



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION  
COMMISSIONERS

Mike Sangiacomo  
Todd Mendoza  
Patrick Emery

Brian Ling  
Jorge Inocencio  
Jeff Owen

REGULAR MEETING AGENDA

Virtual Meeting Due to Sonoma County's Shelter in Place Order  
February 5, 2026 | 5:00 p.m.

MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON

The February 5, 2026 Fiscal Oversight Commission Meeting will be conducted 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. JOIN THE ZOOM MEETING

On your computer, tablet or smartphone by clicking

<https://sonomacounty.zoom.us/j/91884250504?pwd=wLbRUHkw8JwFotjgwdk4c53tdSuAbd.1> password: 753158

If you have a Zoom account, click Join Meeting by number: 918 8425 0504 password: 753158

Call-in and listen to the meeting: Dial (669) 900-9128 Enter meeting ID: 918 8425 0504

2. ATTEND 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 Sara.Ortiz@sonoma-county.org. All emailed public comments will be forwarded to all Commissioners. Please include your name and the relevant agenda item number to which your comment refers. Public Comment may be made live during the Zoom meeting or live, in person, in the Ag + Open Space large conference room. Available time for comments is determined by the Commissioner Chair based on agenda scheduling demands and total number of speakers.

**Disability Accommodation:** If you have a disability which requires an accommodation or an alternative format to assist you in observing and submitting comments at this meeting, please contact Sara Ortiz by phone at (707) 565-7360 or by email to Sara.Ortiz@sonoma-county.org. by 12 p.m. Wednesday, February 4, 2026 to ensure arrangements for accommodation.

1. **Call to Order**
2. **Agenda Items to be Held or Taken Out of Order; Off- Agenda Items**
3. **General Announcements Not Requiring Deliberation or Decision**
4. **Public Comment**  
The Brown Act requires that time be set aside for public comment on items not agendized.
5. **Correspondence/ Communications**
6. **General Manager’s Report**  
Misti Arias | General Manager
7. **Approval of Commission Minutes Attachment 1**
8. **Financial Report Attachment 2**  
Julie Mefferd | Administrative + Fiscal Manager
9. **Audit Staff Report Attachment 3**  
Julie Mefferd | Administrative + Fiscal Manager
10. **Ad Hoc Committee Reports**  
Annual Report/Audit Report Review (Owen, Sangiacomo)  
Appraisal (Owen, Mendoza)  
Matching Grant Program Application Evaluation (Sangiacomo)  
Ag + Open Space Endowment (Owen)
11. **Creation of Ad Hoc Committees for 2026 and Assignment of Commissioners**
12. **Review of Rules of Governance Attachment 4**
13. **Election of Officers**
14. **Projects in Negotiation Attachment 5**  
Jennifer Kuszmar | Acquisition Manager
15. **Closed Session Conference with Real Property Negotiators (Government Code Section 54956.8)**  
  

Project Name:	Bianchi Ranches – Two Rock
Property Address:	3151 Pepper Road, Petaluma, California
APNs:	022-070-024, 022-100-025, -032, -034, and 022-190-016
Negotiators:	For Bianchi Ranches – Two Rock: Susan and George Bianchi, Owners For Ag + Open Space': Misti Arias, General Manager
Under Negotiation:	Acquisition of Real Property by Ag + Open Space. The Commission will give instruction to its negotiator(s) on the price. (Government Code Section 54956.8)
16. **Suggested Next Meeting**  
March 5, 2026

## 17. Adjournment

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**AGENDAS AND MATERIALS:** Agendas and most supporting materials are available on Ag + Open Space's website at [sonomaopenspace.org](http://sonomaopenspace.org). Due to legal, copyright, privacy or policy considerations, not all materials are posted online. Materials that are not posted will be made available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at 747 Mendocino Avenue, Santa Rosa, CA.

**SUPPLEMENTAL MATERIALS:** Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet will be made available for public inspection at the Ag + Open Space office at 747 Mendocino Avenue, Santa Rosa, CA during normal business hours. You may also email [Sara.Ortiz@sonoma-county.org](mailto:Sara.Ortiz@sonoma-county.org) for materials.

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SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION  
**COMMISSIONERS**

**Mike Sangiacomo**  
**Todd Mendoza**  
**Brian Ling**

**Patrick Emery**  
**Jorge Inocencio**  
**Jeff Owen**

**UNAPPROVED MINUTES**

**November 6, 2025 | 5:00 pm**

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**COMMISSIONERS PRESENT:** Todd Mendoza, Jorge Inocencio, Patrick Emery, Jeff Owen, Mike Sangiacomo

**STAFF PRESENT:** Misti Arias, General Manager; Lisa Pheatt, County Counsel; Luke Bowman, County Counsel; Olivia Fiori, Acquisition Specialist; Pamela Swan, Grants Coordinator; Jennifer Kuszmar, Acquisition Manager; Sara Ortiz, Fiscal Oversight Commission Clerk; Brenda Schick, Contract Consultant; Howard Levy, Contract Review Appraiser.

**PUBLIC PRESENT:** Karen Fies, Mark West Community Fund; Phillip Sales

**1. Call to Order**

Commissioner Mendoza called the meeting to order at 5:00 p.m.

**2. Agenda Items to be Held or Taken Out of Order; Off- Agenda Items**

**3. General Announcements Not Requiring Deliberation or Decision**

**4. Public Comment**

Phillip Sales gave public comment concerning Shelville Road.

**5. Correspondence/Communications**

**6. General Manager's Report**

- McClelland Dairy Conservation Easement Acquisition closed
- There will be an Agricultural Summit hosted by the Farm Bureau November 14 and Ag + Open Space is participating.

**7. Approval of Commission Minutes**

On a motion from Commissioner Sangiacomo and a second by Commissioner Owen, the minutes from the September 4, 2025 meeting were approved.

**8. Financial Report**

Misti Arias gave the financial report.

**9. Ad Hoc Committee Reports**

Commissioner Owen reported the Annual Report/Audit Report Review committee met to review the annual audit, and will meet again to review the staff report and annual report.

**10. Mark West Area Community Park Phase 2 Community Spaces Matching Grant**

## ATTACHMENT 1

Olivia Fiori and Pamela Swan gave a presentation on the Mark West Area Community Park Phase 2.

### 11. Projects in Negotiation

Jennifer Kuszmar presented the projects in negotiation.

### 12. Adjourn to Closed Session (Real Property Negotiations - Government Code Section 54956.8)

The Commission entered into Closed Session at 5:35 pm.

### 13. Report of Closed Session

The commission reconvened to Open Session at 6:27 pm.

On a motion by Commissioner Emery and second by Commissioner Owen the Commission adopted Resolution No. 2025-009.

Resolution Of The Board Of Commissioners Of The Sonoma County Open Space Fiscal Oversight Commission Determining That The Acquisition Price For The Purchase Of The South Sonoma Mountain Grove Conservation Easement To Be Retained By The Sonoma County Agricultural Preservation And Open Space District, Does Not Exceed Fair Market Value.

### 14. Suggested Next Meeting

December 4, 2025

### 15. Adjournment

The meeting was adjourned at 6:29 pm.

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**DISABLED ACCOMMODATION:** If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact Julie Mefferd at 707-565-7368, as soon as possible to ensure arrangements for accommodation.

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**ATTACHMENT 2**

Sonoma County Agricultural Preservation and Open Space District  
 Consolidated Balance Sheet - District and OSSTA Funds  
 December 31, 2025

<b>Assets</b>	
Cash and Investments	\$98,947,711
Accounts Receivable	44,910
Other Current Assets	21,663
Intergovernmental Receivables	<u>204,323</u>
<b>Total Assets</b>	<u><u>\$99,218,608</u></u>
<b>Liabilities and Fund Balance</b>	
Current Payables	\$5,250
Other Current Liabilities	74
Due to Other Governments	2
Deferred Revenue	47,897
Long-Term Liabilities	<u>0</u>
<b>Total Liabilities</b>	<u><u>53,222</u></u>
<b>Fund Balance</b>	
Nonspendable	21,663
Restricted - District Activities	<u>99,143,723</u>
Total Fund Balance	<u>99,165,386</u>
<b>Total Liabilities and Fund Balance</b>	<u><u>\$99,218,608</u></u>

\*\*\*\*\*

<b>Cash by Fund</b>	
OSSTA - Measure F	\$61,424,294
Open Space District	2,652,551
Stewardship Reserve*	15,000,000
Cooley Reserve	173,254
Operations and Maintenance	<u>19,697,612</u>
<b>Total Cash by Fund</b>	\$98,947,711

\*On July 1, 2015 the County of Sonoma Measure F Sales Tax Refunding Bonds, Series 2015 were issued. The transaction provided a savings of \$13.6 million, in part by following the Commission's recommendation of paying down \$30 million in principal, as well as obtaining a lower interest rate. The Commission recommended using the \$10 million in the Stewardship Reserve Fund as part of the \$30 million paydown. Additionally, the Commission directed use of the \$7.5 million annual savings resulting from the shortened term to fund the Stewardship Reserve beginning in the fiscal year 2024-2025. FOC Minute Order #13 dated May 14, 2015 reflects this direction.

## ATTACHMENT 2

Sonoma County Agricultural Preservation and Open Space District  
Consolidated District and OSSTA Budget to Actual  
For the Six months ended December 31, 2025  
50% of Year Complete

	Budget Final	Actual Year to Date	Encumbrances Year to Date	Remaining Balance	% of Budget Remaining
<b>Revenues</b>					
Tax Revenue *	\$31,846,774	\$11,032,151		\$20,814,623	65.36%
Intergovernmental	22,805,807	0		22,805,807	100.00%
Use of Money & Prop	145,000	956,863		(811,863)	-559.91%
Miscellaneous Revenues	2,757,000	33,794		2,723,206	
Other Financing Sources	1,367,484			1,367,484	100.00%
<b>Total Revenues</b>	<b>58,922,065</b>	<b>12,022,807</b>		<b>46,899,258</b>	<b>79.60%</b>
<b>Expenditures</b>					
Salaries and Benefits	8,107,716	3,490,179	\$0	4,617,537	56.95%
Services and Supplies	16,726,617	2,398,564	3,943,570	10,384,483	62.08%
Other Charges	21,901,701	776,905	1,226,214	19,898,582	90.85%
Capital Expenditures**	43,293,352	1,821,593	93,352	41,378,407	95.58%
Other Financing Uses	296,437	24,437		272,000	91.76%
<b>Total Expenditures</b>	<b>90,325,823</b>	<b>8,511,678</b>	<b>5,263,136</b>	<b>76,551,009</b>	<b>84.75%</b>
<b>Net Earnings (Cost)</b>	<b>(\$31,403,758)</b>	<b>3,511,130</b>	<b>(\$5,263,136)</b>	<b>(\$29,651,752)</b>	
Beginning fund balance		<u>95,654,257</u>			
<b>Ending Fund Balance</b>		<u><b>\$99,165,386</b></u>			

\*Sales tax collected as of October 31, 2024 was \$5,513,816. Current collections are 3.65% above the prior year. There continue to be collection and timing issues with CDTFA.  
(California Department of Tax and Fee Administration)

\*\*Capital expenditure breakdown

Helen Putnam Extension	3,555
McClelland CE	1,818,038
	<u>\$ 1,821,593</u>

### Explanation of Revenue and Expenditure Categories

#### **Revenues**

Tax Revenue	Open Space Special Tax Assessment (Measure F) revenue for the FY
Intergovernmental	Revenue from grants
Use of Money & Prop	Revenue from interest, rent, etc.
Miscellaneous Revenues	Donations, refunds, returned checks
Other Financing Sources	Intergovernmental revenue. Primarily PGE funds distributed by the County.

#### **Expenditures**

Salaries and Benefits	Salaries and benefits for Ag + Open Space staff.
Services and Supplies	All contracted services and supplies for the FY plus encumbered prior FY.
Other Charges	Community Spaces-Matching Grant Program expenditures.
Capital Expenditures	Conservation Easements and Fee Land expenditures.
Other Financing Uses	County Services



**AG +  
OPEN  
SPACE**  
SONOMA COUNTY

M E M O R A N D U M

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**Date:** January 9, 2025  
**To:** Fiscal Oversight Commission  
**From:** Julie Mefferd, Administrative and Fiscal Services Manager  
**Subject:** Audit FY 24-25

**Fiscal Year 2024-2025 External Audit Summary Memo**

The annual external audit, performed by Maze and Associates for the fiscal year ending June 30, 2025 (FY 24-25) has been completed with the Sonoma County Agricultural Preservation and Open Space District (Ag + Open Space) receiving an unqualified opinion [an unqualified opinion is an independent auditor's judgment that a company's financial statements are fairly and appropriately presented, without any identified exceptions, and in compliance with generally accepted accounting principles (GAAP)]. The following information represents the areas of interest from the Fiscal Oversight Commission Audit Subcommittee meeting.

FY 24-25 Areas of Interest

• Ag + Open Space Total Revenue	\$57,975,902
○ Sales Tax Revenue	\$31,601,385
○ Intergovernmental Revenue	7,125,880
○ Grants	944,227
○ Donations	16,866,176
○ Interest and Rent	1,369,683
○ Miscellaneous Revenue	68,551

ATTACHMENT 3

January 12, 2025

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• ACTTC Cash Reconciliation

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Beginning Cash Balance (Page 57)		\$65,536,110
Tax Revenue (Note 5)	31,601,385	
Receivables (Note 5)	(158,139)	
Grants		
Investment Income (Page 15)	<u>2,467,941</u>	
TOTAL INFLOWS		\$33,911,186
Transfer to SCAPOSD		
Capital Acquisitions (Page 15)	17,067,126	
District Salaries (Page 15)	11,000,000	
District Services & Supplies (Page 15)	-	
Stewardship Reserve Fund	7,500,000	
Initial Public Access Expense( Note 5)	<u>3,160,139</u>	
Total Transfer from OSSTA to SCAPOSD	38,727,265	
TOTAL OUTFLOWS		<u>\$38,727,265</u>
NET CHANGE TO OSSTA		<u>(4,816,078)</u>
ENDING CASH BALANCE		\$60,720,032
ACTUAL ENDING BALANCE (Page 57)		\$60,720,032

**ATTACHMENT 3**



M E M O R A N D U M

- Capital Acquisitions totaled \$39,053,725 (See Basic Financial Statement page 15). Major capital acquisitions include the following:

Property Name	Acres	Appraised Value	Donations/ Contributions	Bargain Price	OSSTA Funding	Associated/Other Costs	Asset Value
Keiser Park Expansion 2	2.55	\$ 1,460,000	-	\$ 810,000	\$ 652,729	\$ 82,736	\$ 1,545,465
Russian River Redwoods	394	6,180,000	\$ 3,708	-	6,184,810	99,083	6,287,601
South East Santa Rosa Greenway	36.4	1,827,000	835,714	-	1,002,643	88,732	1,927,089
Camp Meeker Forest Open Space Preserve	356	2,225,000	-	-	2,233,058	188,056	2,421,114
River Lane	0.67	90,000	26,754	30,000	36,296	52,807	145,857
Mark West Area Community Park	1	1,600,000	-	430,500	1,173,723	70,432	1,674,655
Monte Rio Redwoods	1517	24,000,000	16,000,000	-	8,006,823	111,692	24,118,515
	<b>2,308</b>	<b>\$ 37,382,000</b>	<b>\$ 16,866,176</b>	<b>\$1,270,500</b>	<b>\$ 19,290,083</b>	<b>\$ 693,537</b>	<b>\$ 38,120,295</b>

## ATTACHMENT 3



## M E M O R A N D U M

Donations totaled \$16,866,176 and consisted of the following:

- \$3,708 from the Russian River County Sanitation District for the purchase of the Russian River Redwoods property.
  - \$653,014 from the City of Santa Rosa and \$182,700 from Sonoma Land Trust for the purchase of South East Santa Rosa Greenway.
  - \$26,754 from the Russian River Recreation and Parks District for the purchase of the River Lane property.
  - \$8,000,000 from Save the Redwoods League and \$8,000,000 from the Wildlife Conservation Board for the purchase of the Monte Rio Redwoods property.
- 
- Initial Public Access Operations and Maintenance (IPAOM) revenue totaled \$3,160,139
  - IPAOM expenditures totaled \$618,372 for the following properties:
    - Bottarini
    - Chanslor Ranch
    - Cloverdale Ridge Park & Open Space Preserve
    - Coastal Trails - Kashia Reserve and Stewarts Point Trail
    - Jenner Headlands
    - Keegan-Coppin
    - Laguna Trails
    - Montini Open Space Preserve
    - Mark West Creek Regional Park & Open Space Preserve
    - Paulin Creek
    - Saddle Mountain
    - Starrett Hill
    - Torr – West (Monte Rio Regional Park & Open Space Preserve)
    - Wright Hill Ranch Regional Park & Open Space Preserve
- 
- Ag + Open Space's total net position increased by \$47,903,610. This increase was primarily the result of contributions for capital acquisitions and operations from the Open Space Special Tax Account (OSSTA) and private donations.
  - Ag + Open Space recorded program revenue of \$57,862,575 comprised of contributions from OSSTA, grants from other governmental and not-for-profit organizations, rental income, and donations. Ag + Open Space reported \$11,328,803 in program expenditures including salaries and employee benefits, services and supplies and contributions to other governments, resulting net program revenues of \$46,533,772. Program expenditures included \$987,675 for Initial Public Access, Operations and Maintenance (IPAOM).

## ATTACHMENT 3

January 12, 2025

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- As of the close of the fiscal year, Ag + Open Space's governmental fund reported an ending fund balance of \$30,731,523, an increase of \$8,913,009 from the prior year, with a fund balance commitment of \$19,875,382 for Initial Public Access, Operations and Maintenance.

### Capital Assets

Ag + Open Space's investment in capital assets, net of accumulated depreciation, as of June 30, 2025, amounts to \$525,880,260. This investment in capital assets includes land, land improvements, easements and other intangible assets, infrastructure, machinery and equipment, construction in progress, and pre-acquisition costs. The total increase in Ag + Open Space's investment in capital assets for the current fiscal year was \$39,965,841.

Ag + Open Space's net investment in capital assets, as of June 30, 2025, amounts to \$524,439,996. Net investment in capital assets includes land, easements and other intangible assets, land improvements, infrastructure, machinery and equipment, construction in progress, and pre-acquisition costs. The total increase in Ag + Open Space's investment in capital assets for the current fiscal year was \$38,545,343.

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

Conservation easement acquisitions:

- Camp Meeker Forest OSP – 356 acres
- Russian River Redwoods – 394 acres
- Monte Rio Redwoods Expansion – 1,517 acres
- Keiser Park Expansion 2 – 2.55 acres
- Southeast Santa Rosa Greenway MGP – 36.4 acres
- River Lane – 0.67 acres
- Mark West Community Park - 1 acre

### Intergovernmental Revenue and Open Space Special Tax Account (OSSTA) [Note 5]

As defined by Measure F, proceeds from the quarter-cent sales tax are deposited into the Open Space Special Tax Account (OSSTA). The County Auditor-Controller-Treasurer-Tax Collector administers that account, thus it is not included within this report. For the fiscal year 2024-2025 the County recorded \$31,601,385 in sales tax revenue in OSSTA, including receivables of \$5,055,782. For the fiscal year 2024-25, the Ag + Open Space recorded intergovernmental revenue of \$38,727,265 from OSSTA with \$17,067,126 going towards the purchase of Agricultural Preservation and Open Space assets, \$11,000,000 for District operations, \$7,500,000 to fund the Stewardship Reserve and \$3,160,139 to the O&M Fund. As of June 30, 2025, the cumulative calculation of funds available for expenditure on initial public access, operations and maintenance within the 10 percent cap was \$19,875,382.

### ATTACHMENT 3

January 12, 2025

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For comparative purposes, the unaudited statistical information on OSSTA revenue is below.

Fiscal Year	Sales Tax Revenue
10-11	\$15,278,741
11-12	18,260,198
12-13	19,443,954
13-14	20,557,321
14-15	21,452,209
15-16	22,203,169
16-17	23,189,660
17-18	24,543,602
18-19	26,731,878
19-20	24,468,390
20-21	28,847,366
21-22	31,879,923
22-23	32,284,901
23-24	31,826,325
24-25	31,604,385

Additionally, the unaudited Cash Balances are provided below.

Cash Balance in Open Space Special Tax Account Last Five Years

Fiscal Year	OSSTA Cash Balance
2021	55,761,658
2022	68,927,396
2023	82,398,643
2024	65,536,110
2025	60,720,032

## ATTACHMENT 4

### **RULES FOR GOVERNANCE OF THE BOARD OF COMMISSIONERS OF THE SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION**

**RULE 1:** The Clerk, in consultation with the chair, shall prepare an agenda for each meeting of the Board. The agenda shall contain a brief general description of each item of business to be discussed at the meeting. At least 72 hours before a regular meeting, the Clerk shall post the agenda in a location that is freely accessible to members of the public during regular business hours.

**RULE 2:** When the agenda for any regular meeting has been prepared, the Clerk shall forthwith deliver a copy to each member of the Board.

**RULE 3:** Unless otherwise prohibited by law, the Board may make any disposition of a matter properly before it that it deems advisable.

**RULE 4:** The Chair shall preserve order and decorum and shall decide questions of order subject to an appeal to the Board.

**RULE 5:** All questions of law shall be referred to the Commission's Counsel for an opinion.

**RULE 6:** Each agenda shall provide an opportunity for members of the public to address the Board directly on items of interest to the public that are within the subject matter jurisdiction of the Board. The total time allocated for public testimony on any particular issue shall be 10 minutes unless the Chair deems that more time is necessary. Any person desiring to address the Board shall, when recognized by the Chair, speak from the rostrum, and give his or her name and address to the Clerk and limit his or her statement to 5 minutes. In order to facilitate the business of the Board, the Chair may further limit the time of each such address.

**RULE 7:** A majority of the members of the Board constitute a quorum for the transaction of business. No act of the Board shall be valid or binding unless a majority of all members concur therein.

**RULE 8:** A member may initiate voting on a matter by requesting the Chair to call for the question.

**RULE 9:** Members may vote "aye," "no," or "abstain."

**RULE 10:** A vote of "abstain" does not constitute concurrence and does not constitute a "no" vote.

## ATTACHMENT 4

**RULE 11:** Emergency meetings and special meetings shall be called as provided in Sections 54956 and 54956.5 of the Government Code. Closed sessions shall not be scheduled nor conducted without prior consultation with the Commission's Counsel.

**RULE 12:** At the first meeting in each calendar year the Board shall elect a Chair and a Vice-Chair and a Chair Pro Tempore. When the Chair is absent, his or her duties shall be assumed by the Vice-Chair. If both the Chair and the Vice-Chair are absent, the Chair Pro Tempore shall perform the duties of the Chair. In lieu of an annual election, the Board may provide by resolution for the selection of Board officers on a rotational basis.

**RULE 13:** The Vice Chair shall serve, ex officio, as the Clerk of the Board and shall keep a minute book in which the proceedings of the Board shall be recorded and maintained. The Board may appoint a Deputy Clerk to assist the Vice Chair.

**RULE 14:** The Chair may, from time to time, appoint such standing or *ad hoc* committees of the Board as are necessary and convenient.

**RULE 15:** The Chair shall preserve order and decorum and shall decide all questions of order and procedure subject to an appeal to the Board. The nature of any appeal shall be briefly stated and the Chair shall have the right to state the reason for his or her decision.

A Board member wishing to speak shall refrain until he or she has been recognized by the Chair. While a member is speaking, members shall be respectful and shall not engage in or entertain private discussions.

Consistent with the purpose of the Rules, members are encouraged to use a formal style, including appropriate titles, in addressing the public, staff, and each other. All members shall refrain from the use of profanity, emotional outbursts, personal attacks, or any speech or conduct which tends to bring the organization into disrepute.

**RULE 16:** To assure civility in its public meetings, staff and the public are also encouraged to engage in respectful dialog that supports freedom of speech and values diversity of opinion. To achieve compliance with these rules, members, staff, and the public are encouraged to:

- Create an atmosphere of respect and civility where elected officials, members, District staff, and the public are free to express their ideas;
- Establish and maintain a cordial and respectful atmosphere during discussions;
- Foster meaningful dialogue free of personal attacks;
- Listen with an open mind to all information, including dissenting points of view, regarding issues presented to the Board;

## ATTACHMENT 4

- Recognize it is sometimes difficult to speak at Board meetings, and out of respect for each person's feelings, allow them to have their say without comment, including booing, whistling, or clapping;
- Adhere to speaking time limit.

**RULE 17:** The Board shall refrain from emailing, texting, using social media, or otherwise engaging in electronic communications during Board meetings on matters that are listed on the Board's agenda.

**RULE 18:** Any member with a disqualifying conflict of interest must, in compliance with the Political Reform Act:

- a) Publically state the nature of the conflict in sufficient detail to be understood by the public;
- b) Recuse himself/herself from discussing and voting on item; and
- c) Leave the room until after the discussion, vote, and other disposition of the matter is concluded, unless the matter has been placed on the Consent Calendar.

The member may be allowed to address the Board as a member of the public. Disclosure of a conflict shall be noted in the official Board minutes. The member must also comply with all other applicable conflicts of interest laws.

Members may not have a financial interest in a contract approved or considered by the Board. In these cases, disclosure and recusal does not remove the conflict and such a contract is considered void (Government Code §1090). The member is encouraged to discuss possible conflicts with County Counsel prior to the meeting.

**RULE 19:** These rules shall be reviewed by the Board at the first meeting in each calendar year.

**RULE 20:** The Chair, Vice-Chair, and Chair Pro Tempore shall serve at the will and pleasure of the Board of Directors.

**RULE 21:** The members of the Board shall be allowed their actual and necessary expenses when attending to the business of the Commission. All claims for reimbursement shall be submitted by the Commission's Bookkeeper to the Board for its approval or rejection.



# Ag + Open Space Active Acquisition Projects (December 2025)

## Active Projects

### Supervisory District 1

**Crane Creek Ranch**  
This 290-acre ranch is located just east of Petaluma Hill Road to the east of the City of Rohnert Park. Crane Creek, a tributary of the Laguna de Santa Rosa, flows into the property from Crane Creek Regional Park to the southeast, and is home to California Central Coast steelhead along its entire reach through the property. Crane Ranch forms a connection between the Crane CE property to the north and Ho fee property to the south. Current land use includes sheep and cattle grazing, cultivated hay, and a 2-acre plot for hops. Vital Lands Initiative Goals: Agricultural Lands and Community Identity, Water

**Crane Creek Trail MG**  
The City of Rohnert Park will transfer 75 acres to Regional Parks to expand Crane Creek Regional Park. This project will also extend Copeland Creek trail and will provide access across Petaluma Hill Road to the park by constructing a new 1.5-mile trail. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Wetlands

**Lobban - Mark West Creek**  
The property consists of 266 acres off St. Helena Road, adjacent to Rancho Mark West and Saddle Mountain Open Space Preserve. The current owner is working with LandPaths as a project partner. The property burned in the Glass Fire, and the forest is currently being salvage-logged. Vital Lands Initiative Goals: Healthy Communities, Water, Wetlands

**Los Guillos Master Gardeners Demonstration Garden MG**  
The Los Guillos Demonstration Garden, a project of the University of California Master Gardeners of Sonoma County, will transform a once-devastated parcel on the Los Guillos campus—burned in the 2020 Glass Fire—into a thriving, educational space. With support from the Community Spaces Matching Grant Program, the Master Gardeners will create a fully accessible demonstration garden, showcasing sustainable gardening practices that support native habitats, promote wildlife-friendly landscapes, address food insecurity, and enhance climate resilience. Visitors will have the opportunity to engage in hands-on learning through themed gardens and a state-of-the-art greenhouse classroom. Planned features include an oak arbor picnic area, a children's garden expansion, a native plants garden, an outdoor classroom, a fire-resilient garden, a greenhouse and shade house, an expanded orchard, and an outdoor nature classroom—offering a welcoming space for education, inspiration, and community connection.

**Maxwell Farms MG**  
Regional Parks will construct park improvements to create new recreational opportunities at this existing park. Park amenities such as restrooms and trails will be constructed. Regional Parks is also partnering with the Sonoma Ecology Center to implement restoration on a 0.25-mile stretch of Sonoma Creek. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water

**Roberts Oaks**  
Roberts Oaks is approximately 412 acres sited directly east of Rohnert Park across Petaluma Hill Road. The property has a 4.5-acre spring fed pond, undulating mature oak woodlands with spectacular views in multiple directions. With its spectacular scenery and proximity to urban populations, Ag + Open Space will acquire the property in fee and transfer it to Regional Parks. The property's excellent access, unique topography, water and biotic features including numerous wetlands and shady glades with biotic views tie it up to be an outstanding park. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, and Wetlands

**Rowland Mack**  
This project includes a conservation easement over a 168-acre property south of and adjacent to the El Recreo conservation easement and the Lawson Addition to Hood Mountain Regional Park & Open Space Preserve. This acquisition would expand protection along the southern Mayacamas Mountains and possibly facilitate expansion of the park. This property is in the Badger Creek watershed—a tributary to Santa Rosa Creek, a steelhead stream. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, Wetlands

**Sonoma Schellville Trail**  
In the mid-1980's, Sonoma County Regional Parks began their work to buy a railroad right of way in Schellville to fill a critical gap in the local and regional trail system. Regional Parks will be able to leverage Matching Grant funds to finally purchase the remaining land and build a trail that will connect local and regional trail systems, including the San Francisco Bay Trail that connects 47 cities across 9 counties.

**South Sonoma Mountain - Grove**  
This 369-acre property, near the summit of Sonoma Mountain, shares a boundary with Moon Ranch and George Ranch. The property is located at the terminus of Grove Street and is entirely within the Sonoma Mountain Scenic Landscape Unit. A conservation easement will further the landowner's goals of having this property remain as open space for grazing and limited residential development. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, and Wetlands

**South Sonoma Mountain - Rodgers Creek (North)**  
This 813-acre property is comprised of two parcels. The northwest half of the property is in the Sonoma Mountain Scenic Landscape Unit and the southeastern boundary is Stage Gulch Road. A conservation easement will further the landowner's goals of having this property remain as open space for grazing, some vineyard use, and limited residential development. The northern part of the property is contiguous with Moon Ranch and George Ranch. Rodgers Creek, all intermittent, are located on the property. Rodgers Creek hosts threatened steelhead. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, and Wetlands

**South Sonoma Mountain - Skyline**  
This project will place a conservation easement on a 491-acre property so it remains as open space for wildlife habitat, grazing and limited residential use. The property is contiguous with George Ranch and quite visible given its location near the summit of Sonoma Mountain. The northwest half of the property is in the Sonoma Mountain Scenic Landscape Unit. Rodgers and Lafferty Creeks, two intermittent creeks, are located on the property. Rodgers Creek hosts threatened steelhead and is potential habitat for yellow-legged frog. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, and Wetlands

**Supervisory District 2**  
**Blanchi Ranches - Two Rock**  
This 632-acre property seeks the protection of an agricultural based conservation easement over three contiguous ranches. Presently, Ag + Open Space is working with the owner on an NCRS application for grant monies. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, and Water

**Cheda Hills** is a 683-acre ranch located on the western slope of Sonoma Mountain. This family-owned ranch is operated as part of a larger complex, and is completely undeveloped, with wide spaces of open grasslands and oak savannah.

**Deniz Ernest & Beverly Trust**  
This project includes a conservation easement on a 217-acre property on the western slope of Sonoma Mountain. The property is located on the Scenic Landscape Unit. Adobe Creek, a tributary to the Petaluma River, crosses the property. A conservation easement would preserve the land for agricultural production. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water

**Deniz Family Farm**  
This project includes a conservation easement on a 315-acre property on the western slope of Sonoma Mountain within the Sonoma Mountain Scenic Landscape Unit. A mile of Lynch Creek, a tributary to the Petaluma River, flows across the property. Based on existing legal lots and zoning, the property could be subdivided into nine separate ownerships. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water

**Denman Reach MG**  
The City of Petaluma seeks to acquire a 2.1-acre parcel that is pivotal to the completion of a larger 23.5-acre riparian restoration, public trail, environmental education project on the Petaluma River. Vital Lands Initiative Goals: Healthy Communities, Community Identity, Water, Wetlands

**Diamond W Ranch**  
This is certified organic 850-acre dairy near Valley Ford and Two Rock. It has a small stretch of Stemple Creek and is highly visible along Bodega Ave/Valley Ford Rd and Rollin Rd. The family would like to retire all but two of the nine development rights. A conservation easement would protect a large and highly productive agricultural property from parcelization and potential conversion out agricultural use. Vital Lands Initiative Goals: Agricultural Lands, Water, Wetlands

\*MG Indicates Matching Grant

**Ilelorini Ranch - Sonoma Mountain**  
This 417-acre cattle ranch is located northeast of Petaluma on the lower slopes of Sonoma Mountain. There is a year-round stream, Washington Creek, on the property, and the landowner has expressed interest in riparian conservation as well as continued agricultural operations. A conservation easement would preserve the land for agricultural uses while also protecting natural areas, wildlife corridors, and scenic resources. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water. The property also ranked highly in the Vital Lands Risk of Loss scoring category due to zoning and development of surrounding properties.

**Limping Turkey Ranch**  
This 158-acre ranch is located between the Mattos and Camozzi conservation easements. The property's grasslands, terrain, abundant water, and adjacent to other agricultural lands make it a critical addition to a large block of agricultural conservation easements in the area. It is at high risk of conversion to rural residential homes because it has already been subdivided and prepared for development, per se tests, and defined legal lots. A conservation easement on this property would likely consist of an amendment to the Camozzi easement to add this land with protection of its natural resource values. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, Wetlands

**Nadale Ranch**  
This is a 389.5-acre property west of Petaluma. Historically operated as an independent ranch and dairy, it is now leased to a neighboring dairy producer. The property contains sweeping views of Petaluma and Marin County, and is at the dividing point between three watersheds. Conservation will protect the scenic vistas from development and prevent subdivision and conversion from agricultural use. Vital Lands Initiative Goals: Agricultural Lands, Community Identity

**Petaluma Bounty Community Farm MG**  
For over 15 years, Petaluma People's Services' Bounty Community Farm has grown and sold affordable, locally-grown fruits and vegetables in the center of Petaluma, while prioritizing the creation of opportunities for low-income and vulnerable community members to have fresh and healthy food. Matching Grant funds will help them purchase the land they've long farmed and continue their work of bringing fresh, healthy food and sustainable agricultural education to their community. Vital Lands Initiative Goals: Community Identity, Healthy Communities

**Petaluma River Park MG**  
The Petaluma River Park Foundation will construct initial public recreational improvements on their recently acquired 10-acre parcel on McNear Peninsula, adjacent to Steamer Landing Park. These improvements will include trails, docks, plantings, and restrooms. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Wetlands

**Peters Ranch**  
This project would include a conservation easement over a 277-acre dairy farm, located on Llano Road near the Laguna Treatment Plant. The property consists of rolling hills with mature oaks, woodlands, wetlands, and riparian habitats. Split by Laguna de Santa Rosa, it supports an active wildlife and recreation corridor. George McClelland, the owner and a respected Sonoma County dairy operator, intends to maintain and expand dairy operations while preserving the natural resources of a complex pasture, wetland, woodland, and riparian parcel. Vital Lands Initiative Goals: Agriculture Lands, Community Identity and Water.

**South Sonoma Mountain - Grove**  
This 369-acre property, near the summit of Sonoma Mountain, shares a boundary with Moon Ranch and George Ranch. The property is located at the terminus of Grove Street and is entirely within the Sonoma Mountain Scenic Landscape Unit. A conservation easement will further the landowner's goals of having this property remain as open space for grazing and limited residential development. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, and Wetlands

**South Sonoma Mountain - Rodgers Creek (North & South)**  
This 813-acre property is comprised of two parcels. The northwest half of the property is in the Sonoma Mountain Scenic Landscape Unit and the southeastern boundary is Stage Gulch Road. A conservation easement will further the landowner's goals of having this property remain as open space for grazing, some vineyard use, and limited residential development. The northern part of the property is contiguous with Moon Ranch and George Ranch. Rodgers Creek, all intermittent, are located on the property. Rodgers Creek hosts threatened steelhead. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, and Wetlands

**South Sonoma Mountain - Skyline**  
This project will place a conservation easement on a 491-acre property so it remains as open space for wildlife habitat, grazing and limited residential use. The property is contiguous with George Ranch and quite visible given its location near the summit of Sonoma Mountain. The northwest half of the property is in the Sonoma Mountain Scenic Landscape Unit. Rodgers and Lafferty Creeks, two intermittent creeks, are located on the property. Rodgers Creek hosts threatened steelhead and is potential habitat for yellow-legged frog. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, and Wetlands

**Steamer Landing Park Development (McNear Peninsula)**  
The Petaluma River Park Foundation will construct initial public recreational improvements on their recently acquired 10-acre parcel on McNear Peninsula, adjacent to Steamer Landing Park. These improvements will include trails, docks, plantings, and restrooms. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Wetlands

**Willow Avenue Farm**  
This project includes a conservation easement on a 7.5-acre diverse animal small agricultural farm. It is located within a priority greenbelt area and is highly visible from public roads and the SMART rail line. Vital Lands Initiative Goals: Agricultural Lands and Community Identity

**Witt Home Ranch**  
This project includes a conservation easement on a 395-acre beef ranch just west of Petaluma on Bodega Ave. It is located between the McDowell open space easement and the Uncle Henry's Ranch conservation easement. A very prominent and scenic hilltop is the centerpiece of the property. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water

**Supervisory District 3**  
**Colgan Creek Phase 4 MG**  
This project is for the acquisition of a 4-acre parcel adjacent to the existing Colgan Creek restoration, park development and trail project. This additional parcel will allow increased creek meander in the ongoing creek restoration effort, and will provide additional land for additional recreational development, including a neighborhood park. Vital Lands Initiative Goals: Healthy Communities, Water

**Colgan Creek Phase 5 MG**  
The Colgan Creek Neighborhood Park Phase 5 improvement project, in partnership with the City of Santa Rosa, aims to bring a long-awaited 8.3-acre neighborhood park to the residents of Southwest Santa Rosa. Located next to the final segment of a multi-phase creek restoration and shared-use path project, the park will serve as a vital green space for the growing community. With support from the Community Spaces Matching Grant Program, this project will engage the community in updating the master plan and designing a park that reflects local needs. Planned improvements include enhanced public access, utility infrastructure, and a mix of active and passive recreation features. Potential amenities may include play and picnic areas, walking and biking paths, and spaces for various recreational activities—creating a welcoming and vibrant outdoor space for all to enjoy.

**Roseland Creek Community Park - Phase 1c MG**  
This project is a 3-acre addition to Roseland 1a and 1b Community Park Matching Grant projects. We are working with the City of Santa Rosa to amend and replace the 1a and 1b conservation easements, so that there is one easement over the new park. This park is located between Burbank Ave and McMinn Ave in the Roseland neighborhood of Santa Rosa. Vital Lands Initiative Goals: Healthy Communities, Water

**Tierra de Rosas Plaza MG**  
This project is a 3-acre addition to Roseland 1a and 1b Community Park Matching Grant projects. We are working with the City of Santa Rosa to amend and replace the 1a and 1b conservation easements, so that there is one easement over the new park. This park is located between Burbank Ave and McMinn Ave in the Roseland neighborhood of Santa Rosa. Vital Lands Initiative Goals: Healthy Communities, Water

**Supervisory District 4**  
**Badger Park MG**  
This Matching Grant Program project will protect via conservation easement up to 20 acres of parkland within the City of Healdsburg. The Badger Park Improvements and River Access project will officially incorporate the Russian River into Badger Park, providing the City's first authorized river access point. The project will also construct improvements and infrastructure needed to accommodate river access. Vital Lands Initiative Goals: Healthy Communities, Water

**Bavarian Lion Vineyards**  
This 1,858-acre conservation easement project in Knights Valley supports a mix of vineyard, grazing land, and moderately rugged wildland adjacent to the Peppercow Preserve. It is positioned within an important wildlife corridor and hosts valley oak woodland, Coast redwood, and freshwater marsh. Franz Creek, a steered creek, and Redwood Creek, a steelhead and coho creek, flow across the property. Foothill yellow-legged frog, Kenwood Marsh checkerloom, red-bellied newt, western pond turtle, and Sebastopol meadowfoam have all been observed on the property. Vital Lands Initiative Goals: Wetlands, Water, Agricultural Lands, and Community Identity

**Geyserville Community Plaza**  
With our first Matching Grant project in Geyserville, the Sonoma County Public Infrastructure Department and the Geyserville Municipal Advisory Board will help create the community's first public park. Centrally located, and alongside the planned Smart Trail tracks and Great Redwood Trail, this park will create a more accessible way for residents to get outside and serve as a gathering space for beloved annual events. The park will also support the town's climate resilience with designs that will offer flood protection and a shaded areas for residents to cool down during hot weather

**Gill Creek Confluence**  
This is a 51-acre property north of Geyserville. A conservation easement would provide an opportunity to protect and allow for restoration of Gill Creek and over 10 acres of Russian River floodplain. Vital Lands Initiative Goals: Water and Wetlands.

**Guerneville River Park Phase 2 MG**  
This 0.53-acre property is located immediately east of the Highway 116 bridge across the Russian River from Guerneville. The 1.17-acre Guerneville River Park, lies both east and west of the bridge. The park was developed in 2007. The fee acquisition is a 0.53-acre (23,053 square foot) portion of the 1.17-acre parcel. The property is undeveloped except for an old barn, and a paved emergency road from neighboring properties to the Highway 116 bridge. Vital Lands Initiative Goals: Healthy Communities

**Laura Fish Somersal Park MG**  
With funding from the Matching Grant Program, the City of Healdsburg will construct new park facilities on their recently acquired 33-acre property in northern Healdsburg. The park will eventually provide connectivity via a public trail to Healdsburg Ridge Open Space Preserve. Vital Lands Initiative Goals: Healthy Communities

**Mark West Community Park Phase 2 MG**  
In one of Sonoma County's communities most impacted by wildfires, the Mark West Community Park is a unique opportunity to purchase one acre of land burned in the 2017 Tubbs Fire and turn it into a community park. The park will offer an outdoor gathering place of healing for residents, nature-based recreation opportunities, and include restoration of native habitats. Sonoma Land Trust is leading the acquisition phase of the project, and once secured the Mark West Community Fund will coordinate the planning and long-term stewardship of the park

**Tierra Vegetables**  
This farm just east of Highway 101 north of Santa Rosa is part of a set of greenbelt properties that act as community separators between Santa Rosa and Windsor. It is operated by Tierra Vegetables, a small-scale operation that has farmed in Sonoma County for over 30 years. Tierra Vegetables leases the property from Ag + Open Space as part of Ag + Open Space's mission to encourage and support local agriculture in community separations. Ag + Open Space purchased this property in 1998.

**Little Rancheria Creek**  
This 276.16-acre conservation easement project located directly south of the much-needed athletic field to Santa Rosa, creating more opportunities for underrepresented minority youth to play, train, and build community. With a shortage of accessible sports facilities in the area, this project will provide a vital outdoor space for recreation and connection. Funding from the Community Spaces Matching Grant Program will support the final design, permitting, and installation of the new field for Atletico Santa Rosa, including drainage, field base preparation, and turf installation. These improvements will not only expand public recreation but also help foster a more diverse and inclusive soccer community in Santa Rosa.

**Occidental Community Plaza MG**  
The Sonoma County Public Infrastructure Department is working to transform an underused lot in the heart of Occidental into the town's first public community open space. This vibrant new gathering place will provide opportunities for recreation and connection for residents and visitors alike. With support from the Community Spaces Matching Grant Program, the project will fund conceptual plans, construction documents, permits, bike racks, interpretive signage, railings, and landscaped vegetated swales. Additionally, grading and fill work will elevate the park to match the height of the existing public parking lot, ensuring accessibility for all.

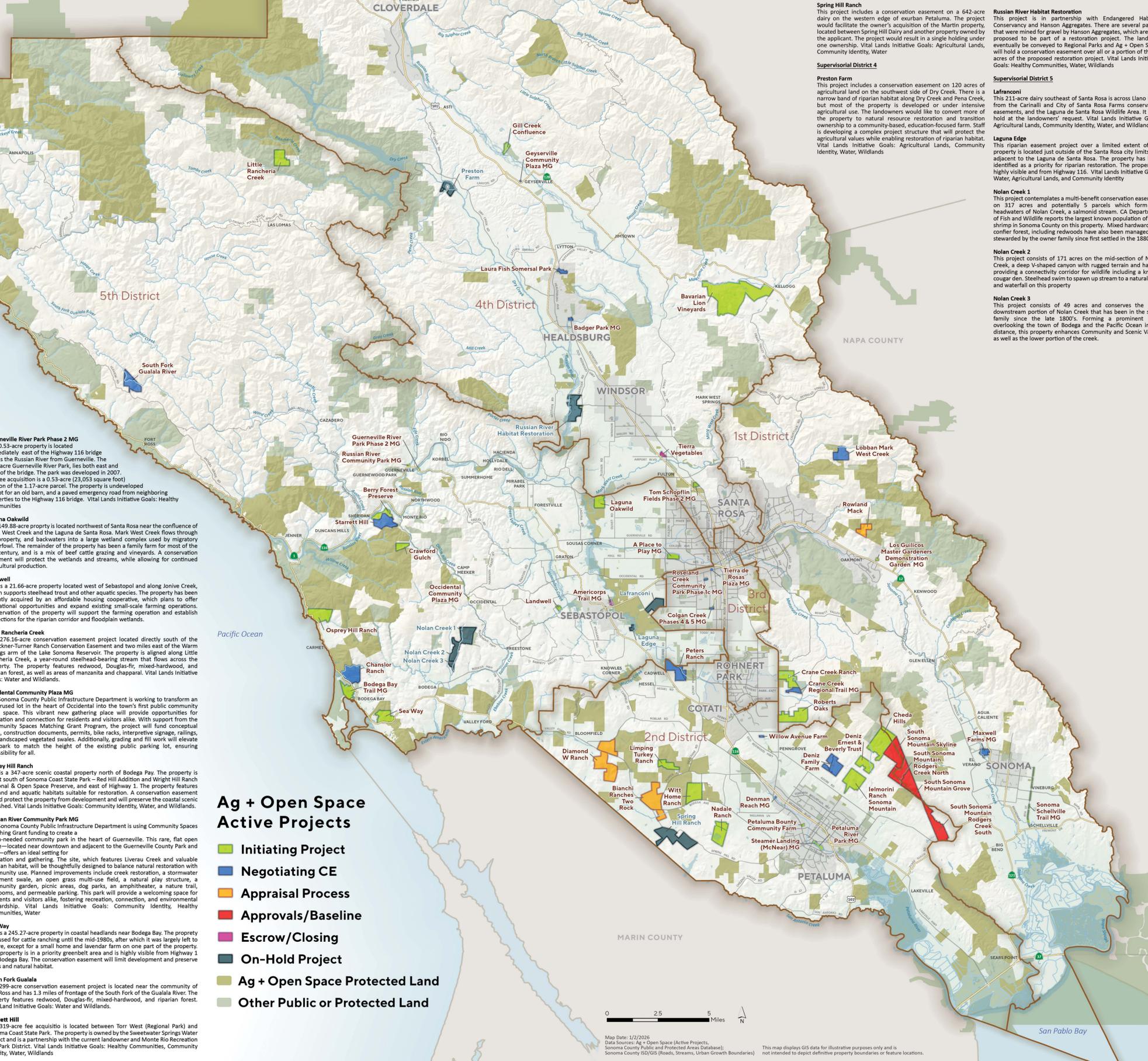
**Osprey Hill Ranch**  
This is a 347-acre scenic coastal property north of Bodega Bay. The property is direct south of Sonoma Coast State Park - Red Hill Addition and Wright Hill Ranch Regional & Open Space Preserve, and east of Highway 1. The property features wetland and aquatic habitats suitable for restoration. A conservation easement would protect the property from development and will preserve the coastal scenic viewshed. Vital Lands Initiative Goals: Community Identity, Water, and Wetlands.

**Russian River Community Park MG**  
This 132.63-acre conservation easement project located south of Monte Rio, is a forested property comprised of coast redwood, Douglas-fir, and tan oak forest that is adjacent to the future Starrett Hill Conservation Easement. Mesa Grande Gulch, a tributary to Russian River, flows across the property. It is positioned within an important riparian corridor and has potential to host California giant salamander, northern spotted owl, and Sonoma tree vole. Vital Lands Initiative Goals: Wetlands and Community Identity.

**Bodega Bay Trail, North Harbor MG**  
With funding from the Matching Grant Program, Sonoma County Regional Parks will construct a 0.6-mile trail from the Bodega Bay Community Center to the Bay. This will extend existing trail connections and provide pedestrian and bicycle access off Highway 1. Vital Lands Initiative Goals: Healthy Communities

**Chanlor Ranch Transfer**  
This is a conservation easement acquisition over the 378-acre Chanlor Ranch in partnership with Sonoma County Regional Parks to establish more parkland on the Sonoma Coast. Chanlor Ranch is adjacent to the Colliis conservation easement, Sonoma Coast State Park, and Carrington Coast Ranch Regional Park and OSP. The property hosts a variety of habitat types including Western North American Freshwater Marsh and native grasses. A portion of Salmon Creek runs through the property and hosts steelhead and freshwater shrimp. The property helps conserve a highly scenic piece of the Sonoma County coastline that is visible from Highway 1 and Carrington Coast Ranch Regional Park and OSP. Vital Lands Initiative Goals: Water, Wetlands, Community Identity and Healthy Communities

**Crawford Gulch**  
This 92-acre acquisition is a partnership with Sweetwater Springs Water District and the Monte Rio Recreation and Park District. Vital Lands Initiative Goals: Water, Wetlands, and Healthy Communities



## Ag + Open Space Active Projects

- Initiating Project
- Negotiating CE
- Appraisal Process
- Approvals/Baseline
- Escrow/Closing
- On-Hold Project
- Ag + Open Space Protected Land
- Other Public or Protected Land



This map displays GIS data for illustrative purposes only and is not intended to depict definitive property boundaries or feature locations.

## On Hold

### Supervisory District 2

**Spring Hill Ranch**  
This project includes a conservation easement on a 642-acre dairy on the western edge of exurban Petaluma. The project would facilitate the owner's acquisition of the Martin property, located between Spring Hill Dairy and another property owned by the applicant. The project would result in a single holding under one ownership. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water

### Supervisory District 4

**Preston Farm**  
This project includes a conservation easement on 120 acres of agricultural land on the southwest side of Dry Creek. There is a narrow band of riparian habitat along Dry Creek and Pena Creek, but most of the property is developed or under intensive agricultural use. The landowners would like to convert more of the property to natural resource restoration and transition ownership to a community-based, education-focused farm. Staff is developing a complex project structure that will protect the agricultural values while enabling restoration of riparian habitat. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, Wetlands

### Supervisory District 5

**Lafrancoi**  
This 211-acre dairy southeast of Santa Rosa is across Llano Road from the Carrinoli and City of Santa Rosa Farms conservation easements, and the Laguna de Santa Rosa Wildlife Area. It is on hold at the landowners' request. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, and Wetlands

**Laguna Edge**  
This riparian easement project over a limited extent of the property is located just outside of the Santa Rosa city limits and adjacent to the Laguna de Santa Rosa. The property has been identified as a priority for riparian restoration. The property is highly visible and from Highway 116. Vital Lands Initiative Goals: Water, Agricultural Lands, and Community Identity

**Nolan Creek 1**  
This project contemplates a multi-benefit conservation easement on 317 acres and potentially 5 parcels which form the headwaters of Nolan Creek, a salmonid stream. CA Department of Fish and Wildlife reports the largest known population of dairy sheep in Sonoma County on this property. Mixed hardwood and conifer forest, including redwoods have also been managed and stewarded by the owner family since first settled in the 1880's

**Nolan Creek 2**  
This project consists of 171 acres on the mid-section of Nolan Creek, a deep V-shaped canyon with rugged terrain and habitat providing a connectivity corridor for wildlife including a known cougar den. Steelhead swim to spawn up stream to a natural dam and waterfall on this property

**Nolan Creek 3**  
This project consists of 49 acres and conserves the most downstream portion of Nolan Creek that has been in the same family since a late 1800's forming a prominent meadow overlooking the town of Bodega and the Pacific Ocean in the distance, this property enhances Community and Scenic Values as well as the lower portion of the creek.

**Russian River Habitat Restoration**  
This project is in partnership with Endangered Habitats Conservancy and Hanson Aggregates. There are several parcels that were mined for gravel by Hanson Aggregates, which are now proposed to be part of a restoration project. The land will eventually be conveyed to Regional Parks and Ag + Open Space will hold a conservation easement over all or a portion of the 63 acres of the proposed restoration project. Vital Lands Initiative Goals: Healthy Communities, Water, Wetlands

**Supervisory District 5**  
**Lafrancoi**  
This 211-acre dairy southeast of Santa Rosa is across Llano Road from the Carrinoli and City of Santa Rosa Farms conservation easements, and the Laguna de Santa Rosa Wildlife Area. It is on hold at the landowners' request. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, and Wetlands

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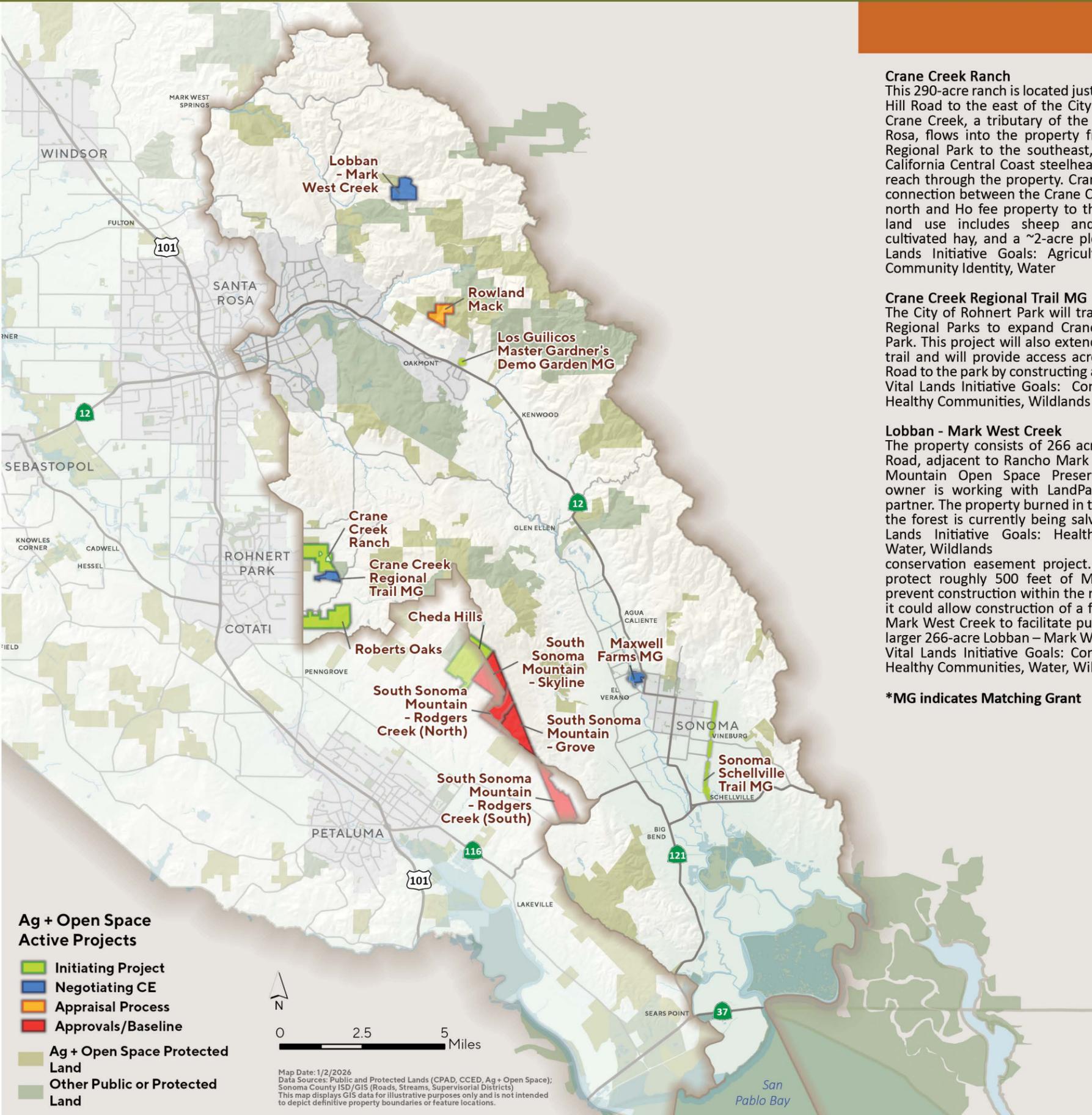
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**Nolan Creek 3**  
This project consists of 49 acres and conserves the most downstream portion of Nolan Creek that has been in the same family since a late 1800's forming a prominent meadow overlooking the town of Bodega and the Pacific Ocean in the distance, this property enhances Community and Scenic Values as well as the lower portion of the creek.

San Pablo Bay

### Active Projects



**Crane Creek Ranch**  
 This 290-acre ranch is located just east of Petaluma Hill Road to the east of the City of Rohnert Park. Crane Creek, a tributary of the Laguna de Santa Rosa, flows into the property from Crane Creek Regional Park to the southeast, and is home to California Central Coast steelhead along its entire reach through the property. Crane Ranch forms a connection between the Crane CE property to the north and Ho fee property to the south. Current land use includes sheep and cattle grazing, cultivated hay, and a ~2-acre plot for hops. Vital Lands Initiative Goals: Agricultural Lands and Community Identity, Water

**Crane Creek Regional Trail MG**  
 The City of Rohnert Park will transfer 75 acres to Regional Parks to expand Crane Creek Regional Park. This project will also extend Copeland Creek trail and will provide access across Petaluma Hill Road to the park by constructing a new 1-mile trail. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Wildlands

**Lobban - Mark West Creek**  
 The property consists of 266 acres off St. Helena Road, adjacent to Rancho Mark West and Saddle Mountain Open Space Preserve. The current owner is working with LandPaths as a project partner. The property burned in the Glass Fire, and the forest is currently being salvage-logged. Vital Lands Initiative Goals: Healthy Communities, Water, Wildlands  
 conservation easement project. The project will protect roughly 500 feet of Mark West Creek, prevent construction within the riparian zone, and it could allow construction of a foot-bridge across Mark West Creek to facilitate public access to the larger 266-acre Lobban – Mark West Creek project. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, Wildlands

\*MG indicates Matching Grant

**Los Guilicos Master Gardner's Demonstration Garden MG**  
 A project of the University of California Master Gardeners of Sonoma County, will transform a once-devastated parcel on the Los Guilicos campus—burned in the 2020 Glass Fire—into a thriving, educational space. With support from the Community Spaces Matching Grant Program, the Master Gardeners will create a fully accessible demonstration garden, showcasing sustainable gardening practices that support native habitats, promote wildlife-friendly landscapes, address food insecurity, and enhance climate resilience. Visitors will have the opportunity to engage in hands-on learning through themed gardens and a state-of-the-art greenhouse classroom. Planned features include an oak arbor picnic area, a children's garden expansion, a native plants garden, an outdoor classroom, a fire-resilient garden, a greenhouse and shade house, an expanded orchard, and an outdoor nature classroom—offering a welcoming space for education, inspiration, and community connection.

**Maxwell Farms MG**  
 Regional Parks will construct park improvements to create new recreational opportunities at this existing park. Park amenities such as restrooms and trails will be constructed. Regional Parks is also partnering with the Sonoma Ecology Center to implement restoration on a 0.25 mile stretch of Sonoma Creek. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water

**Roberts Oaks**  
 Roberts Oaks is approximately 412 acres sited directly east of Rohnert Park across Petaluma Hill Road. The property has a 4.5-acre spring fed pond, undulating mature oak woodlands with spectacular views in multiple directions. With its spectacular scenery and proximity to urban populations, Ag + Open Space will acquire the property in fee and transfer it to Regional Parks. The property's excellent access, unique topography, water and habitat features including numerous wooded and shady glades with bucolic views tee it up to be an outstanding park.

**Rowland Mack**  
 This project includes a conservation easement over a 168-acre property south of and adjacent to the El Recreo conservation easement and the Lawson Addition to Hood Mountain Regional Park & Open Space Preserve. This acquisition would expand protection along the southern Mayacamas Mountains and possibly facilitate expansion of the park. This property is in the Badger Creek watershed – a tributary to Santa Rosa Creek, a steelhead stream. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, Wildlands

**Sonoma Schellville Trail MG**  
 In the mid-1980's, Sonoma County Regional Parks began their work to buy a railroad right of way in Schellville to fill a critical gap in the local and regional trail system. Regional Parks will be able to leverage Matching Grant funds to finally purchase the remaining land and build a trail that will connect local and regional trail systems, including the San Francisco Bay Trail that connects 47 cities across 9 counties.

**South Sonoma Mountain - Grove**  
 This 369-acre property, near the summit of Sonoma Mountain, shares a boundary with Moon Ranch and George Ranch. The property is located at the terminus of Grove Street and is entirely within the Sonoma Mountain Scenic Landscape Unit. A conservation easement will further the landowner's goals of having this property remain as open space for grazing and limited residential development. Vital Lands Initiative Goals: Agricultural lands, Community Identity, Water, and Wildlands

**South Sonoma Mountain - Rodgers Creek (North & South)**  
 This 813-acre property is comprised of two parcels. The northwest half of the property is in the Sonoma Mountain Scenic Landscape Unit and the southeastern boundary is Stage Gulch Road. A conservation easement will further the landowner's goals of having this property remain as open space for grazing, some vineyard use, and limited residential development. The northern part of the property is contiguous with Moon Ranch and George Ranch. Ellis, Lafferty, and Rodgers Creek, all intermittent, are located on the property. Rodgers Creek hosts threatened steelhead. Vital Lands Initiative Goals: Agricultural lands, Community Identity, Water, and Wildlands

**South Sonoma Mountain - Skyline**  
 This project will place a conservation easement on a 491-acre property so it remains as open space for wildlife habitat, grazing and limited residential use. The property is contiguous with George Ranch and quite visible given its location near the summit of Sonoma Mountain. The northwest half of the property is in the Sonoma Mountain Scenic Landscape Unit. Rodgers and Lafferty Creeks, two intermittent creeks, are located on the property. Rodgers Creek hosts threatened steelhead and is potential habitat for yellow-legged frog. Vital Lands Initiative Goals: Agricultural lands, Community Identity, Water, and Wildlands

Map Date: 1/2/2026  
 Data Sources: Public and Protected Lands (CPAD, CCEd, Ag + Open Space); Sonoma County ISD/GIS (Roads, Streams, Supervisorial Districts)  
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### Active Projects

**Bianchi Ranches - Two Rock**  
 Bianchi Ranches - Two Rock is a 632 acre property which seeks the protection of an agricultural based conservation easement over three contiguous ranches. Presently, Ag + Open Space is working with the owner on an NCRS application for grant monies.

**Cheda Hills**  
 Cheda Hills is a 681-acre ranch located on the western slope of Sonoma Mountain. This family-owned ranch is operated as part of a larger complex, and is completely undeveloped, with wide spaces of open grasslands and oak savannah.

**Deniz Ernest & Beverly Trust**  
 This project includes a conservation easement on a 217-acre property on the western slope of Sonoma Mountain within the Sonoma Mountain Scenic Landscape Unit. Adobe Creek, a tributary to the Petaluma River, crosses the property. A conservation easement would preserve the land for agricultural production. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water

**Deniz Family Farm**  
 This project includes a conservation easement on a 315-acre property on the western slope of Sonoma Mountain within the Sonoma Mountain Scenic Landscape Unit. A mile of Lynch Creek, a tributary to the Petaluma River, flows across the property. Based on existing legal lots and zoning, the property could be subdivided into nine separate ownerships. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water

**Denman Reach MG**  
 The City of Petaluma seeks to acquire a 2.1-acre parcel that is pivotal to the completion of a larger 23.5-acre riparian restoration, public trail, environmental education, and flood control project on the Petaluma River. Vital Lands Initiative Goals: Healthy Communities, Community Identity, Water, Wildlands

**Diamond W Ranch**  
 This is certified organic 850-acre dairy near Valley Ford and Two Rock. It has a small stretch of Stemple Creek and is highly visible along Bodega Ave/Valley Ford Rd and Roblar Rd. The family would like to retire all but two of the nine development rights. A conservation easement would protect a large and highly productive agricultural property from parcelization and potential conversion out of agricultural use. Vital Lands Initiative Goals: Agricultural Lands, Water, Wildlands.

**Ielmorini Ranch - Sonoma Mountain**  
 This 417-acre cattle ranch is located northeast of Petaluma on the lower slopes of Sonoma Mountain. There is a year-round stream, Washington Creek, on the property, and the landowner has expressed interest in riparian conservation as well as continued

**Limping Turkey Ranch**  
 This 158-acre ranch is located between the Mattos and Camozzi conservation easements. The property's grasslands, terrain, abundant water, and adjacency to other agricultural lands make it a critical addition to a large block of agricultural conservation easements in the area. It is at high risk of conversion to rural residential homes because it has already been subdivided and prepared for development with wells, perc tests, and defined legal lots. A conservation easement on this property would likely consist of an amendment to the Camozzi easement to add this land with protection of its natural resource values. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, Wildlands

**Nadale Ranch**  
 This is a 389.5 acre property west of Petaluma. Historically operated as an independent ranch and dairy, it is now leased to a neighboring dairy producer. The property contains sweeping views of Petaluma and Marin County, and is at the dividing point between three watersheds. Conservation will protect the scenic vistas from development and prevent subdivision and conversion from agricultural use. Vital Lands Initiative Goals: Agricultural Lands, Community Identity

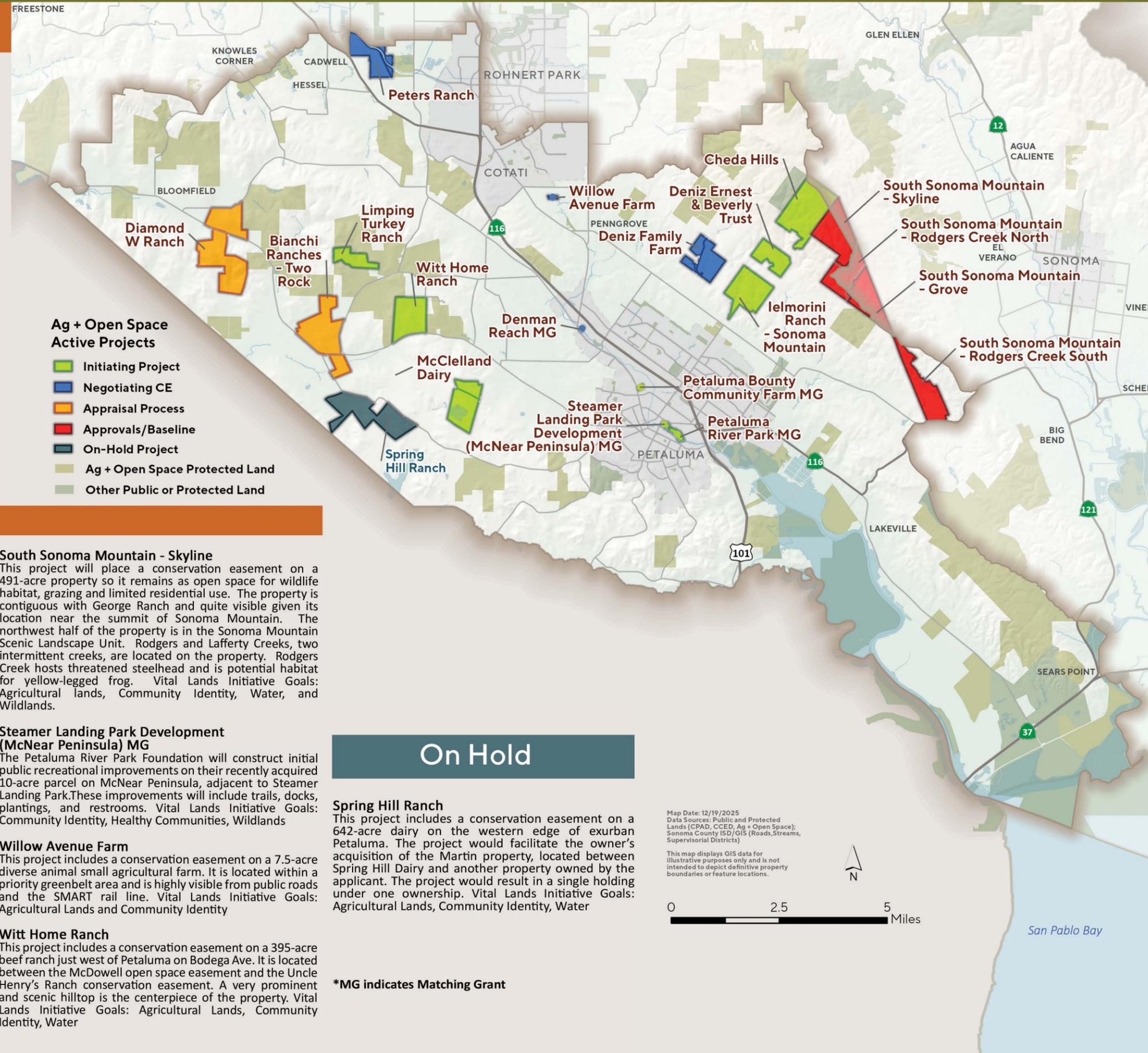
**Petaluma Bounty Community Farm MG**  
 For over 15 years, Petaluma People's Services' Bounty Community Farm has grown and sold affordable, locally-grown fruits and vegetables in the center of Petaluma, while prioritizing the creation of opportunities for low-income and vulnerable community members to have fresh and healthy food. Matching Grant funds will help them purchase the land they've long farmed and continue their work of bringing fresh, healthy food and sustainable agricultural education to their community

**Petaluma River Park MG**  
 The Petaluma River Park Foundation will construct initial public recreational improvements on their recently acquired 10-acre parcel on McNear Peninsula, adjacent to Steamer Landing Park. These improvements will include trails, docks, plantings, and restrooms. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Wildlands

**Peters Ranch**  
 This project would include a conservation easement over a 277-acre dairy farm, located on Llano Road near the Laguna Treatment Plant. The property consists of rolling hills with mature oaks, woodlands, wetlands, and riparian habitats. Split by Laguna de Santa Rosa, it supports an active wildlife and recreation corridor. George McClelland, the owner and a respected Sonoma County dairy operator, intends to maintain and expand dairy operations whilst preserving the natural resources of a complex pasture, wetland, woodland, and riparian parcel. Vital Lands Initiative Goals: Agriculture Lands, Community Identity and Water.

**South Sonoma Mountain - Grove**  
 This 369-acre property, near the summit of Sonoma Mountain, shares a boundary with Moon Ranch and George Ranch. The property is located at the terminus of Grove Street and is entirely within the Sonoma Mountain Scenic Landscape Unit. A conservation easement will further the landowner's goals of having this property remain as open space for grazing and limited residential development. Vital Lands Initiative Goals: Agricultural lands, Community Identity, Water, and Wildlands

**South Sonoma Mountain - Rogers Creek (North & South)**  
 This 813-acre property is comprised of two parcels. The northwest half of the property is in the Sonoma Mountain Scenic Landscape Unit and the southeastern boundary is Stage Gulch Road. A conservation easement will further the landowner's goals of having this property remain as open space for grazing, some vineyard use, and limited residential development. The northern part of the property is contiguous with Moon Ranch and George Ranch. Ellis, Lafferty, and Rodgers Creek, all intermittent, are located on the property. Rodgers Creek hosts threatened steelhead. Vital Lands Initiative Goals: Agricultural lands, Community Identity, Water, and Wildlands



- Ag + Open Space Active Projects**
- Initiating Project
  - Negotiating CE
  - Appraisal Process
  - Approvals/Baseline
  - On-Hold Project
  - Ag + Open Space Protected Land
  - Other Public or Protected Land

### On Hold

**Spring Hill Ranch**  
 This project includes a conservation easement on a 642-acre dairy on the western edge of exurban Petaluma. The project would facilitate the owner's acquisition of the Martin property, located between Spring Hill Dairy and another property owned by the applicant. The project would result in a single holding under one ownership. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water

**South Sonoma Mountain - Skyline**  
 This project will place a conservation easement on a 491-acre property so it remains as open space for wildlife habitat, grazing and limited residential use. The property is contiguous with George Ranch and quite visible given its location near the summit of Sonoma Mountain. The northwest half of the property is in the Sonoma Mountain Scenic Landscape Unit. Rodgers and Lafferty Creeks, two intermittent creeks, are located on the property. Rodgers Creek hosts threatened steelhead and is potential habitat for yellow-legged frog. Vital Lands Initiative Goals: Agricultural lands, Community Identity, Water, and Wildlands.

**Steamer Landing Park Development (McNear Peninsula) MG**  
 The Petaluma River Park Foundation will construct initial public recreational improvements on their recently acquired 10-acre parcel on McNear Peninsula, adjacent to Steamer Landing Park. These improvements will include trails, docks, plantings, and restrooms. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Wildlands

**Willow Avenue Farm**  
 This project includes a conservation easement on a 7.5-acre diverse animal small agricultural farm. It is located within a priority greenbelt area and is highly visible from public roads and the SMART rail line. Vital Lands Initiative Goals: Agricultural Lands and Community Identity

**Witt Home Ranch**  
 This project includes a conservation easement on a 395-acre beef ranch just west of Petaluma on Bodega Ave. It is located between the McDowell open space easement and the Uncle Henry's Ranch conservation easement. A very prominent and scenic hilltop is the centerpiece of the property. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water

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San Pablo Bay

\*MG indicates Matching Grant

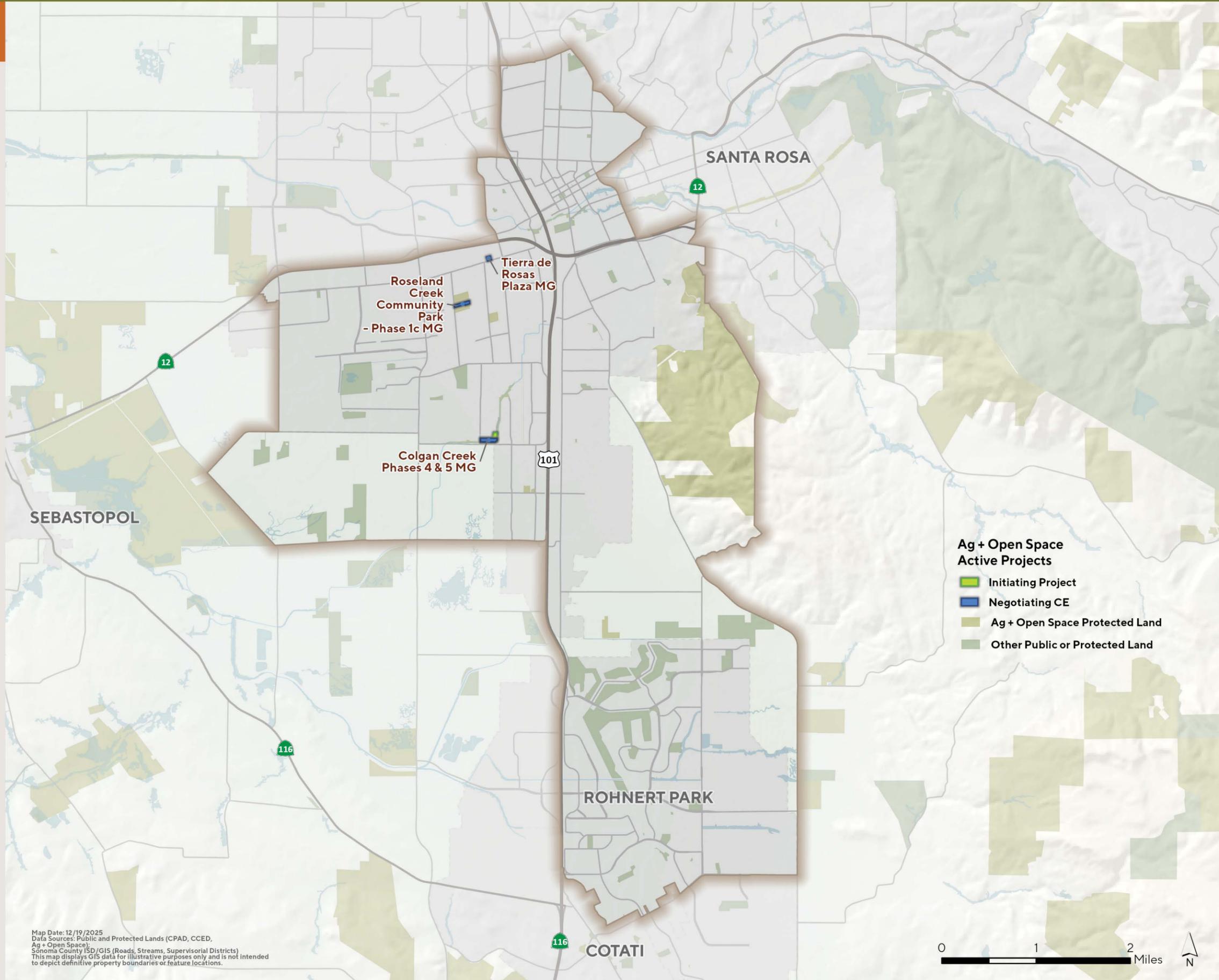
### Active Projects

**Colgan Creek Phase 4 & 5 MG**  
 This project is for the acquisition of a 4-acre parcel adjacent to the existing Colgan Creek restoration, park development and trail project. This additional parcel will allow increased creek meander in the ongoing creek restoration effort, and will provide additional land for additional recreational development, including a neighborhood park. Vital Lands Initiative Goals: Healthy Communities, Water

**Roseland Creek Community Park - Phase 1c MG**  
 This project is a 3-acre addition to Roseland 1a and 1b Community Park Matching Grant projects. We are working with the City of Santa Rosa to amend and replace the 1a and 1b conservation easements, so that there is one easement over the new park. This park is located between Burbank Ave and McMinn Ave in the Roseland neighborhood of Santa Rosa. Vital Lands Initiative Goals: Healthy Communities, Water

**Tierra de Rosas Plaza MG**  
 As part of long-term dream of the Roseland community, the Sonoma County Community Development Commission's Tierra de Rosas project will create an open green space in the heart of a major mixed-use development. In addition to the beloved Mitote Food Park, this park will be a core element of the plan to convert what is mostly parking lots and empty storefronts into a vibrant gathering, celebration, and recreation hub for Roseland residents

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### Active Projects

**Badger Park MG**  
 This Matching Grant Program project will protect via conservation easement up to 20 acres of parkland within the City of Healdsburg. The Badger Park Improvements and River Access project will officially incorporate the Russian River into Badger Park, providing the City's first authorized river access point. The project will also construct improvements and infrastructure needed to accommodate river access. Vital Lands Initiative Goals: Healthy Communities

**Bavarian Lion Vineyards**  
 This 1,858-acre conservation easement project in Knights Valley supports a mix of vineyard, grazing land, and moderately rugged wildland adjacent to the Pepperwood Preserve. It is positioned within an important wildlife corridor and hosts valley oak woodland, Coast redwood, and freshwater marsh. Franz Creek, a steelhead creek, and Redwood Creek, a steelhead and coho creek, flow across the property. Foothill yellow-legged frog, Kenwood Marsh checkerbloom, red-bellied newt, western pond turtle, and Sebastopol meadowfoam have all been observed on the property. Vital Lands Initiative Goals: Wildlands, Water, Agricultural Lands, and Community Identity

**Geyserville Community Plaza MG**  
 With our first Matching Grant project in Geyserville, the Sonoma County Public Infrastructure Department and the Geyserville Municipal Advisory Council will help create the community's first public park. Centrally located, and alongside the planned Smart Trail tracks and Great Redwood Trail, this park will create a more accessible way for residents to get outside and serve as a gathering space for beloved annual events. The park will also support the town's climate resilience with designs that will offer flood protection and a shaded areas for residents to cool down during hot weather. Vital Lands Initiative Goals: Healthy Communities

**Gill Creek Confluence**  
 This is a 51-acre property north of Geyserville. A conservation easement would provide an opportunity to protect and allow for restoration of Gill Creek and over 10 acres of Russian River floodplain. Vital Lands Initiative Goals: Water and Wildlands.

**Laura Fish Somersal Park MG**  
 With funding from the Matching Grant Program, the City of Healdsburg will construct new park facilities on their recently acquired 33-acre property in northern Healdsburg. The park will eventually provide connectivity via a public trail to Healdsburg Ridge Open Space Preserve. Vital Lands Initiative Goals: Healthy Communities

**Mark West Community Park Phase 2 MG**  
 An important step in creating the area's first central public park—a much-needed space for community gathering and healing in a neighborhood still recovering from the 2017 Tubbs Fire. This project builds on the recent acquisition of the parkland, made possible by support from the Community Spaces Matching Grant Program and the Mark West Area Community Foundation. Phase 2 will focus on essential planning, design, and infrastructure improvements to make the park safe, accessible, and welcoming for all. Planned upgrades include an ADA pathway and parking enhancements, safety features like swing-arm gates and low fencing, water and power hookups, tree and vegetation plantings, a lawn, benches, picnic tables, an irrigation system, and interpretive signage. These improvements will help transform the space into a vibrant community resource for recreation, connection, and reflection.

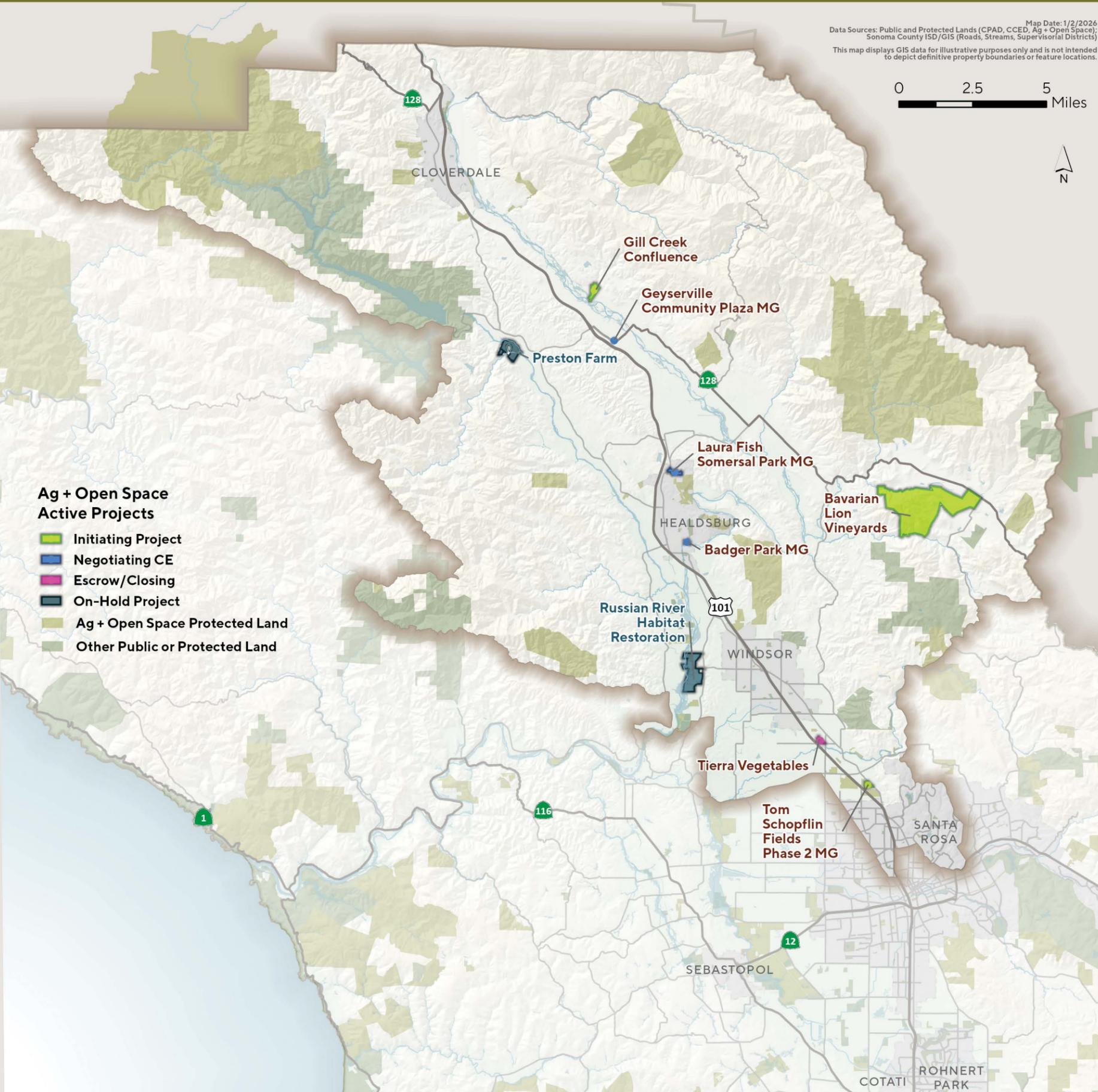
**Tierra Vegetables**  
 This farm, just east of Highway 101 north of Santa Rosa is part of a set of greenbelt properties that act as community separators between Santa Rosa and Windsor. It is operated by Tierra Vegetables, a small-scale operation that has farmed in Sonoma County for over 30 years. Tierra Vegetables leases the property from Ag + Open Space as part of Ag + Open Space's mission to encourage and support local agriculture in community separators. Ag + Open Space purchased this property in 1998.

**Tom Schopflin Fields Phase 2 MG**  
 The proposed project will bring a much-needed all-weather soccer field to Santa Rosa, creating more opportunities for underrepresented minority youth to play, train, and build community. With a shortage of accessible sports facilities in the area, this project will provide a vital outdoor space for recreation and connection. Funding from the Community Spaces Matching Grant Program will support the final design, permitting, and installation of the new field for Atlético Santa Rosa, including drainage, field base preparation, and turf installation. These improvements will not only expand public recreation opportunities at Tom Schopflin Fields but also help foster a more diverse and inclusive soccer community in Santa Rosa.

### On Hold

**Preston Farm**  
 This project includes a conservation easement on 120 acres of agricultural land on the southwest side of Dry Creek. There is a narrow band of riparian habitat along Dry Creek and Pena Creek, but most of the property is developed or under intensive agricultural use. The landowners would like to convert more of the property to natural resource restoration and transition ownership to a community-based, education-focused farm. Staff is developing a complex project structure that will protect the agricultural values while enabling restoration of riparian habitat. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, Wildlands

**Russian River Habitat Restoration**  
 This project is in partnership with Endangered Habitats Conservancy and Hanson Aggregates. There are several parcels that were mined for gravel by Hanson Aggregates, which are now proposed to be part of a restoration project. The land will eventually be conveyed to Regional Parks and Ag + Open Space will hold a conservation easement over all or a portion of the 63 acres of the proposed restoration project. Vital Lands Initiative Goals: Healthy Communities, Water, Wildlands



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### Active Projects

**A Place to Play MG**  
 With funding from the Matching Grant Program, the City of Santa Rosa will construct the first all weather multi-sport fields at the existing park. Vital Lands Initiative Goals: Healthy Communities

**Americorps Trail MG**  
 This trail project is a partnership with the City of Sebastopol. Located east of Morris Avenue on approximately 11 acres near the Laguna de Santa Rosa, the project consists of trail improvements, including a boardwalk, entrance signs and trailhead improvements, and a bridge across Zimpher Creek, connecting to Highway 12. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water

**Berry Forest Preserve**  
 This 132.63-acre conservation easement project located south of Monte Rio, is a forested property comprised of coast redwood, Douglas-fir, and tanoak forest that is adjacent to the future Starrett Hill Conservation Easement. Mesa Grande Gulch, a tributary to Russian River, flows across the property. It is positioned within an important wildlife corridor and has the potential to host, California giant salamander, northern spotted owl, and Sonoma tree vole. Vital Lands Initiative Goals: Wildlands and Community Identity.

**Bodega Bay Trail, North Harbor MG**  
 With funding from the Matching Grant Program, Sonoma County Regional Parks will construct a 0.6-mile trail from the Bodega Bay Community Center to the Bay. This will extend existing trail connections and provide pedestrian and bicycle access off of Highway 1. Vital Lands Initiative Goals: Healthy Communities

**Chanslor Ranch**  
 This is a conservation easement acquisition over the 378-acre Chanslor Ranch in partnership with Sonoma County Regional Parks to establish more parkland on the Sonoma Coast. Chanslor Ranch is adjacent to the Colliss conservation easement, Sonoma Coast State Park, and Carrington Coast Ranch Regional Park and OSP. The property hosts a variety of habitat types including Western North American Freshwater Marsh and native grasses. A portion of Salmon Creek runs through the property and hosts steelhead and freshwater shrimp. The property helps conserve a highly scenic piece of the Sonoma County coastline that is visible from Highway 1 and Carrington Coast Ranch Regional Park and OSP. Vital Lands Initiative Goals: Water, Wildlands, Community Identity and Healthy Communities

**Crawford Gulch**  
 This 92-acre acquisition is a partnership with Sweetwater Springs Water District and the Monte Rio Recreation and Park District. Vital Lands Initiative Goals: Water, Wildlands, and Healthy Communities

**Guerneville River Park Phase 2 MG**  
 This 0.53-acre property is located immediately east of the Highway 116 bridge across the Russian River from Guerneville. The 1.17-acre Guerneville River Park, lies both east and west of the bridge. The park was developed in 2007. The fee acquisition is a 0.53-acre (23,053 square foot) portion of the 1.17-acre parcel. The property is undeveloped except for an old barn, and a paved emergency road from neighboring properties to the Highway 116 bridge. Vital Lands Initiative Goals: Healthy Communities

**Laguna Oakwild**  
 This 149.88-acre property is located northwest of Santa Rosa near the confluence of Mark West Creek and the Laguna de Santa Rosa. Mark West Creek flows through the property, and backwaters into a large wetland complex used by migratory waterfowl. The remainder of the property has been a family farm for most of the last century, and is a mix of beef cattle grazing and vineyards. A conservation easement will protect the wetlands and streams, while allowing for continued agricultural production.

**Landwell**  
 This is a 21.66-acre property located west of Sebastopol and along Jonive Creek, which supports steelhead trout and other aquatic species. The property has been recently acquired by an affordable housing cooperative, which plans to offer educational opportunities and expand existing small-scale farming operations. Conservation of the property will support the farming operation and establish protections for the riparian corridor and floodplain wetlands.

**Little Rancheria Creek**  
 This 276.16-acre conservation easement project located directly south of the Gloeckner-Turner Ranch Conservation Easement and two miles east of the Warm Springs arm of the Lake Sonoma Reservoir. The property is aligned along Little Rancheria Creek, a year-round steelhead-bearing stream that flows across the property. The property features redwood, Douglas-fir, mixed-hardwood, and riparian forest, as well as areas of manzanita and chapparal. Vital Lands Initiative Goals: Water and Wildlands.

**Occidental Community Plaza**  
 The Sonoma County Public Infrastructure Department is working to transform an underused lot in the heart of Occidental into the town's first public community open space. This vibrant new gathering place will provide opportunities for recreation and connection for residents and visitors alike. With support from the Community Spaces Matching Grant Program, the project will fund conceptual plans, construction documents, permits, bike racks, interpretive signage, railings, and landscaped vegetated swales. Additionally, grading and fill work will elevate the park to match the height of the existing public parking lot, ensuring accessibility for all.

**Osprey Hill Ranch**  
 This is a 347-acre scenic coastal property north of Bodega Bay. The property is direct south of Sonoma Coast State Park – Red Hill Addition and Wright Hill Ranch Regional & Open Space Preserve, and east of Highway 1. The property features wetland and aquatic habitats suitable for restoration. A conservation easement would protect the property from development and will preserve the coastal scenic viewshed. Vital Lands Initiative Goals: Community Identity, Water, and Wildlands.

**Russian River Community Park**  
 The Sonoma County Public Infrastructure Department is using Community Spaces Matching Grant funding to create a much-needed community park in the heart of Guerneville. This rare, flat open space—located near downtown and adjacent to the Guerneville County Park and Ride—offers an ideal setting for recreation and gathering. The site, which features Liverau Creek and valuable riparian habitat, will be thoughtfully designed to balance natural restoration with community use. Planned improvements include creek restoration, a stormwater treatment swale, an open grass multi-use field, a natural play structure, a community garden, picnic areas, dog parks, an amphitheater, a nature trail, restrooms, and permeable parking. This park will provide a welcoming space for residents and visitors alike, fostering recreation, connection, and environmental stewardship

**Sea Way**  
 This is a 245.27-acre property in coastal headlands near Bodega Bay. The property was used for cattle ranching until the mid-1980s, after which it was largely left to nature, except for a small home and lavender farm on one part of the property. The property is in a priority greenbelt area and is highly visible from Highway 1 and Bodega Bay. The conservation easement will limit development and preserve views and natural habitat.

**South Fork Gualala**  
 This 299-acre conservation easement project is located near the community of Fort Ross and has 1.3 miles of frontage of the South Fork of the Gualala River. The property features redwood, Douglas-fir, mixed-hardwood, and riparian forest. Vital Land Initiative Goals: Water and Wildlands.

**Starrett Hill**  
 This 319-acre fee acquisition is located between Torr West (Regional Park) and Sonoma Coast State Park. The property is owned by the Sweetwater Springs Water District and is a partnership with the current landowner and Monte Rio Recreation and Park District. Vital Lands Initiative Goals: Healthy Communities, Community Identity, Water, Wildlands

### Ag + Open Space Active Projects

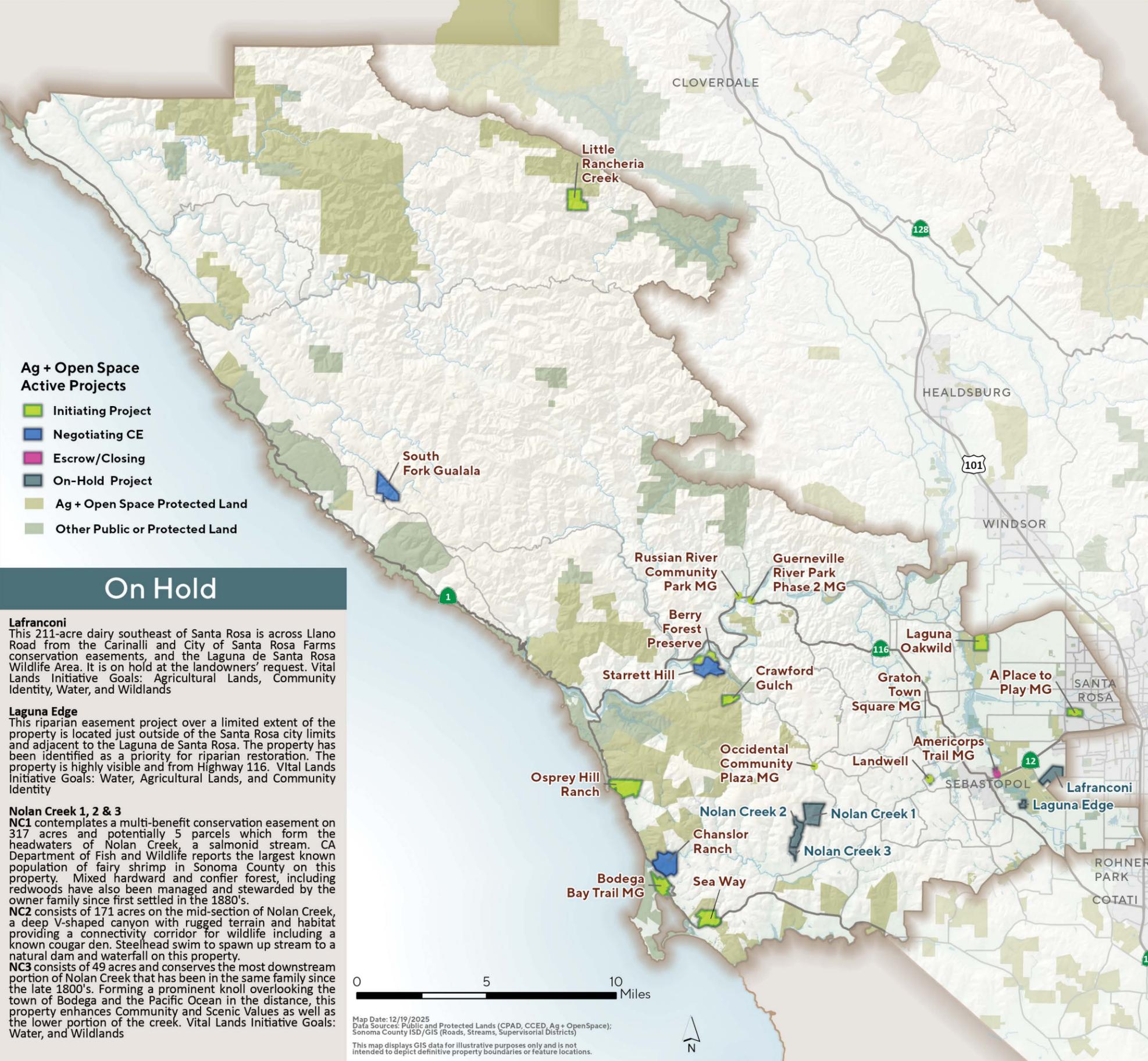
- Initiating Project
- Negotiating CE
- Escrow/Closing
- On-Hold Project
- Ag + Open Space Protected Land
- Other Public or Protected Land

### On Hold

**Lafranconi**  
 This 211-acre dairy southeast of Santa Rosa is across Llano Road from the Carinalli and City of Santa Rosa Farms conservation easements, and the Laguna de Santa Rosa Wildlife Area. It is on hold at the landowners' request. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, and Wildlands

**Laguna Edge**  
 This riparian easement project over a limited extent of the property is located just outside of the Santa Rosa city limits and adjacent to the Laguna de Santa Rosa. The property has been identified as a priority for riparian restoration. The property is highly visible and from Highway 116. Vital Lands Initiative Goals: Water, Agricultural Lands, and Community Identity

**Nolan Creek 1, 2 & 3**  
 NC1 contemplates a multi-benefit conservation easement on 317 acres and potentially 5 parcels which form the headwaters of Nolan Creek, a salmonid stream. CA Department of Fish and Wildlife reports the largest known population of fairy shrimp in Sonoma County on this property. Mixed hardwood and conifer forest, including redwoods have also been managed and stewarded by the owner family since first settled in the 1880's. NC2 consists of 171 acres on the mid-section of Nolan Creek, a deep V-shaped canyon with rugged terrain and habitat providing a connectivity corridor for wildlife including a known cougar den. Steelhead swim to spawn up stream to a natural dam and waterfall on this property. NC3 consists of 49 acres and conserves the most downstream portion of Nolan Creek that has been in the same family since the late 1800's. Forming a prominent knoll overlooking the town of Bodega and the Pacific Ocean in the distance, this property enhances Community and Scenic Values as well as the lower portion of the creek. Vital Lands Initiative Goals: Water, and Wildlands



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