

**Sonoma County Agricultural Preservation  
and Open Space District**

**Annual Report  
For The Fiscal Year Ended  
June 30, 2011**



**Sonoma County Agricultural Preservation  
and Open Space District**

**Basic Financial Statements  
For the Fiscal Year Ended  
June 30, 2011  
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Sonoma County Open Space  
Advisory Committee 2012

Vacancy.....	First District Representative
Kristin Thigpen .....	First District Representative
Sue Conley .....	Second District Representative
Vacancy.....	Second District Representative
Shanti Wright.....	Third District Representative
Steve Rabinowitsh .....	Third District Representative
Bill Smith .....	Fourth District Representative
Dennis Murphy .....	Fourth District Representative
Jeff Holtzman .....	Fifth District Representative
John Nagle.....	Fifth District Representative
Janet Orchard .....	Mayors' and Council
Laurie Gallian .....	Mayors' and Council
Guy Wilson .....	Mayors' and Council
Karen Bianchi Moreda .....	Agricultural Representative
Vacancy .....	Business Representative
Suzanne Doyle .....	Environmental Representative
Cary Fargo.....	Real Estate Representative

Sonoma County Open Space  
Fiscal Oversight Commission 2012

Jean Kapolchok ..... Chair ..... Santa Rosa  
Bob Anderson ..... Healdsburg  
Patty Fata..... Bodega Bay  
Todd Mendoza ..... Petaluma  
Michael J. Sangiacomo ..... Sonoma  
Jeff Owen ..... Alternate

Sonoma County Agricultural Preservation  
and Open Space District  
Roster of Board Members

As of 2012, the District's Board of Directors consisted of the following members:

<u>Directors</u>	<u>Office</u>	<u>Term Expires</u>
Shirlee Zane .....	Chair .....	January 2013
Valerie Brown .....	.....	January 2013
David Rabbitt .....	.....	January 2015
Mike McGuire .....	.....	January 2015
Efren Carrillo .....	.....	January 2013

## Introduction

The Sonoma County Agricultural Preservation & Open Space District (“the District”) was created and funded with a quarter-cent sales tax in 1990 by a vote of the Sonoma County electorate for a period of twenty years. The mission of the District is to permanently preserve the diverse landscapes of Sonoma County for future generations, including working farms and ranches; greenbelts and community separators between and around urban areas, natural areas and wildlife habitat, and land for public access and passive recreation. In November 2006, voters overwhelmingly approved Measure F, which reauthorized the District and extended the quarter-cent sales tax through 2031. Measure F began on April 1, 2011. Since its inception, the District has protected over 84,000 acres on 182 properties with an acquisition cost of \$281 million; and today, ranks as one of the top open space and farmland conservation programs in the nation.

The District is a separate legal entity and has specific purposes and powers, which are set out in Public Resources Code Sections 5500 et seq.<sup>1</sup> Primary financing for the District comes from the voter-approved 0.25 percent sales tax. The District is thus different from Sonoma County departments, which are created by the Board of Supervisors for internal administrative convenience, but are not separate legal entities.

Through March 2011, the Open Space Authority levied the sales tax and ensured that the District’s open space purchases were consistent with the voter-approved expenditure plan. The Authority contracted with the District to acquire open space (planning, appraisal, negotiation, and stewardship). On April 1, 2011, the Authority reorganized as the Sonoma County Open Space Fiscal Oversight Commission to provide fiscal oversight of the District’s operations. The Sonoma County Board of Supervisors now levies the sales tax and entered into a contract with the District for funding the administration of Measure F. The District partners with willing landowners, public agencies and non-profit organizations to protect land permanently from being developed, through agreements with landowners (conservation easements) and through outright purchase of land.

The District’s status as a separate legal entity with specific powers affects the types of activities in which the District may engage. Unlike Sonoma County, which generally may spend its general fund revenues for activities the Board of Supervisors determines benefit the public good,<sup>2</sup> the District may only expend its sales tax revenue to further the purposes specified in the voter approved Expenditure Plan.<sup>3</sup> Unlike the County, the District has no general land use authority, and does not exercise general regulatory “police powers.”

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<sup>1</sup> See Public Resources Code Sections 5506.5 and 5506.6 and Sonoma County Measure A, 1990 General Election ballot. Unless otherwise specified, all section references are to the Public Resources Code.

<sup>2</sup> See Government Code Section 26227.

<sup>3</sup> See Revenue & Taxation Code Section 7285.5 and the contract between the District and the Sonoma County Open Space Authority. See also *Golden Bridge District v. Luehring* (1970) 4 Cal. App.3d 204.

Because of the separate powers and revenue sources of the District, the District's revenues, expenses and assets are held and accounted for separately from Sonoma County's.<sup>4</sup> When County officials perform services for the District, they are separately paid for those services by the District, pursuant to agreements between the District and the County. Similarly, when District personnel perform services for the County, the County pays the District for those services. Payments are subject to fiscal oversight by the Sonoma County Open Space Fiscal Oversight Commission to assure the public that they are consistent with the Expenditure Plan and that they are based on actual cost. The District holds separate title to its real property and assets, and the County may not use District property or funds for County purposes absent an appropriate agreement that is consistent with the voter approved Expenditure Plan. The District is also subject to different laws than the County regarding acquisition and disposition of property.<sup>5</sup>

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<sup>4</sup>See Section 4 of Sonoma County Ordinance no 5677R ("The Sonoma County Open Space, Clean Water and Farmland Protection Measure").

<sup>5</sup> For instance, see Public Resources Section 5540.

## **Financial Section**



Board of Directors  
Sonoma County Agricultural Preservation and Open Space District  
Santa Rosa, CA

### **Auditor-Controller's Report**

We have audited the accompanying basic financial statements of the Sonoma County Agricultural Preservation and Open Space District, (the District), as of and for the year ended June 30, 2011, which collectively comprise the basic financial statements as listed in the table of contents. These financial statements are the responsibility of the District's management. Our responsibility is to express an opinion on the financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

As required by various statutes within the California Government Code, County Auditor-Controllers are mandated to perform certain accounting, auditing, and financial reporting functions. These activities, in themselves, necessarily impair *Government Auditing Standards* of independence. Specifically, "auditors should not audit their own work or provide non-audit services in situations where the amounts or services involved are significant and/or material to the subject of the audit." Although the Auditor-Controller is statutorily obligated to maintain the accounts of departments, districts or funds that are contained within the county treasury, we believe adequate safeguards and division of responsibility exist. The staff in charge of performing audits within the Auditor-Controller Department has no other responsibility for the accounts and records being audited. This would therefore enable the reader of this report to rely on the information contained herein.

In our opinion the basic financial statements referred to above present fairly, in all material respects, the financial position of the District as of June 30, 2011 and the respective changes in financial position thereof for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

The Introduction on pages iv and v have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion on it.

The Management's Discussion and Analysis (MD&A) on pages 3 through 8, and the budgetary comparison information on page 28 are not a required part of the basic financial statements but are supplementary information required by the Government Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

*Sonoma County Auditor-Controller*

January 20, 2012

## Management's Discussion and Analysis

As management of the Sonoma County Agriculture Preservation and Open Space District (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended June 30, 2011. We encourage readers to consider the information presented here in conjunction with the District's financial statements (pages 9-14) and the accompanying notes to the basic financial statements (pages 15-27).

### Financial Highlights

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year by \$371,032,738 (net assets), of which \$14,435,015 is reported as unrestricted net assets.
- The District's total net assets increased by \$18,425,415. The majority of this increase was due to the closing out of the Sonoma County Open Space Authority Reserve and Cooley Reserve funds (\$8,131,072), transfers from the Sonoma County Open Space Authority (\$3,373,996), transfers towards land and easement purchases from the Open Space Special Tax Account (\$1,614,753), along with a contribution from the City of Santa Rosa (\$2,074,000) related to the purchase of the Burbank Avenue conservation easements.
- As of the close of the current fiscal year, the District's governmental fund reported an ending fund balance of \$15,071,033, an increase of \$11,794,446 in comparison with the prior year. Of this amount, \$8,131,072 was from the transfer of the Open Space Authority Reserve and the Cooley Reserve funds to the District.

### Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

### Government-wide financial statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances in a manner similar to a private-sector business, and are composed of the *statement of net assets* and the *statement of activities*.

The *statement of net assets* presents information about the financial position of the District, reflecting all of the District's assets and liabilities on a full accrual basis, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *statement of activities* presents information about the District's revenues and expenses, also on a full accrual basis, with the emphasis on measuring net revenues and expenses of the District. The *statement of activities* reflects how the government's net assets changed during the most recent fiscal year.

All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., unused vacation leave).

The government-wide financial statements can be found on pages 9-10 of this report.

### **Fund financial statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the District's funds are governmental funds.

*Governmental funds* are used to account for essentially the same functions reported as governmental *activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statements of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District uses governmental funds to account for its activities, which include preservation of open space in the district's boundaries. The district adopts an annual appropriated budget for its funds. A budgetary comparison statement has been provided to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 11-14 of this report.

## Notes to the basic financial statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found on pages 15-27 of this report.

### Government-wide Financial Analysis

As noted earlier, net assets may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities by \$371,032,738 at the close of the most recent fiscal year.

By far the largest portion of the District's net assets, 95%, reflects its investment in capital assets (e.g., land and easements).

	<b>Net Assets</b>		
	<u>2011</u>	<u>2010</u>	Increase (Decrease)
Current and other assets	\$ 15,459,436	\$ 4,058,590	\$ 11,400,846
Capital assets	<u>356,286,571</u>	<u>349,614,649</u>	<u>6,671,922</u>
Total assets	<u>371,746,007</u>	<u>353,673,239</u>	<u>18,072,768</u>
Long-term liabilities outstanding	324,866	303,913	20,953
Other liabilities outstanding	<u>388,403</u>	<u>762,003</u>	<u>(373,600)</u>
Total liabilities	<u>713,269</u>	<u>1,065,916</u>	<u>(352,647)</u>
Net assets:			
Invested in capital assets, net of related debt	356,286,571	349,614,649	6,671,922
Restricted	311,152	597,743	(286,591)
Unrestricted	<u>14,435,015</u>	<u>2,394,931</u>	<u>12,040,084</u>
Total net assets	<u>\$ 371,032,738</u>	<u>\$ 352,607,323</u>	<u>\$ 18,425,415</u>

At the end of the current fiscal year, the District is able to report positive balances in all categories of net assets.

The District's total net assets increased by \$18,425,415 from the prior fiscal year, with the majority of this increase due to contributions towards land easement acquisitions. Significant contributions received include the Sonoma County Open Space Authority (\$11,459,667), the Open Space Special Tax Account (\$1,614,753), state grants (\$681,108), and contributions from the City of Santa Rosa (\$2,074,000) and the City of Healdsburg (\$440,000).

<b>Changes in Net Assets</b>			
	<u>2011</u>	<u>2010</u>	<u>Increase (Decrease)</u>
Revenues:			
Program Revenues:			
Open space preservation	\$ 14,970,280	\$ 55,936,515	\$ (40,966,235)
General Revenues:			
Investment income and other	<u>70,592</u>	<u>74,044</u>	<u>(3,452)</u>
Total revenues	<u>15,040,872</u>	<u>56,010,559</u>	<u>(40,969,687)</u>
Expenses:			
Program Expenses:			
Open space preservation	<u>6,075,257</u>	<u>5,344,727</u>	<u>730,530</u>
Total expenses	<u>6,075,257</u>	<u>5,344,727</u>	<u>730,530</u>
Other financing sources (uses)			
Transfers in - OSSTA	1,614,753	10,081,316	(8,466,563)
Transfers in - miscellaneous	8,131,072	9,438	8,121,634
Transfers out - primary government	<u>(286,025)</u>	<u>(8,519)</u>	<u>(277,506)</u>
	9,459,800	10,082,235	(622,435)
Increase (decrease) in net assets	18,425,415	60,748,067	(42,322,652)
Net assets - beginning of the year	<u>352,607,323</u>	<u>291,859,256</u>	<u>60,748,067</u>
Net assets - end of the year	<u>\$ 371,032,738</u>	<u>\$ 352,607,323</u>	<u>\$ 18,425,415</u>

### **Financial Analysis of the Government's Funds**

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with legal and governmental accounting requirements.

### **Governmental Funds**

The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unrestricted fund balance may serve as a useful measure of the District's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District's governmental funds reported an ending fund balance of \$15,071,033, an increase of \$11,794,446 in comparison with the prior year, with \$8,131,072 of that increase the result of the closing out and transfer of Sonoma County Open Space Authority Reserve and Cooley Reserve funds to the District. Of this amount, \$14,759,881 represents unassigned fund balance, which may be used to meet the District's ongoing obligations to citizens and creditors. The remainder of the District's fund balance of \$311,152 is restricted for future financing commitments.

### **General Fund Budgetary Highlights**

Material differences between the original budget and the final amended budget can be briefly summarized as follows:

- Appropriations were increased by \$8,161,000 in order reflect the close out and transfer of funds from the Open Space Authority Reserve Fund and the Open Space Cooley Reserve Fund to the District.

### **Capital Asset and Debt Administration**

#### **Capital assets**

The District's investment in capital assets, as of June 30, 2011, amounts to \$356,286,571. This investment in capital assets includes land, intangible land easements, construction in progress, machinery and equipment, and pre-acquisition costs. The total increase in the District's investment in capital assets for the current fiscal year was \$6,671,922.

Major capital asset events during the current fiscal year included the following:

- During the year, over 117 acres of land was protected in perpetuity through the acquisition of 3 conservation easements and a land donation from the estate of Gertrude Van Steyn.

Additional information on the District's capital assets can be found in Note II.C on page 23 of this report.

#### **Debt administration**

The District had no outstanding debt as of June 30, 2011. The debt service on the 2007 Series A and B Measure F sales tax revenue bond issuance will begin in fiscal year 2011-2012. As required by Measure F, the County issued this debt and administers the debt service using Measure F sales tax proceeds.

## **Economic Factors and Next Year's Budgets and Rates**

- Effective April 1, 2011, as required by Measure F, the quarter cent sales tax is now being levied by the County of Sonoma. The Board of Supervisor's now provides the primary financing for the District. The Open Space Fiscal Oversight Commission provides fiscal oversight of the operations of the District.
- The primary funding for the District comes from a voter-approved one quarter percent sales tax that was initially imposed for a period of 20 years ending the first quarter of 2011. In November 2006 the voters passed Measure F, an initiative which extends the tax for another 20 years ending the first quarter of 2031. Measure F went into effect April 1, 2011. The sales tax revenue is accounted for in the Open Space Special Tax Account which is administered by the County Auditor.
- Anticipated flat growth in sales tax revenues will affect funding available for acquisition of interests in land and intergovernmental revenue received from the County of Sonoma.

All of these factors were considered in preparing the District's budget for the fiscal year ending June 30, 2012.

## **Request for Information**

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Sonoma County Agricultural Preservation and Open Space District, 747 Mendocino Avenue, Suite 100, Santa Rosa, CA 95401-4850.



**Sonoma County Agricultural Preservation  
and Open Space District  
Statement of Net Assets  
June 30, 2011**

**Assets**

Cash and investments	\$	12,964,949
Restricted cash		311,152
Accounts receivable		35,309
Due from other governments		802,500
Deposit with others		1,345,526
Capital assets (net of accumulated depreciation)		
Land		114,716,550
Intangible assets - easements		239,251,257
Land and easements - preacquisition costs		433,192
Construction in progress		1,869,107
Machinery and equipment		16,465
Total assets		371,746,007

**Liabilities**

Accounts payable		388,403
Non-current liabilities:		
Compensated absences		304,866
Pollution remediation		20,000
Total liabilities		713,269

**Net Assets**

Invested in capital assets, net of related debt		356,286,571
Restricted for:		
Cooper's Grove capital improvements		85,190
Lawson Property capital improvements		113,588
Saddle Mountain capital improvements		112,374
Unrestricted		14,435,015
Total net assets	\$	371,032,738

The notes to the basic financial statements are an integral part of this statement.

**Sonoma County Agricultural Preservation  
and Open Space District  
Statement of Activities  
For the fiscal year ended June 30, 2011**

**Program Expenses**

Open Space Preservation	
Salaries and employee benefits	\$ 3,052,100
<sup>1</sup> Costs applied	(190,879)
Services and supplies	2,211,975
Contribution to other governments	1,002,061
	<u>6,075,257</u>
Total program expenses	<u>6,075,257</u>

**Program Revenues**

Intergovernmental	
Operations	8,085,671
Contributions from Open Space Authority - Land and Easements	3,373,996
Contributions from Other Governments	2,514,000
Donations	135,652
Grants - State	681,108
Rental Income	179,853
	<u>14,970,280</u>
Total program revenues	<u>14,970,280</u>
Net program revenues (expenses)	<u>8,895,023</u>

**General Revenues**

Investment earnings	62,155
Miscellaneous	8,437
	<u>70,592</u>
Total general revenues	<u>70,592</u>

**Other financing sources (uses)**

Transfers in - Open Space Special Tax Account	1,614,753
Transfers in - Open Space Authority	8,131,072
Transfers out	(286,025)
	<u>9,459,800</u>
Total other financing sources (uses)	<u>9,459,800</u>

Change in net assets	18,425,415
Net assets - beginning of year	352,607,323
	<u>371,032,738</u>
Net assets - end of year	<u>\$ 371,032,738</u>

<sup>1</sup> See note disclosure on II-F

The notes to the basic financial statements are an integral part of this statement.

**Sonoma County Agricultural Preservation  
and Open Space District  
Balance Sheet  
General Fund  
June 30, 2011**

**Assets**

Cash and investments	\$	12,964,949
Deposit with others		1,345,526
Restricted cash		311,152
Accounts receivable		35,309
Due from other governments		802,500
Total assets	\$	15,459,436

**Liabilities and Fund Balance**

Liabilities:

Accounts payable	\$	388,403
Total liabilities		388,403

Fund balance:

Restricted for:

Cooper's Grove capital improvements		85,190
Lawson Property capital improvements		113,588
Saddle Mountain capital improvements		112,374
Unassigned		14,759,881
Total fund balance		15,071,033
Total liabilities and fund balance	\$	15,459,436

The notes to the basic financial statements are an integral part of this statement.

**Sonoma County Agricultural Preservation  
and Open Space District  
Reconciliation of the Balance Sheet to the Statement of Net Assets  
June 30, 2011**

Fund balances - total governmental funds	\$	15,071,033
Amounts reported for governmental activities in the statement of net assets are different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds		356,286,571
Long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds:		
Compensated absences		(304,866)
Pollution remediation		<u>(20,000)</u>
Net assets of governmental activities (page 9)	\$	<u><u>371,032,738</u></u>

The notes to the basic financial statements are an integral part of this statement.

**Sonoma County Agricultural Preservation  
and Open Space District  
Statement of Revenues, Expenditures and  
Changes in Fund Balance  
General Fund  
For the fiscal year ended June 30, 2011**

**Revenues**

Intergovernmental Revenue	
Operations	\$ 8,085,671
Other	3,373,996
State	681,108
Rental income	179,853
Donations	5,187
Investment earnings	62,155
Miscellaneous	8,437
	<hr/>
Total revenues	12,396,407

**Expenditures**

Current:	
Salaries and employee benefits	3,031,147
<sup>1</sup> Costs applied	(190,879)
Services and supplies	2,100,903
Contribution to other government	1,002,061
Capital outlay	4,118,529
	<hr/>
Total expenditures	10,061,761
	<hr/>
Excess (deficiency) of revenue over (under) expenditures	2,334,646

**Other financing sources**

Transfers in - Open Space Special Tax Account	1,614,753
Transfers in - Open Space Authority	8,131,072
Transfers out	(286,025)
	<hr/>
Total other financing sources	9,459,800

Net change in fund balances	11,794,446
Fund balance - beginning of year	3,276,587
	<hr/>
Fund balance - end of year	\$ <u>15,071,033</u>

<sup>1</sup> See note disclosure on II-F

The notes to the basic financial statements are an integral part of this statement.

**Sonoma County Agricultural Preservation  
and Open Space District  
Reconciliation of the Statement of Revenues, Expenditures and  
Changes in Fund Balance of the General Fund  
to the Statement of Activities  
For the fiscal year ended June 30, 2011**

**Amounts reported for governmental activities in the  
statement of activities (page 10) are different because:**

Net change in fund balances - total governmental funds (page 13)	\$	11,794,446
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Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Expenditure for capital assets		6,762,994
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Some expenses reported in the statement of activities do not require the use of current resources and therefore are not reported as expenditures in governmental funds:

Retirement of pre-acquisition costs		(91,072)
-------------------------------------	--	----------

Change in compensated absences and pollution remediation liability reported in the statement of activities does not require the use of current financial resources and is not reported as expenditures in governmental funds.

		(40,953)
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		<hr style="border: 0.5px solid black;"/> <u>\$ 18,425,415</u>
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The notes to the basic financial statements are an integral part of this statement.

**Sonoma County Agricultural Preservation  
And Open Space District  
Notes to the Basic Financial Statements  
June 30, 2011**

**I. Summary of Significant Accounting Policies**

**A. Reporting Entity**

The Sonoma County Agricultural Preservation and Open Space District (the District) is a dependent Special District formed under Government Code Section 65562 and 5500 et seq. of the Public Resources Code to further State policy on the preservation of open space. The boundaries of the District are coterminous with the boundaries of the County of Sonoma. The District is governed by its Board of Directors, which is the County Board of Supervisors. The District is reported as part of the primary government of the County of Sonoma.

The District was formed by a 70.6% positive vote of the County Electorate during the November 1990 elections.

Primary financing for the District was through a contract with the Sonoma County Open Space Authority (Authority). Effective April 1, 2011, as required by Measure F, the quarter cent sales tax is being levied by the County of Sonoma. The sales tax revenue is accounted for in the Open Space Special Tax Account which is administered by the County Auditor as outlined in a contract between the County of Sonoma and the District. The Open Space Fiscal Oversight Commission provides fiscal oversight of the operations of the District. The District may be financed by gifts, grants, special taxes, general obligation bonds, and other sources of revenue authorized by law or any combination thereof.

The District and the Open Space Authority entered into a contract on February 4, 1991, which was amended on March 26, 1992. Among other things, the contract requires the Authority to finance the purchase of interests in land by the District in exchange for the District's agreement to administer an acquisition program and to hold and maintain interests in land. With respect to individual purchases of interest in land, the contract further provides for a three-party escrow with the seller submitting an executed easement agreement in exchange for an agreed upon price, the District taking title to the interest in land and the Authority submitting the purchase price and a proportionate share of the closing costs. Thus the Authority finances the purchase price and the District takes title to the interest in the land. With the transfer of the assets of the Authority to the District, this agreement terminated March 31, 2011. The District has adopted an acquisition plan and has a staff of twenty-four permanent positions. As of June 30, 2011 the District has protected approximately 84,000 acres through conservation or open space easements.

**Sonoma County Agricultural Preservation  
And Open Space District  
Notes to the Basic Financial Statements  
June 30, 2011**

**B. Government-wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net assets and the statement of activities) report information on all of the activities of the District.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include grants and contributions that are restricted to meeting operational or capital requirements of a particular function or segment. Other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses recorded when a liability is incurred, regardless of the timing of the related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 365 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims judgments are recorded only when payment is due.



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**D. Assets, Liabilities, Net Assets and Fund Balance**

**1. Deposits and Investments**

In accordance with GASB Statement No. 31, the District reports cash and investments at fair value in the balance sheet and recognizes the corresponding change in the fair value of investments in the year in which the change occurred.

**2. Capital Assets**

Capital asset balances at year end are reported in the government-wide financial statements in the statement of net assets. Capital assets are recorded at historical costs and include non-depreciable land and land easements acquired through purchase or matching grant agreements. The costs of the assets include not only the purchase price of the assets but also associated costs such as legal fees, appraisal fees, negotiation fees and other incidental expenses.

**3. Compensated Absences**

It is the District's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Compensated absences are accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignation and retirements.

**4. Net Assets**

Net assets are classified into three components; 1) invested in capital assets, (net of related debt), 2) restricted, and 3) unrestricted. These classifications are defined as follows:

- Invested in capital assets, net of related debt – This component of net assets consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balance of associated notes payable.
- Restricted net assets - This component of net assets consists of net assets with limits on their use that are imposed by outside parties.
- Unrestricted net assets – This component of net assets consists of net assets that do not meet the definition of "restricted" or "invested in capital assets, net of related debt".

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**5. Fund Balance**

Effective July 1, 2010 the District implemented GASB No. 54, Fund Balance Reporting and Governmental Fund Type Definitions, issued in February 2009. This Statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. GASB Statement No. 54 improves the financial reporting by providing fund balance categories and classifications that will be more easily understood. The reserve component of fund balance will be eliminated and replaced with a restricted classification to enhance the consistency between information reported in the government-wide and the governmental fund financial statements to avoid confusion about the relationship between reserved fund balance and restricted net assets. The fund balance disclosures will give users information necessary to understand the processes under which constraints are imposed upon the use of resources and how those constraints may be modified or eliminated.

The District's fund financial statements, governmental fund balances are reported using the following classifications as stated in the provisions of GASB Statement No. 54:

- Nonspendable – amounts that are not in a spendable form or are to be maintained intact
- Restricted – amounts that can be spent only for the specific purposes stipulated by external resource providers or through enabling legislation
- Committed – amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision making authority
- Assigned – amounts intended to be used by the government for specific purposes determined either by the governing body or by an official or body to which the governing body delegates the authority
- Unassigned – the residual classification for the general fund and includes all amounts not contained in the other classifications. This amount is technically available for any purpose.

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In general, when both restricted and unrestricted resources are available, restricted resources are used first. When expenditures are made of unrestricted resources, the District first applies committed, then assigned and then unassigned resources.

**6. Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**II. Detail Notes**

**A. Deposits and Investments**

The District follows the County's practice of pooling cash and investments with the County Treasurer, except for the cash on hand used as a petty cash fund.

The amount of cash at June 30, 2011 is as follows:

Cash in County Treasury	\$ 12,964,799
Cash held in escrow	1,345,526
Restricted cash	311,152
Petty cash	<u>150</u>
Total	<u>\$ 14,621,627</u>

Investment in the Sonoma County Treasurer's Investment Pool

As authorized by Government Code 53630 et seq. and Public Utilities Code Section 105125, the District's cash is pooled with the Sonoma County Treasurer, who acts as disbursing agent for the District. The fair value of the District's investment in this pool is reported in the accompanying financial statements at amounts based upon the District's pro-rata share of the fair value provided by the Treasury Pool for the entire Treasury Pool portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on accounting records maintained by the Treasury Pool, which are recorded on an amortized cost basis. Interest earned on investments pooled with the Treasurer is allocated quarterly to the appropriate fund

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based on its respective average daily balance for that quarter. The Investment Oversight Committee has regulatory oversight for all monies deposited into the Treasury Pool.

Investment Guidelines

The District's pooled cash and investments are invested pursuant to investment policy guidelines established by the County Treasurer and approved by the Board of Supervisors. The objectives of the policy are, in order of priority: safety of capital, liquidity and maximum rate of return. The policy addresses the soundness of financial institutions in which the County will deposit funds, types of investment instruments as permitted by the California Government Code 53601, and the percentage of the portfolio that may be invested in certain instruments with longer terms to maturity.

A copy of the Treasury Pool investment policy is available upon request from the Sonoma County Auditor-Controller-Treasurer-Tax Collector's Office at 585 Fiscal Drive, Room 100, Santa Rosa, California, 95403-2871.

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. As a means of limiting its exposure to fair value losses arising from rising interest rates, one of the ways that the Treasury Pool manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturing evenly over time as necessary to provide the cash flow and liquidity needed for operations.

As of June 30, 2011, approximately 57.5 percent of the securities in the Treasury Pool had maturities of one year or less as reported by the Sonoma County Treasurer. Of the remainder, only 6 percent had a maturity of more than five years.

Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The Treasury Pool does not have a rating provided by a nationally recognized statistical rating organization.

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Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party.

The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party.

With respect to investments, custodial credit risk generally applies only to direct investments in marketable securities. Custodial credit risk does not apply to a local government's indirect investment in securities through the use of mutual funds or government investment pools (such as the Treasury Pool).

Concentration of Credit Risk

The investment policy of the County contains no limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. For a listing of investments in any one issuer (other than U.S. Treasury securities, mutual funds, or external investment pools) that represent 5% or more of total County investments, refer to the 2011 Sonoma County Consolidated Annual Financial Report.

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**B. Restricted Cash**

The District has restricted cash balances which have legally enforceable limitations on their use, and are related to donations received by the District towards capital improvements:

Restricted for:

Cooper's Grove	85,190
Lawson Property	113,587
Saddle Mountain	<u>112,374</u>
Total	<u>\$ 311,152</u>

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**C. Capital Assets**

Capital asset activity for the year ended June 30, 2011 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Retire- ments</u>	<u>Transfers &amp; Adjustments</u>	<u>Ending Balance</u>
Governmental activities:					
Capital assets not being depreciated:					
Land	\$ 122,380,142	\$ 114,000	\$ -	\$ (7,777,592)	\$ 114,716,550
Intangible assets - easements	226,198,437	5,199,822	-	7,852,998	239,251,257
Land and easements- preacquisition costs	341,069	251,924	(84,695)	(75,106)	433,192
Construction in progress	695,001	1,180,783	(6,377)	(300)	1,869,107
Total capital assets not being depreciated	<u>349,614,649</u>	<u>6,746,529</u>	<u>(91,072)</u>	<u>-</u>	<u>356,270,106</u>
Capital assets being depreciated:					
Machinery and equipment	-	16,465	-	-	16,465
Total capital assets being depreciated:	<u>-</u>	<u>16,465</u>	<u>-</u>	<u>-</u>	<u>16,465</u>
Less accumulated depreciation for:					
Machinery and equipment	-	-	-	-	-
Total accumulated depreciation	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total capital assets being depreciated, net	<u>-</u>	<u>16,465</u>	<u>-</u>	<u>-</u>	<u>16,465</u>
Total capital assets	<u>\$ 349,614,649</u>	<u>\$ 6,762,994</u>	<u>\$ (91,072)</u>	<u>\$ -</u>	<u>\$ 356,286,571</u>

Land and easements - pre-acquisition costs represent funds expended towards the acquisition of land and easements that have not closed escrow. Upon the close of escrow these funds will be moved into the Land and easements category. In the event a property is not acquired, the funds associated with that property will be reclassified to expense.

**Sonoma County Agricultural Preservation  
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**D. Long-term Liabilities**

Long term liability activity for the fiscal year ended June 30, 2011 was as follows:

	Beginning Balance	Additions	Retirements	Ending Balance	Due Within One Year
Compensated absences	\$ 283,913	\$ 20,953	\$ -	\$ 304,866	\$ -
Pollution remediation	20,000	-	-	20,000	-
<b>Total long-term liabilities</b>	<b>\$ 303,913</b>	<b>\$ 20,953</b>	<b>\$ -</b>	<b>\$ 324,866</b>	<b>\$ -</b>

**E. Intergovernmental Revenue**

For the fiscal year 2010-11, the District received intergovernmental revenue from the Open Space Authority in the amount of \$11,459,667. This total is comprised of \$3,373,996 in financing towards the purchase of Open Space assets, and \$8,085,671 for the administration of the acquisition program.

The District also received intergovernmental revenue of \$1,614,753 from the Open Space Special Tax Account, \$2,074,000 from the City of Santa Rosa, \$440,000 from the City of Healdsburg and \$681,108 from the State of California towards the purchase of land and easements.

**F. Cost Applied**

This represents the amount of salaries and benefits the District has capitalized as pre-acquisition costs.

**G. Open Space Special Tax Account (OSSTA)**

As defined by Measure F, proceeds from the quarter cent sales tax are deposited into the Open Space Special Tax Account. The County Auditor administers that account, thus it is not included within this report.



**Sonoma County Agricultural Preservation  
And Open Space District  
Notes to the Basic Financial Statements  
June 30, 2011**

**III. Other Information**

**A. Risk Management**

The District is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District is covered by the County's self-insurance program, which is accounted for in the County's Risk Management Internal Service Fund. The District is covered under this program for general liability, auto liability, public employees' performance/dishonesty and property insurance.

The County maintains self-insurance retention of \$1,000,000 per occurrence for general and automobile liability. Excess liability is maintained through participation in the California State Association of Counties, Excess Insurance Authority (CSAC-EIA). Limits of this coverage are \$15,000,000.

The County also maintains public employee faithful performance/employee dishonesty coverage through a joint-purchase program provided by National Union Fire Insurance Company and administered by CSAC- EIA with limits of \$10,000,000 and a \$25,000 deductible.

The County maintains "All Risk" property insurance including flood and earthquake coverage through participation in the CSAC-EIA Property Insurance Program. Limits of coverage are \$600,000,000 per occurrence including flood and \$800,000 per occurrence for earthquake. Deductibles for most perils are \$50,000 per occurrence, with flood at \$200,000 per county per occurrence and earthquake at 5% of total insured values per unit, per occurrence, subject to a \$500,000 minimum per occurrence. For losses within the deductible, the County maintains a deductible self-insurance pool for losses in excess of \$5,000.

During the fiscal year ended June 30, 2011, the District paid annual premiums to the county for this insurance coverage in the amount of \$6,707. Settlements have not exceeded coverage for each of the past three fiscal years.

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**B. Employee Retirement Plan**

Plan Description

All full-time employees participate in a cost sharing multiple-employer Defined Benefit Pension Plan (DBPP) and a Post-employment Healthcare Plan (PHP) administered by the Sonoma County Employees' Retirement Association (SCERA). The County of Sonoma is the primary government (employer) for the multiple-employer plans. The SCERA was organized on January 1, 1946, under the provision of the 1937 County Employees Retirement Act, and is financially independent of the County of Sonoma.

DBPP members include all permanent full employees of a participating employer who have been appointed to a permanent position of at least half time. The plan provides benefits as defined by the law upon retirement, death, or disability of members.

In addition to the pension benefits described above, post-retirement health care benefits are provided to all active, covered employees who retire on or after attaining the age of 50 with at least 10 years of service. Participants must retire from County service, be covered under a medical plan of the County at the time of retirement, and be eligible to receive a monthly pension from the Sonoma County Employees Retirement Association defined benefit pension plan at the time of retirement. Benefits are as follows:

- Employees hired prior to 1/1/1990 receive 'retiree plus family' coverage without any service requirements
- Employees hired on or after 1/1/1990 but before 1/1/2009 (a) with ten years of county service are eligible to receive County-subsidized 'retiree only' medical coverage or (b) with twenty years of County service are eligible to receive County-subsidized 'retiree and one dependent' medical coverage, with the retiree bearing the full cost of premiums for covering additional dependents.

Effective 6/1/09, the county began to phase in a contribution maximum toward the cost of the plan over a five year period. Retirees and the County share in the cost of monthly premium for medical coverage. The County contribution will be adjusted incrementally each year until it reaches \$500 per month maximum contribution. After the phase in period has elapsed the County shall contribute the same dollar amount as it contributes toward the cost of County offered medical plans for active unrepresented Administrative Management employees. Retirees may enroll eligible dependents in the County offered medical plan elected by the

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retiree but the retiree is responsible for all premium costs in excess of the County's contribution.

The employer reimburses a fixed amount per month for Medicare supplement for each retiree aged 65 and over covered under Medicare Parts A and B.

SCERA issues a publicly available financial report that includes financial statements and required supplementary information for the pension plan. That report may be obtained by writing to Sonoma County Employee's Retirement Association, 433 Aviation Blvd., Suite 100, Santa Rosa, CA 95403-1069 or by calling 707-565-8100.

Funding Policy

Contribution rates for the employers and their covered employees are adopted by the Board of Supervisors upon recommendation by the SCERA Board of Retirement. Pension plan members are required to contribute 7% to 14% of their annual covered salary, depending upon their age of entry into the system. The employer is required to contribute an amount necessary to finance the coverage of their employees through periodic contributions at actuarially determined rates. Contributions to the DBPP for the fiscal years ended June 30, 2011, 2010 and 2009 were \$682,139, \$554,767, and \$408,903 and respectively.

Post employment healthcare benefits are funded by employer contributions made on a periodic basis. The rate is determined annually by SCERA and approved by the Board of Supervisors. The rate is determined by dividing the estimated annual premium cost by the annual covered payroll. The financial statements of the County of Sonoma (the primary government) contain the financial information for the post-employment benefits, which are not presented here because the District's portion cannot be separated from the whole.

**Required Supplementary Information**

**Sonoma County Agricultural Preservation  
and Open Space District  
Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual - General Fund  
For the Fiscal Year Ended  
June 30, 2011**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Contributions from other governments:				
Operations	\$ 8,085,671	\$ 8,085,671	\$ 8,085,671	\$ -
Contributions from Open Space Authority -				
Land and Easements	25,715,775	25,730,275	3,373,996	(22,356,279)
Grants - State	793,640	793,640	681,108	(112,532)
Donations	65,000	65,000	5,187	(59,813)
Rental income	0	0	179,853	179,853
Investment earnings	529	529	62,155	61,626
Miscellaneous	0	0	8,437	8,437
Total revenues	<u>34,660,615</u>	<u>34,675,115</u>	<u>12,396,407</u>	<u>(22,278,708)</u>
<b>Expenditures</b>				
Current:				
Salaries and employee benefits	3,509,381	3,511,781	3,318,913	192,868
Costs applied	-	-	(190,879)	190,879
Services and supplies	4,612,363	4,624,463	2,307,700	2,316,763
Other charges	-	-	-	-
Contribution to other government	275,000	275,000	1,002,061	(727,061)
Capital outlay				
Land and easements	21,729,289	21,729,289	2,666,019	19,063,270
Intangibles	0	0	271,727	(271,727)
Buildings and improvements	6,105,520	6,105,520	1,649,736	4,455,784
Debt Service:				
Principal	-	-	-	-
Interest	-	-	-	-
Total expenditures	<u>36,231,553</u>	<u>36,246,053</u>	<u>11,025,277</u>	<u>25,220,776</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,570,938)</u>	<u>(1,570,938)</u>	<u>1,371,130</u>	<u>2,942,068</u>
<b>Other financing sources</b>				
Transfers in - contribution from OSSTA	-	8,161,000	8,131,072	29,928
Transfers in - Open Space Authority	-	-	1,614,753	(1,614,753)
Transfers out	<u>(11,025)</u>	<u>(11,025)</u>	<u>(286,025)</u>	<u>275,000</u>
Total other financing sources	<u>(11,025)</u>	<u>8,149,975</u>	<u>9,459,800</u>	<u>(1,309,825)</u>
Net change in fund balances	<u>\$ (1,581,963)</u>	<u>\$ 6,579,037</u>	10,830,930	<u>\$ 1,632,243</u>
Budget adjustments				
Encumbrances			<u>963,516</u>	
Net change in fund balance, GAAP basis			<u>\$ 11,794,446</u>	

The notes to the required supplementary information are an integral part of this schedule.

**Sonoma County Agricultural Preservation  
And Open Space District  
Notes to the Required Supplementary Information  
June 30, 2011**

**I. Stewardship, Compliance, and Accountability**

**A. Budgetary Information**

Budgetary revenue estimates represent original estimates modified for any authorized adjustment which was contingent upon new or additional revenue sources. Budgetary expenditure amounts represent original appropriations adjusted by budget transfers and authorized appropriation adjustments made during the year. All budgets are adopted on a non-GAAP basis. The District's budgetary information was amended during the year by resolution of the Board of Directors.

**B. Encumbrances**

The District has unexpended encumbrances of \$963,516 at June 30, 2011. These encumbrances represent commitments by the District for services related to the acquisition of land and easements and the stewardship of District owned properties.

## **Other Supplementary Information**

**Sonoma County Agricultural Preservation  
And Open Space District  
Schedule of Interests in Land  
June 30, 2011**

<u>Date Acquired</u>	<u>Property Name</u>	<u>Property Address Or Location</u>	<u>Type of Acquisition</u>	<u>Total Cost</u>
5/14/1992	Marty	Meacham Hill, Penngrove Olsen Lane (-06), Orchard Lane (-08)	Conservation Easement	\$ <u>503,639.00</u>
<b>TOTAL FY 91-92</b>				<b>\$ <u>503,639.00</u></b>
3/8/1993	Cloudy Bend	5070 Lakeville Hwy., Petaluma Note: Coastal Conservancy granted \$350,000	Conservation Easement	102,607.50 \$
5/25/1993	Sebastopol	Portion of Railroad Right-of- Way	Conservation Easement	<u>21,313.75</u>
<b>TOTAL FY 92-93</b>				<b>\$ <u>123,921.25</u></b>
7/27/1993	Doerksen	7125 St. Helena Road Santa Rosa, CA	Conservation Easement	\$ 109,936.25
8/31/1993	Alba Lane **	4260 Alba Lane Santa Rosa, CA	Conservation Easement	300,707.90
9/14/1993	White	4205 Coffey Lane & 188 E. Fulton Road, Santa Rosa, CA	Conservation Easement	454,494.25
9/14/1993	St. Francis Vineyards	Hwy 12 at Adobe Canyon Road Kenwood, CA	Conservation Easement	886,327.11
9/14/1993	Vasila	6018 Bloomfield Road Petaluma, CA	Conservation Easement	128,158.49



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<u>Date Acquired</u>	<u>Property Name</u>	<u>Property Address Or Location</u>	<u>Type of Acquisition</u>	<u>Total Cost</u>
9/21/1993	Brown	374 Horn Avenue Santa Rosa, CA	Conservation Easement	197,865.52
10/19/1993	Burns	2505 & 2245 Spring Hill Road West Petaluma, CA	Conservation Easement	431,371.80
4/12/1994	St. Luke's **	4111 Old Redwood Hwy. Santa Rosa, CA	Conservation Easement	342,602.58
6/14/1994	Cotati Highlands	1300 W. Sierra Avenue 10 Summit Grade Road 8795 & 8800 Pine Lane 333 & 335 Pine Grove Road Stony Point Road, Cotati, CA	Conservation Easement	2,089,204.35
06/14/0994	Dougan	5510 Bloomfield Road Petaluma, CA	Conservation Easement	<u>355,432.90</u>
<b>TOTAL FY 93-94</b>				<b>\$ <u>5,296,101.15</u></b>
8/22/1994	Lorenzini Property	22477 Koftinow Drive Timber Cove, CA	Conservation Easement	\$ 520,058.72
9/1/1994	De Loach Property	10540 Los Amigos Road Healdsburg, CA	Conservation Easement	540,448.31
9/1/1994	Ziedrich Property	10536 Los Amigos Road Healdsburg, CA	Conservation Easement	144,332.50
9/2/1994	San Francisco Archdiocese	4547 Whistler Avenue Santa Rosa, CA	Fee Purchase	150,883.48

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<u>Date Acquired</u>	<u>Property Name</u>	<u>Property Address Or Location</u>	<u>Type of Acquisition</u>	<u>Total Cost</u>
9/15/1994	Ratchford Property	Fitch Mountain Healdsburg, CA	Conservation Easement	1,042,247.84
12/16/1994	Pieter Myers	19999 Coleman Valley Occidental, CA	Conservation Easement	108,273.75
12/30/1994	Maacama Valley Partners* National Audubon Society	Juncture of Alexander Valley & Knights Valley vicinity of Pine Flat Road	Conservation Easement	722,972.50
2/2/1995	Fox Healdsburg Ridge	Poppy Hill & El Arroyo Healdsburg, CA	Conservation Easement	154,938.53
2/2/1995	Diggers Bend	Poppy Hill & El Arroyo Healdsburg, CA	Conservation Easement	305,304.99
4/28/1995	Stony Point Ranch	6700 Gravenstein Hwy Cotati, CA	Conservation Easement	485,867.56
5/23/1995	Haroutunian	200 Scenic Avenue Rohnert Park, CA	Fee Purchase	185,811.01
5/31/1995	Graton Right of Way	Occidental Road to Grey Street near Graton, from Graton Road to Green Valley Road, and from point south of Ross Station to Key Lane	Conservation Easement	174,356.00
6/15/1995	Carinalli	2900 Llano Road Santa Rosa, CA	Conservation Easement	768,149.66

**Sonoma County Agricultural Preservation  
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June 30, 2011**

<u>Date Acquired</u>	<u>Property Name</u>	<u>Property Address Or Location</u>	<u>Type of Acquisition</u>	<u>Total Cost</u>
6/30/1995	Lang Property	3115 Porter Creek Road Santa Rosa, CA	Conservation Easement	<u>1,259,634.28</u>
<b>TOTAL FY 94-95</b>				<b>\$ <u>6,563,279.13</u></b>
9/7/1995	Silberstein	5531 Kay Drive Santa Rosa, CA	Conservation Easement	\$ 204,853.49
9/15/1995	Dutton	8610, 8611 Oak Grove Avenue Graton, CA	Conservation Easement	325,361.33
9/22/1995	Freiberg	2400 Sobre Vista Road Sonoma, CA	Conservation Easement	959,704.37
9/22/1995	Henshaw	2400 Sobre Vista Road Sonoma, CA	Conservation Easement	314,798.00
11/15/1995	Silacci Dairy	4170 Lakeville Hwy Petaluma, CA	Conservation Easement	503,777.62
12/12/1995	Nicholas Turkey Farms	2676 Napa Road Sonoma, CA	Conservation Easement	1,412,600.78
1/3/1996	Santa Angelina Ranch/ McMicking	12629 Hwy 128 Knights Valley, CA	Conservation Easement	1,743,230.11
1/8/1996	McCormick Ranch	Langtry Road St. Helena, CA	Conservation Easement	1,712,147.95
1/19/1996	Matteri	3820 Petaluma Hill Road	Fee Purchase	401,535.50

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Schedule of Interests in Land  
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<u>Date Acquired</u>	<u>Property Name</u>	<u>Property Address Or Location</u>	<u>Type of Acquisition</u>	<u>Total Cost</u>
		Santa Rosa, CA		
3/29/1996	Moon Ranch – Pfendler	3268 Old Adobe Road Petaluma, CA	Conservation Easement	1,439,122.93
4/3/1996	Unity Church Property	4351 Old Redwood Hwy. Santa Rosa, CA		422,523.92
4/10/1996	Andersen	North Cloverdale on Russian River	Conservation Easement	228,004.76
05/03/1996 & 5/28/1996	Palm Terrace Conservation Easement	City limits of Sebastopol west edge of Laguna de Santa Rosa	Conservation Easement	913,432.35
5/24/1996	Mickelsen	Mecham and Pepper Roads Northwest of Petaluma, CA	Conservation Easement	677,379.69
5/30/1996	Alman Marsh	East of Hwy 101 between Marina and former city landfill	Conservation Easement	60,991.25
6/7/1996	Herzog (Sleepy Hollow)	Mecham and Pepper Roads Northwest of Petaluma	Conservation Easement	<u>997,397.59</u>
<b>TOTAL FY 95-96</b>				<b>\$ <u>12,316,861.64</u></b>
7/5/1996	Treadwell	31820 McCray Road Cloverdale, CA	Conservation Easement	\$ 105,027.50
7/23/1996	Knudtsen	3150 Robler Road Petaluma, CA		428,244.26

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<u>Date Acquired</u>	<u>Property Name</u>	<u>Property Address Or Location</u>	<u>Type of Acquisition</u>	<u>Total Cost</u>
9/4/1996	Guttman (Lang)	13000 Los Amigos Road Healdsburg, CA (NW of Porter Creek Road / Franz Valley Road)	Conservation Easement	406,196.85
9/26/1996	Callahan (Raja Dev.)	North of Highland Circle / East of Poppy Hill Drive Healdsburg, CA	Conservation Easement	559,332.00
10/14/1996	McNear Peninsula (Lind)	100 East D Street Petaluma, CA	Conservation Easement	192,111.50
12/11/1996	Weston (Sotoyome Highlands)	13000 Los Amigos Road Healdsburg, CA	Conservation Easement	1,667,916.25
4/25/1997	Yee	4871 Redwood Hwy., South Petaluma, CA	Conservation Easement	803,641.36
5/19/1997	Young/Armos	4315 Snyder Lane 4314 Hunter Avenue Santa Rosa, CA	Fee Purchase	376,574.50
5/29/1997	McCormick Ranch	Los Alamos Road Santa Rosa, CA	Conservation Easement	<u>667,046.44</u>
<b>TOTAL FY 96-97</b>				<b>\$ <u>5,206,090.66</u></b>
7/23/1997	McCrea	Vigilante Road Glen Ellen, CA	Conservation Easement	\$ 1,208,560.80
7/31/1997	Geary	5525 Bennett Valley Road	Conservation	2,322,335.50

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<u>Date Acquired</u>	<u>Property Name</u>	<u>Property Address Or Location</u>	<u>Type of Acquisition</u>	<u>Total Cost</u>
			Easement	
		Santa Rosa, CA		
9/5/1997	Hepper	Estero Lane Bodega, CA	Conservation Easement	294,357.05
11/3/1997	Morrison Brothers	5151 Stony Point Road Santa Rosa, CA	Conservation Easement	388,443.93
12/11/1997	Keegan & Coppin	Bennett Valley Road (Vacant Lot) Santa Rosa, CA	Fee Purchase	558,401.40
1/15/1998	Magers (Gray Creek PTN)	Gray Creek Road / Off Mill Creek Road Healdsburg, CA	Conservation Easement	90,215.51
1/21/1998	Cramer	Hall / Occidental Roads Santa Rosa, CA	Fee Purchase	1,667,016.50
2/17/1998	Stein	10801, 10806, 10808, 10810, 10900 Hillview Rd / Arata Ln Windsor, CA	Conservation Easement	1,634,576.65
2/20/1998	Aggio	2888 Stony Point Road Santa Rosa, CA	Conservation Easement	494,323.02
2/27/1998	Haroutunian North	Airport Boulevard Santa Rosa, CA	Fee Purchase	408,311.65
3/11/1998	Gustafson (Gray Creek PTN)	Gray Creek Road / Off Mill Creek Road Healdsburg, CA	Conservation Easement	143,730.13

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<u>Date Acquired</u>	<u>Property Name</u>	<u>Property Address Or Location</u>	<u>Type of Acquisition</u>	<u>Total Cost</u>
4/13/1998	Oken	5057 Petaluma Hill Road Rohnert Park, CA	Fee Purchase	<u>897,660.30</u>
<b>TOTAL FY 97-98</b>				<b>\$ <u>10,107,932.44</u></b>
8/4/1998	Dashiell/Molle	Between Santa Rosa and Rohnert Park East side of Petaluma Hill Road	Conservation Easement	\$ 336,322.00
8/14/1998	White II	Coffey Lane, Santa Rosa	Conservation Easement	241,614.00
9/30/1998	Hafey	Knights Valley along Hwy 128 South of Franz Valley Road	Conservation Easement	910,487.00
12/21/1998	Bath/Watt	Along prominent ridgeline SE of Santa Rosa, on Northern side of Taylor Mountain	Fee Purchase	824,241.00
1/6/1999	Sonoma Developmental Center - Area 1	Sonoma Valley, adjacent to Jack London Park	Conservation Easement	262,705.00
2/4/1999	Monte Rio School	9725 Main Street, south of Monte Rio Community Center	Conservation Easement	197,684.00
4/16/1999	Bodega Bay Firehouse Fire Protection District	Highway One Scenic Corridor	Conservation Easement	53,785.00
4/23/1999	Mazzetta	NW of Petaluma at junction of Pepper Road and Mecham Roads	Conservation Easement	1,000,839.00

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<u>Date Acquired</u>	<u>Property Name</u>	<u>Property Address Or Location</u>	<u>Type of Acquisition</u>	<u>Total Cost</u>
4/23/1999	Mom's Beach (Notter Property)	Northwest of Forestville, River Road adjacent to Russian River	Conservation Easement	81,561.00
5/18/1999	Skiles	North of Glen Ellen, adjacent to Jack London State Park	Conservation Easement	646,987.00
6/1/1999	Good (Nathanson Creek)	Park/Sonoma Valley High School	Conservation Easement	101,687.00
6/25/1999	Nahmens	East and West sides of Canfield Road south of Sebastopol	Conservation Easement	<u>1,166,429.00</u>
<b>TOTAL FY 98-99</b>				<b>\$ <u>5,824,341.00</u></b>
12/23/1999	Nunes Fee	Panorama Drive Santa Rosa, CA	Fee Purchase	\$ 987,791.00
1/5/2000	Colliss	Coleman Valley Road  Occidental, CA	Conservation Easement	1,049,574.00
1/12/2000	Town of Windsor (Windsor Town Green)	Bell Road  Windsor, CA	Conservation Easement	776,816.00
1/19/2000	Matteri Fee	Petaluma Hill Road Santa Rosa, CA	Fee Purchase	473,128.00
1/21/2000	Mickelsen/Camozzi	Pepper and Walker Roads  Sonoma County, CA	Conservation Easement	<u>1,516,125.00</u>
<b>TOTAL FY 99-00</b>				<b>\$ <u>4,803,434.00</u></b>
9/13/2000	Val Alstyne	Fitzpatrick Lane	Conservation	\$ 1,272,910.00



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<u>Date Acquired</u>	<u>Property Name</u>	<u>Property Address Or Location</u>	<u>Type of Acquisition</u>	<u>Total Cost</u>
			Easement	
		Occidental, CA		
10/4/2000	Cook	Lichau Road	Conservation Easement	
		Penngrove, CA		1,711,894.00
12/6/2000	Modini	Pine Flat Road	Conservation Easement	
		Healdsburg, CA		1,060,730.00
12/7/2000	Sequeira / Red Hill	Coast Hwy 1	Conservation Easement	
		Jenner, CA		1,428,759.00
12/29/2000	Solak	Railroad Avenue	Conservation Easement	
		Forestville, CA		176,454.00
5/4/2001	Ho	Petaluma Hill Road	Fee Purchase	
		Rohnert Park, CA		569,860.00
5/11/2001	Dewar	1660 Estero Lane	Conservation Easement	
		Bodega Bay, CA		291,574.00
5/18/2001	Glen Oaks	Hwy 12	Conservation Easement	
		Glen Ellen, CA		<u>1,511,825.00</u>
<b>TOTAL FY 00-01</b>				<b>\$ <u>8,024,006.00</u></b>
12/12/2001	Laguna de Santa Rosa (Donated)	Geysers Pipeline	Conservation Easement	\$ 41,785.00
12/17/2001	Cooley Ranch	Cooley Ranch Road	Conservation Easement	
		Cloverdale, CA		5,887,575.00

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<u>Date Acquired</u>	<u>Property Name</u>	<u>Property Address Or Location</u>	<u>Type of Acquisition</u>	<u>Total Cost</u>
1/10/2002	Ielmorini Property	13601 State Hwy 1 Valley Ford, CA	Conservation Easement	1,815,589.00
1/18/2002	Cloverdale River Park	31650 McCray Road Cloverdale, CA	Conservation Easement	65,765.00
1/29/2002	Azevedo Dairy	820 Fallon Road Santa Rosa, CA	Conservation Easement	1,762,344.00
3/20/2002	Morelli Property	500 Morelli Vista Road Santa Rosa, CA	Conservation Easement	2,187,178.00
4/5/2002	Martin Property	Valley Ford Road Petaluma, CA	Conservation Easement	1,610,287.00
4/18/2005	Balletto Ranch	5700 Occidental Road Santa Rosa, CA	Conservation Easement	2,632,820.00
5/3/2002	Bianchi Property	15000 Hwy 1 Valley Ford, CA	Conservation Easement	<u>1,527,517.00</u>
<b>TOTAL FY 01-02</b>				<b>\$ <u>17,530,860.00</u></b>
7/31/2002	Paulin Creek Property Sass (Chanate Trail)	3100 Chanate Road Santa Rosa, CA	Fee Purchase	\$ 1,615,337.00
8/16/2002	Scott Property	700 Hardin Lane Petaluma, CA	Conservation Easement	3,373,245.00

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<u>Date Acquired</u>	<u>Property Name</u>	<u>Property Address Or Location</u>	<u>Type of Acquisition</u>	<u>Total Cost</u>
8/16/2002	McCullough Property	Mark West Springs Road Santa Rosa, CA	Conservation Easement	2,923,109.00
8/30/2002	Town of Windsor Keiser Park	630 Windsor River Road Windsor, CA	Conservation Easement	1,149,765.00
9/17/2002	Rigler Property	Coleman Valley Road Bodega, CA	Conservation Easement	875,856.00
10/9/2002	Hanson Aggregates Parcel	7821 Eastside Road Healdsburg, CA	Conservation Easement	4,042,301.00
10/31/2002	Cloverdale River Park	31638 McCray Road Cloverdale, CA	Conservation Easement	22,024.00
12/24/2002	Keen Property	16331 Norrbom Road Sonoma, CA	Conservation Easement	360,566.00
12/27/2002	Prince Memorial Greenway ***	1000 Second Street Santa Rosa, CA	Conservation Easement	3,080,201.00
12/31/2002	Grossi Property	6300 Petaluma Hill Road Petaluma, CA	Conservation Easement	330,879.00
1/31/2003	Sunset Beach Property	11057 Sunset Avenue Forestville, CA	Conservation Easement	636,915.00
3/11/2003	Asborno Property	16488, 16492 Healdsburg Ave Healdsburg, CA	Fee Purchase	4,285,288.00

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<u>Date Acquired</u>	<u>Property Name</u>	<u>Property Address Or Location</u>	<u>Type of Acquisition</u>	<u>Total Cost</u>
3/25/2003	Johnson Property	7555 Sonoma Highway Santa Rosa, CA	Conservation Easement	3,077,498.00
3/25/2003	Johnson Access Property	7557 Sonoma Highway Santa Rosa, CA	Conservation Easement	1,028,487.00
5/16/2003	Carrington Property	3800, 4000, 4300 & 4500 Hwy One, Coleman Valley Rd Bodega Bay, CA	Fee Purchase	4,882,273.00
5/30/2003	Brayton Property	1797, 1799 Pepper Road Petaluma, CA	Conservation Easement	<u>1,316,268.00</u>
<b>TOTAL FY 02-03</b>				<b>\$ <u>33,000,012.00</u></b>
7/16/2003	Indian Valley Property	5610 Maryannis Drive Santa Rosa, CA	Conservation Easement	\$ 478,043.00
7/31/2003	Connolly Property	27285 Dutcher Creek Road Cloverdale, CA	Conservation Easement	266,505.00
8/13/2003	Jacobs Ranch	5297 Sonoma Mountain Road Santa Rosa, CA	Fee Purchase	4,919,749.00
11/10/2003	Fox Pond Property	16496 Healdsburg Avenue Healdsburg, CA	Fee Purchase	2,905,833.00
1/29/2004	Skiles Property	6560 Sonoma Mountain Road Santa Rosa, CA	Fee Purchase	224,894.00

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2/26/2004	Flocchini Property	7078 Lakeville Highway Petaluma, CA	Conservation Easement	794,322.00
2/27/2004	Petaluma River Marsh Enhancement *****	Lakeville Highway Petaluma, CA	Conservation Easement	1,105,920.00
4/30/2004	Wilroth Property	Lichau Road Sonoma County, CA	Conservation Easement	2,255,695.00
5/21/2004	Roblar Ranch Property	7175 Roblar Road Petaluma, CA	Conservation Easement	2,292,062.00
5/28/2004	Eliot Property *****	5850 Grove Street Sonoma, CA	Conservation Easement	<u>17,090.00</u>
<b>TOTAL FY 03-04</b>				<b>\$ <u>15,260,113.00</u></b>
7/14/2004	Van Hoosear Wildlife Preserve	2290 Grove Street Sonoma, CA	Conservation Easement	\$ 5,402,122.00
10/13/2004	Maffia Property	12001 Valley Ford Road Petaluma, CA	Conservation Easement	1,168,446.00
10/21/2004	Sebastopol Skate Park and Community Garden	Laguna Park Way Petaluma, CA	Conservation Easement	132,176.00
10/22/2004	Beltane Ranch Property	11775 Sonoma Highway Glen Ellen, CA	Fee Purchase	9,182,041.00

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11/2/2004	Dickson Property	7699 Reclamation Road Petaluma, CA	Conservation Easement	4,282,207.00
12/1/2004	Wilroth Property	Lichau Road Sonoma County, CA	Fee Purchase	59,555.00
1/31/2005	Cooper's Grove	5761 Sonoma Mountain Road Santa Rosa CA	Fee Purchase	4,926,873.00
3/15/2005	Summer Home Park	11453 River Road Forestville, CA	Conservation Easement	399,098.00
5/6/2005	Willow Creek	19100 Willow Creek Road 24110 Freezeout Road 2330 Willow Creek Road Sonoma County, CA	Conservation Easement	<u>20,923,138.00</u>
<b>TOTAL FY 04-05</b>				<b>\$ <u>46,475,656.00</u></b>
9/29/2005	Tolay Lake Ranch	5869 Lakeville Highway Petaluma, CA	Conservation Easement	\$ 21,794,852.00
10/7/2005	Lawson Property	6280 Melita Road Santa Rosa, CA	Fee Purchase	1,183,695.00
10/7/2005	Prince Gateway Park	Santa Rosa Creek Santa Rosa, CA	Conservation Easement	420,963.00
12/20/2005	Camp Gualala	27010 Skaggs Spring Road Annapolis, CA	Conservation Easement	894,878.00

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<u>Date Acquired</u>	<u>Property Name</u>	<u>Property Address Or Location</u>	<u>Type of Acquisition</u>	<u>Total Cost</u>
12/15/2005	Montini Property	18950 Fifth Street West Sonoma, CA	Fee Purchase	12,687,523.00
12/15/2005	Montini Property	18951 Fifth Street West  Sonoma, CA	Conservation Easement	1,350,000.00
1/13/2006	Taylor Mountain Property	2100 Kawana Terrace Road Santa Rosa, CA	Fee Purchase	<u>18,174,418.00</u>
<b>TOTAL FY 05-06</b>				<b>\$ <u>56,506,329.00</u></b>
9/8/2006	Crane Property	5900 Petaluma Hill Road  Santa Rosa, CA	Conservation Easement	1,112,379
8/24/2006	Saddle Mountain Property	Calistoga & Helena Roads Sonoma County, CA	Fee Purchase	14,714,525
7/3/2006	Santa Rosa Creek 3 Bridges	Santa Rosa, CA	Conservation Easement	7,950
6/22/2007	Sonoma Developmental Center Area 3	14400 Sonoma Highway, Sonoma County, CA	Conservation Easement	586,881
4/18/2007	Tremari	5767 & 5775 Bloomfield Road Unincorporated Petaluma, CA	Conservation Easement	3,185,447
<b>TOTAL FY 06-07</b>				<b>\$ <u>19,607,182.00</u></b>
6/5/2008	Quailbrook Ranch	6450 Quailbrook Lane  Penngrove, CA	Conservation Easement	1,647,162.93
12/31/2007	Hayfork Ranch	5240 St. Helena Road  Santa Rosa, CA	Conservation Easement	668,197.58
11/15/2007	Cresta Property	3035 Porter Creek Road, Santa Rosa, CA	Conservation Easement	3,142,034.65

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9/28/2007	Poff Property	8000 State Highway 1 Bodega Bay, CA	Conservation Easement	5,650,183.47
9/28/2007	Clover Springs Property	Skyview Drive Cloverdale, CA	Conservation Easement	7,840,666.65
9/28/2007	Pitkin Marsh Property	4869 North Gravenstein Highway Sebastopol, CA	Conservation Easement	404,855.50
12/21/2007	Roche Property	West Line of Highway 121 Sonoma County, CA	Conservation Easement	2,013,611.24
<b>TOTAL FY 07-08</b>				<b>\$ 21,366,712.02</b>
10/14/2008	Prince Memorial Greenway	Santa Rosa, CA	Conservation Easement	879,216.91
10/16/2008	Laguna de Santa Rosa	Sebastopol, CA	Conservation Easement	688,047.45
10/16/2008	Falletti Ranch	Cotati, CA	Conservation Easement	3,161,087.85
11/14/2008	Occidental Road	Sonoma County, CA	Fee Purchase	106,442.44
12/30/2008	Sonoma Mtn Ranch	Petaluma, CA	Fee Purchase	10,033,549.19
1/15/2009	Russian Riverkeeper Stewardship Park	Guerneville, CA	Conservation Easement	50,000.00
3/24/2009	North Slope Mtn Trail	Healdsburg, CA	Conservation Easement	2,890.00
4/17/2009	Pacheco Dairy	Petaluma, CA	Conservation Easement	1,530,844.32
5/28/2009	Cooke Ranch	Sonoma, CA	Conservation Easement	1,056,593.87
6/30/2009	Gilardi Ranch	Bodega, CA	Conservation Easement	1,654,816.16
6/30/2009	Petaluma Marsh Improvements	Petaluma, CA	Conservation Easement	816,554.00
<b>TOTAL FY 08-09</b>				<b>\$ 19,980,042.19</b>
9/14/2009	McCullough Phase I	Santa Rosa, CA	Conservation	8,555,047.60



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9/16/2009	Patterson Point	Villa Grande, CA	Easement Conservation	122,381.00
9/24/2009	Quinlan/Noonan	Bodega Bay, CA	Easement Conservation	1,893,040.86
9/24/2009	Sittenauer	Sebastopol, CA	Easement Conservation	446,235.89
12/6/2009	Jenner	Jenner, CA	Easement Conservation	39,470,789.00
12/7/2009	Riddel	Healdsburg, CA	Easement Conservation	819,917.00
12/18/2009	Smith Family Ranch	Petaluma, Ca	Easement Conservation	2,357,377.00
2/26/2010	Burbank Ave Property	Santa Rosa, CA	Easement Conservation	2,441,637.00
3/17/2010	O'Brien Property	Sebastopol, CA	Easement Conservation	221,393.00
3/30/2010	Danielli Ranch	Santa Rosa, CA	Easement Conservation	1,689,615.61
5/7/2010	Taylor Mountain: Farmers Lane Extension - Sale to City of Santa Rosa	Santa Rosa, CA	Fee Purchase	(211,000.00)
6/29/2010	Crane Home Ranch	Rohnert Park, CA	Easement Conservation	416,630.94
6/30/2010	Bayer Property	Santa Rosa, CA	Easement Conservation	1,336,940.34
6/30/2010	Giorgi Park Rehabilitation	Healdsburg, CA	Easement Conservation	522,062.00
<b>TOTAL FY 09-10</b>				<b>\$ 60,082,067.24</b>
7/1/2010	Giorgi Park - Phase 2	Healdsburg, CA	Easement Conservation	728,745.30
3/1/2011	Burbank Ave Educational/Recreation	Santa Rosa, CA	Easement Conservation	3,507,321.39
9/23/2010	Uncle Henry's Ranch	Petaluma, CA	Easement Conservation	1,036,453.24
6/7/2011	Van Steyn	Santa Rosa, CA	Fee Purchase	116,408.22

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<u>Date Acquired</u>	<u>Property Name</u>	<u>Property Address Or Location</u>	<u>Type of Acquisition</u>	<u>Total Cost</u>
6/30/2011	Smith Family Ranch	Petaluma, CA	Conservation Easement	300.00
<b>TOTAL FY 10-11</b>				<b>\$ <u>5,389,228.15</u></b>
<b>Total Interests In Land And Easements as of June 30, 2011</b>				<b>\$ <u>353,967,807.87</u></b>

The Total Cost column on this schedule includes costs associated with obtaining the property, beyond the acquisition cost, such as appraisal costs, closing costs, and District staff labor related to the acquisition.