE
eyserville Community Plaza	1	4								+									Initiating Project	Initiating project
uerneville River Park Phase 2	3	5			1									1					Initiating Project	Initiating project
ealdsburg Montage Park	36	4				Hea	Ithy Con	muniti	es										Initiating Project	Grantee reviewing Letter of Intent and Matching Grant Agreement.
elen Putnam Regional Park Extension	56	2	Comn	nunity	Identi	ty, He	althy Co	mmunit	ies, W	ater,	Wildlands			+					Negotiating CE	Agreement.
elen Putnam Regional Park Extension hase 2	21.5	2																	Negotiating CE	CE Negotiation underway
eiser Park Expansion 2	2	4				Hea	llthy Con	muniti	es								+		Completed Project & Tracking Match	Project closed 8/16/2024.
Mark West Area Community Park	1	4											+						Negotiating CE	Negotiating CE
1axwell Farms	79	1		Comm	unity	ldenti	ty, Healt	hy Com	muniti	ies, W	/ater								Negotiating CE	Drafting Documents
etaluma Bounty Community Farm	3	2				T				T									Initiating Project	Board accepted 8/22/2023
etaluma River Park	20	2	Co	ommu	nity Id	entity	, Healthy	Comm	unities	s, Wil	dlands								Initiating Project	Letter of Intent in negotiation
ver Lane***	1	5				Hea	Ithy Con	muniti	es .	1									Escrow/Closing	10/25/25 extension, proceeding to closing pending legal direction
oseland Creek Community Park - hase 1c	3	3			Н	ealthy	Commu	nities, V	Vater										Negotiating CE	Negotiating CE, Rec Covenant, Draft EIR Public Notice
onoma Schellville Trail	21	1																	Initiating Project	Met with Regional Parks. Working out timelines and meetings with third party funder to progress project.
outheast Santa Rosa Greenway***	49	1				Hea	lthy Con	nmuniti	ès								+		Escrow/Closing	Closed! Following up with match documentation and file updates.
eamer Landing Park Development 1cNear Peninsula)	27**	2				Hea	lthy Con	nmuniti	25			+							Initiating Project	Initiating project
erra de Rosas Plaza	1	3				Hea	lthy Con	nmuniti	es										Initiating Project	Board accepted 8/22/2023; Groundbreaking Ceremony
Total Acres  District approved a 2-year extension  * Restoration/Development Project on  revieus armitistion  * District approved 5-year extension  MGP 2-war fire 3-war1  midicates change in phase since last  notate (Ortober 2023)	675.5	I																		

Out of Program (funding request

out or riogram framamy request										
withdrawn)			_							
SMART Pathway - Payran to Southpoint	14	2	-	Healthy Communities					Out of Program	Funding request withdrwan by SMART 7/10/2023