



**AG + OPEN SPACE**  
SONOMA COUNTY

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:

1. **Zoom:** Join the Zoom meeting on your computer, tablet or smartphone by clicking:  
<https://sonomacounty.zoom.us/j/98316944769?pwd=MURud1o3TDVRWStOSEF5Z25MdElzd09>

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](mailto: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.

**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 Michelle Nozzari by email to [Michelle.Nozzari@sonoma-county.org](mailto:Michelle.Nozzari@sonoma-county.org) 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**

**5. General Manager's Report**

Misti Arias, General Manager

**6. Advisory Committee Engagement & Expectations**

**WORKSHOP ITEM**

Amy Ricard, Community Resources Manager

Misti Arias, General Manager

**7. Projects in Negotiations Attachment C**

**8. Announcements from Advisory Committee Members**

**9. Adjournment**

Next meeting is scheduled for January 23, 2024.

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**FUTURE MEETING TOPICS**

(SUBJECT TO CHANGE)

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**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

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**UNAPPROVED MINUTES**

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

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**MEMBERS PRESENT:**

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

**1. Call to Order**

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

**2. Public Comment**

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

**Aye:** Jan McFarland, Paul Martin, Steve Rabinowitsh, Thembi Borrás, 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 Borrass
- 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 Borrás
- Mark Stapp
- Don McEnhill
- Wendy Eliot
- Michelle Whitman

#### **11. Adjournment**

Chair Borrás adjourned the meeting at 6:11 pm.

Next Scheduled Meeting: October 24, 2024.



SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

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**UNAPPROVED MINUTES**  
**SPECIAL JOINT AC/ FOC MEETING**

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

**October 24, 2024 | 5:00 pm**

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**MEMBERS PRESENT:**

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

**1. Call to Order**

Chair Thembi Borrás 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 Borrás opened comments on items not listed on the agenda.

Public comment:

- Duane Dewitt

**5. Community Spaces MGP Funding Recommendations**

**ACTION ITEM**

Amy Ricard, Community Resources Manager

Pamela Swan, Grants Coordinator

Public comment:

- 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 Szecey, Occidental resident
- Imelda Montaña, 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	TYPE	SCORE MAX = 100	REQUEST	MATCH	TOTAL PROJECT COSTS	ADVISORY COMMITTEE	%
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	\$ 3,000,000				
					Differen	\$ (3,844,426)			\$ (990,000)	

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

Nay: John Shribbs

## 6. Adjournment

Chair Borrás adjourned the meeting at 7:44 pm.

Next Scheduled Meeting: December 12, 2024.



+ indicates change in phase since last update

On Hold - m On Hold projects

	Abril Ranch	1,929	4																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																		
	Nolan Creek 1	317	5																On-Hold	Project Structure - development
	Nolan Creek 2	171	5																On-Hold	Project Structure - development
	Nolan Creek 3	49	5																On-Hold	Project Structure - development
	Oak Ridge Angus (LaFranchi)																		On-Hold	On hold
	Reynoso Vineyard	395	4							+									On-Hold	On-Hold due to landowner finances
	Russian River Habitat Restoration	63	4																On-Hold	Initiating project
	Terrilinda Dairy																		On-Hold	On hold at request of owner



[illegible]

Attachment C

			<div><div></div><div>Agricultural Preservation</div><div>Community Identity</div><div>Healthy Communities</div><div>Wildlands</div><div>Project Evaluation</div><div>Initiating Document Review</div><div>Project Structure</div><div>CE Negotiations</div><div>Appraisal Process 70%</div><div>RPO</div><div>Escrow/Closing</div><div>Implementation + Tracking Match</div></div>													
Matching Grant Project Name	Acreage (approx)	Sup. District	Vital Lands Initiative Goals			Step 1	Step 2				Step 3		Step 4	Step 5	Status	Comments
A Place to Play	87	5				Healthy Communities									Initiating Project	Drafting LOI and Ma
AmeriCorps Trail	12	5	Community Identity, Healthy Community, Wildlands												Other	Implementation - CE and Rec Covenant will be recorded following trail construction
Badger Park	20	4				Healthy Communities, Water			+						Initiating Project	Letter of Intent and Matching Grant Agreement submitted to City of Healdsburg for review.
Bayer Farm Development ***	6**	3				Healthy Communities, Agricultural Land	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Other	Completing project final phase pending permitting.
Bodega Bay Trail	178	5				Healthy Communities									Initiating Project	Letter of Intent and Matching Grant Agreement drafting pending review
Colgan Creek Phase 4 MG	4	3													Initiating Project	Project structure launching
Crane Creek Regional Trail	75	1	Community Identity, Healthy Community, Wildlands												Negotiating CE	Negotiating CE and Rec Covenant; meeting to align around Matching Grant Agreement. Regional Parks and AOS met and are working on CE edits.
Denman Reach	2	2	Healthy Communities, Community Identity, Water, Wildlands												Negotiating CE	Negotiating CE
Geyserville Community Plaza	1	4						+							Initiating Project	Initiating project
Guerneville River Park Phase 2	3	5													Initiating Project	Initiating project
Healdsburg Montage Park	36	4				Healthy Communities									Initiating Project	Grantee reviewing Letter of Intent and Matching Grant Agreement.
Helen Putnam Regional Park Extension	56	2	Community Identity, Healthy Communities, Water, Wildlands							+					Negotiating CE	
Helen Putnam Regional Park Extension Phase 2	21.5	2													Negotiating CE	CE Negotiation underway
Keiser Park Expansion 2	2	4				Healthy Communities							+		Completed Project & Tracking Match	Project closed 8/16/2024.
Mark West Area Community Park	1	4								+					Negotiating CE	Negotiating CE
Maxwell Farms	79	1	Community Identity, Healthy Communities, Water												Negotiating CE	Drafting Documents
Petaluma Bounty Community Farm	3	2													Initiating Project	Board accepted 8/22/2023
Petaluma River Park	20	2	Community Identity, Healthy Communities, Wildlands												Initiating Project	Letter of Intent in negotiation
River Lane***	1	5				Healthy Communities									Escrow/Closing	10/25/25 extension, proceeding to closing pending legal direction
Roseland Creek Community Park - Phase 1c	3	3				Healthy Communities, Water									Negotiating CE	Negotiating CE, Rec Covenant, Draft EIR Public Notice
Sonoma Schellville Trail	21	1													Initiating Project	Met with Regional Parks. Working out timelines and meetings with third party funder to progress project.
Southeast Santa Rosa Greenway***	49	1				Healthy Communities							+		Escrow/Closing	Closed! Following up with match documentation and file updates.
Steamer Landing Park Development (McNear Peninsula)	27**	2				Healthy Communities			+						Initiating Project	Initiating project
Tierra de Rosas Plaza	1	3				Healthy Communities									Initiating Project	Board accepted 8/22/2023; Groundbreaking Ceremony 5/3
Total Acres		675.5														
* District approved a 2-year extension ** Restoration/Development Project on previous acquisition *** District approved 5-year extension (MGP 2 year, fire 3 year) + indicates change in phase since last update (November 2023)																
Out of Program (funding request withdrawn)																
SMART Pathway - Payran to Southpoint	14	2				Healthy Communities									Out of Program (other)	Funding request withdrawn by SMART 7/10/2023