



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION
COMMISSIONERS

Mike Sangiacomo
Todd Mendoza
Patrick Emery

Brian Ling
Jorge Inocencio
Jeff Owen

REGULAR MEETING AGENDA

October 1, 2026 | 5:00 p.m.

MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON

The October 1, 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=wLbRUHkw8JwFotjqwdk4c53tdSuAbd.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 AOS-adminaide@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 AOS-adminaide@sonoma-county.org by 12 p.m. Wednesday, September 30, 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. Ad Hoc Committee Reports

Annual Report/Audit Report Review (Owen, Sangiacomo)

Appraisal (Owen, Mendoza)

Matching Grant Program Application Evaluation (Emery, Inocencio)

Public Access Audit (Inocencio, Ling)

10. Projects in Negotiation Attachment 3

Jennifer Kuszmar | Acquisition Manager

11. Closed Session Conference with Real Property Negotiators (Government Code Section 54956.8)

Project Name: Osprey Hill Ranch

Property Address: 6700 Highway 1, Bodega Bay, California 94923

APNs: 101-130-013

Property Owners: Current owners: Patrick Hendren and Christine Hendren, Trustees of the Hendren Family Trust

Future owners: Sonoma Land Trust

Negotiators: Eamon O'Byrne

Misti Arias, General Manager, Ag + Open Space's Representative

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)

12. Reconvene to Open Session and Report out of Closed Session

13. Suggested Next Meeting

November 5, 2026

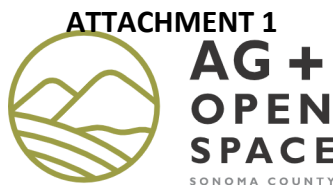
14. Adjournment

AGENDAS AND MATERIALS: Agendas and most supporting materials are available on Ag + Open Space's website at

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 9:00 a.m. and 4:00 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 AOS-adminaide@sonoma-county.org for materials.





SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION
COMMISSIONERS

Mike Sangiacomo
Todd Mendoza
Brian Ling

Patrick Emery
Jorge Inocencio
Jeff Owen

UNAPPROVED MINUTES

September 3, 2026 | 5:00 pm

COMMISSIONERS PRESENT: Brian Ling, Jeff Owen, Jorge Inocencio, Patrick Emery

STAFF PRESENT: Misti Arias, General Manager; Jennifer Kuszmar, Acquisition Manager; Lisa Pheatt, County Counsel; Amy Ricard, Community Resources Manager; Pierre Ratte, Acquisition Specialist; Leslie Lew, Natural Resources Specialist; Sara Ortiz, FOC Clerk.

1. Call to Order

Commissioner Ling called the meeting to order at 5:01 p.m.

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

None.

3. General Announcements Not Requiring Deliberation or Decision

None.

4. Public Comment

None.

5. Correspondence/Communications

None.

6. General Manager's Report

- 8/4/2026 The Board approved the Diamond W Conservation Easement
- 8/4/2026 The Board approved the Tom Schopflin Fields Phase 2 Community Spaces Matching Grant project
- 9/1/2026 A multi-district, including Ag + Open Space, hazard mitigation plan was adopted by the Board
- 9/1/2026: The Board approved the Geyserville Plaza Community Spaces Matching Grant project
- A Russian River paddle is being planned at the end of September hosted by Directors Gore and Hopkins

7. Approval of Commission Minutes

On a motion from Commissioner Owen and a second by Commissioner Emery, the minutes from the July 23, 2026 meeting were approved.

8. Request Commissioner to join Ag + Open Space's Review Committee for Request for Proposals (RFP) for Audit Services

Chair Ling volunteered to join Review Committee.

9. Public Access Audit Ad Hoc Committee Report Out

Amy Ricard gave a report.

10. Appraisal Ad Hoc Committee Report Out

Pierre Ratte gave a report.

11. Potential Appointment of Ad Hoc Committee to review Fiscal Oversight Commission role pursuant to Section 3(F) Board of Supervisor's Resolution 10-0832

A broader ad hoc committee to review the Fiscal Oversight Commission's role will be agendized next meeting.

12. Ad Hoc Committee Reports

None.

13. Camp Meeker Forest Open Space Preserve Initial Public Access, Operations, and Maintenance Agreement

Leslie Lew gave a report.

14. Projects in Negotiation

Jennifer Kuszmar presented the current projects in negotiation.

11. Suggested Next Meeting

October 1, 2026

15. Adjournment

The meeting was adjourned at 6:46 pm.

AGENDAS AND MATERIALS: Agendas and most supporting materials are available on the District's website at sonomaopenspace.org. Due to legal, copyright, privacy or policy considerations, not all materials are posted online. Materials that are not posted are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at 747 Mendocino Avenue, Santa Rosa, CA.

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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.

ATTACHMENT 2

Sonoma County Agricultural Preservation and Open Space District
Consolidated Balance Sheet - District and OSSTA Funds
August 31, 2026

Assets

Cash and Investments	\$113,604,369
Accounts Receivable	44,910
Due from Other Funds	9,003,926
Other Current Assets	24,698
Intergovernmental Receivables	534,754

Total Assets	<u>\$123,212,658</u>
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Liabilities and Fund Balance

Current Payables	\$6,288
Other Current Liabilities	7,862
Due to Other Funds	9,003,926
Due to Other Governments	101
Deferred Revenue	47,897
Long-Term Liabilities	0

Total Liabilities	<u>9,066,074</u>
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Fund Balance

Nonspendable	24,698
Restricted - District Activities	114,121,885
Total Fund Balance	114,146,584

Total Liabilities and Fund Balance	<u>\$123,212,658</u>
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Cash by Fund

OSSTA - Measure F	\$64,336,876
Open Space District	3,837,577
Stewardship Reserve	23,350,735
Cooley Reserve	178,640
Operations and Maintenance	21,900,541

Total Cash by Fund	<u>\$113,604,369</u>
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ATTACHMENT 2

Sonoma County Agricultural Preservation and Open Space District
Consolidated District and OSSTA Budget to Actual
For the Two months ended August 31, 2026
17% of Year Complete

	Budget Final	Actual Year to Date	Encumbrances Year to Date	Remaining Balance	% of Budget Remaining
Revenues					
Tax Revenue *	\$31,887,909	\$401,249		\$31,486,660	98.74%
Intergovernmental	14,730,158	0		14,730,158	100.00%
Use of Money & Prop	145,000	13,090		131,910	90.97%
Miscellaneous Revenues	3,985,000	9,348		3,975,652	
Other Financing Sources	2,345,414	0		2,345,414	100.00%
Total Revenues	53,093,481	423,687		52,669,794	99.20%
Expenditures					
Salaries and Benefits	8,123,431	942,234	\$0	7,181,197	88.40%
Services and Supplies	15,154,866	249,599	6,290,143	8,615,124	56.85%
Other Charges	20,344,378	-	1,008,645	19,335,733	95.04%
Capital Expenditures**	44,100,000	-	93,352	44,006,648	99.79%
Other Financing Uses	1,670,905	-		1,670,905	100.00%
Total Expenditures	89,393,580	1,191,833	7,392,140	80,809,607	90.40%
Net Earnings (Cost)	(\$36,300,099)	(768,145)	(\$7,392,140)	(\$28,139,814)	
Beginning fund balance		<u>114,914,729</u>			
Ending Fund Balance		\$114,146,584			

*Sales tax collected as of August 31, 2025, was \$371,004. Current collections are 7.54% above the prior year. There continue to be collection and timing issues with CDTFA.
(California Department of Tax and Fee Administration)

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

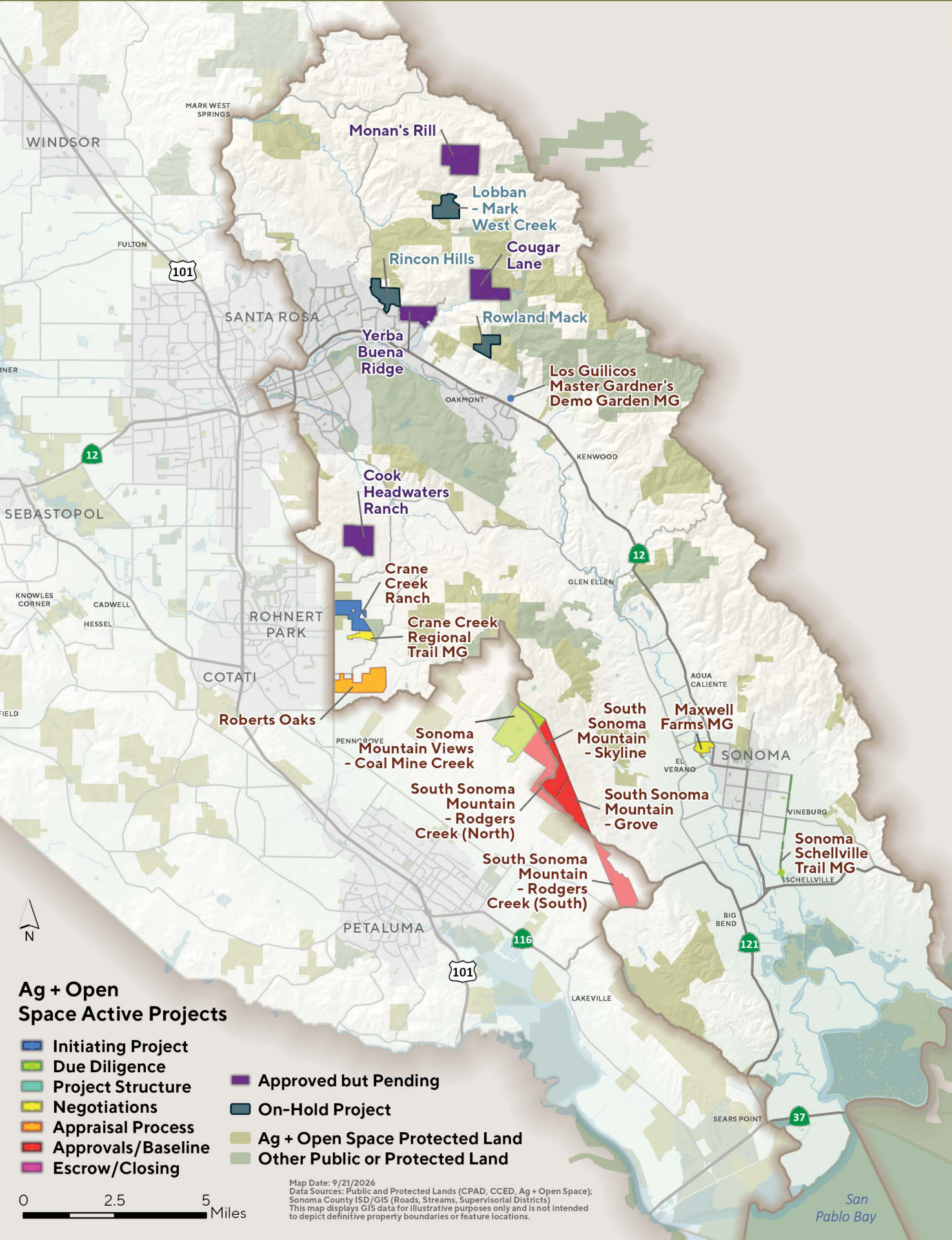
Salaries and Benefits	Salaries and benefits for Ag + Open Space staff.
Services and Supplies	All contracted services and supplies for the FY plus encumbered prior FY.
Other Charges	Community Spaces-Matching Grant Program expenditures.
Capital Expenditures	Conservation Easements and Fee Land expenditures.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



On Hold

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

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Active Projects

On Hold

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

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.

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)
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

*MG indicates Matching Grant

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

Rincon Hills
Ag + Open Space would purchase a conservation easement on this 218-acre property within the Santa Rosa City Limits. The property is adjacent to Saddle Mountain Open Space Preserve to the northeast, and City zoning could allow subdivision into more than 2

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

Approved but Pending

Cook Headwaters Ranch
299-acres
Vital Lands Initiative Goals: Pending

Cougar Lane
318-acres
Vital Lands Initiative Goals: Community Identity, Water and Wildlands

Monan's Rill
437-acres
Vital Lands Initiative Goals: Community Identity, Water and Wildlands

Yerba Buena Ridge
213-acres
Vital Lands Initiative Goals: Pending

Ag + Open Space Active Projects

- Initiating Project
- Due Diligence
- Project Structure
- Negotiations
- Appraisal Process
- Approvals/Baseline
- Escrow/Closing
- Approved but Pending
- On-Hold Project
- Ag + Open Space Protected Land
- Other Public or Protected Land

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.

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

*MG indicates Matching Grant

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 Views - Coal Mine Creek

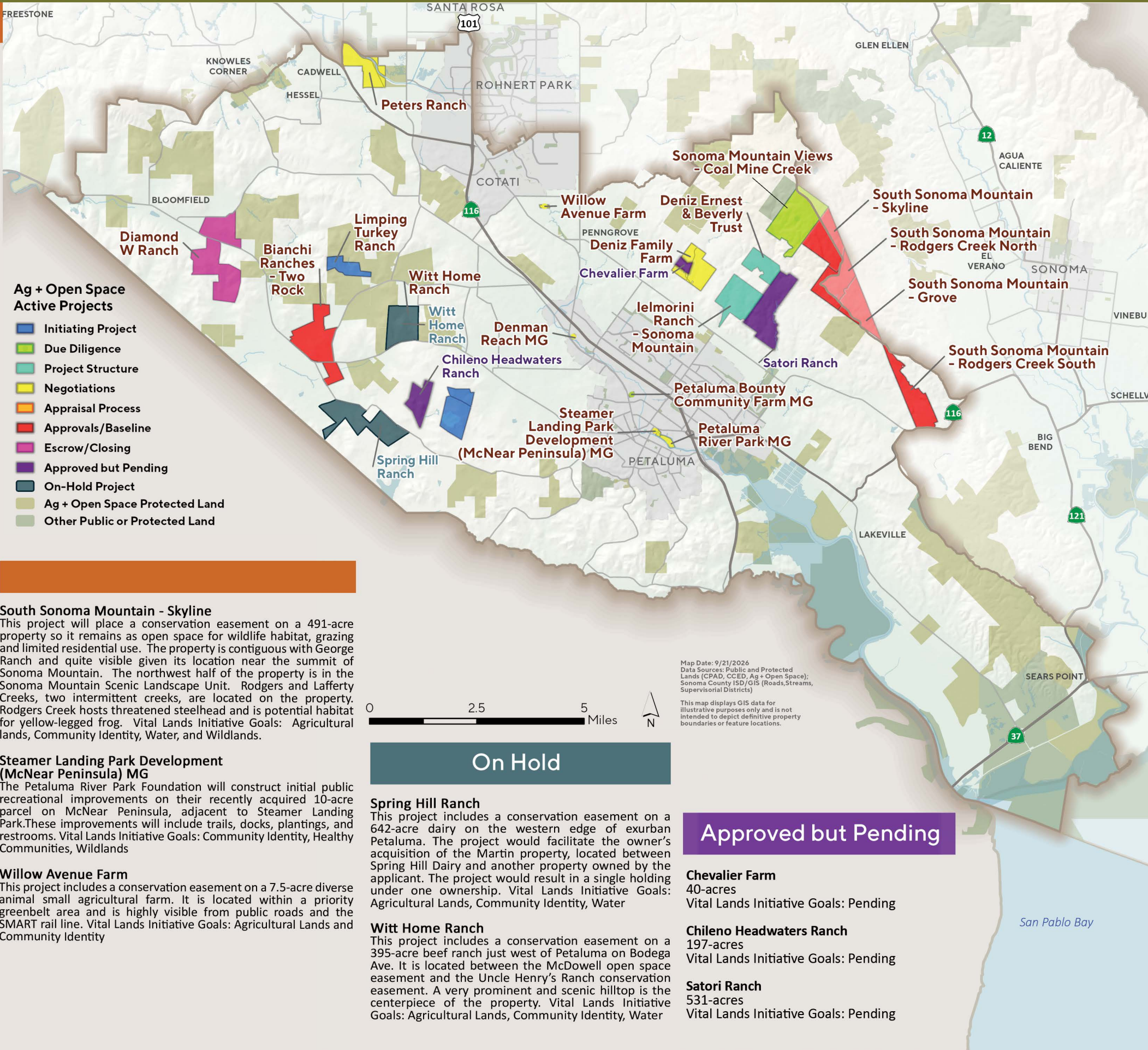
This 681-acre ranch located on the western slope of Sonoma Mountain. This family-owned ranch is operated as part of a larger complex, and is completely undeveloped, with wide spaces of open grasslands and oak savannah.

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



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

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

Approved but Pending

Chevalier Farm

40-acres
Vital Lands Initiative Goals: Pending

Chleno Headwaters Ranch

197-acres
Vital Lands Initiative Goals: Pending

Satori Ranch

531-acres
Vital Lands Initiative Goals: Pending

Active Projects

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 3.8-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.

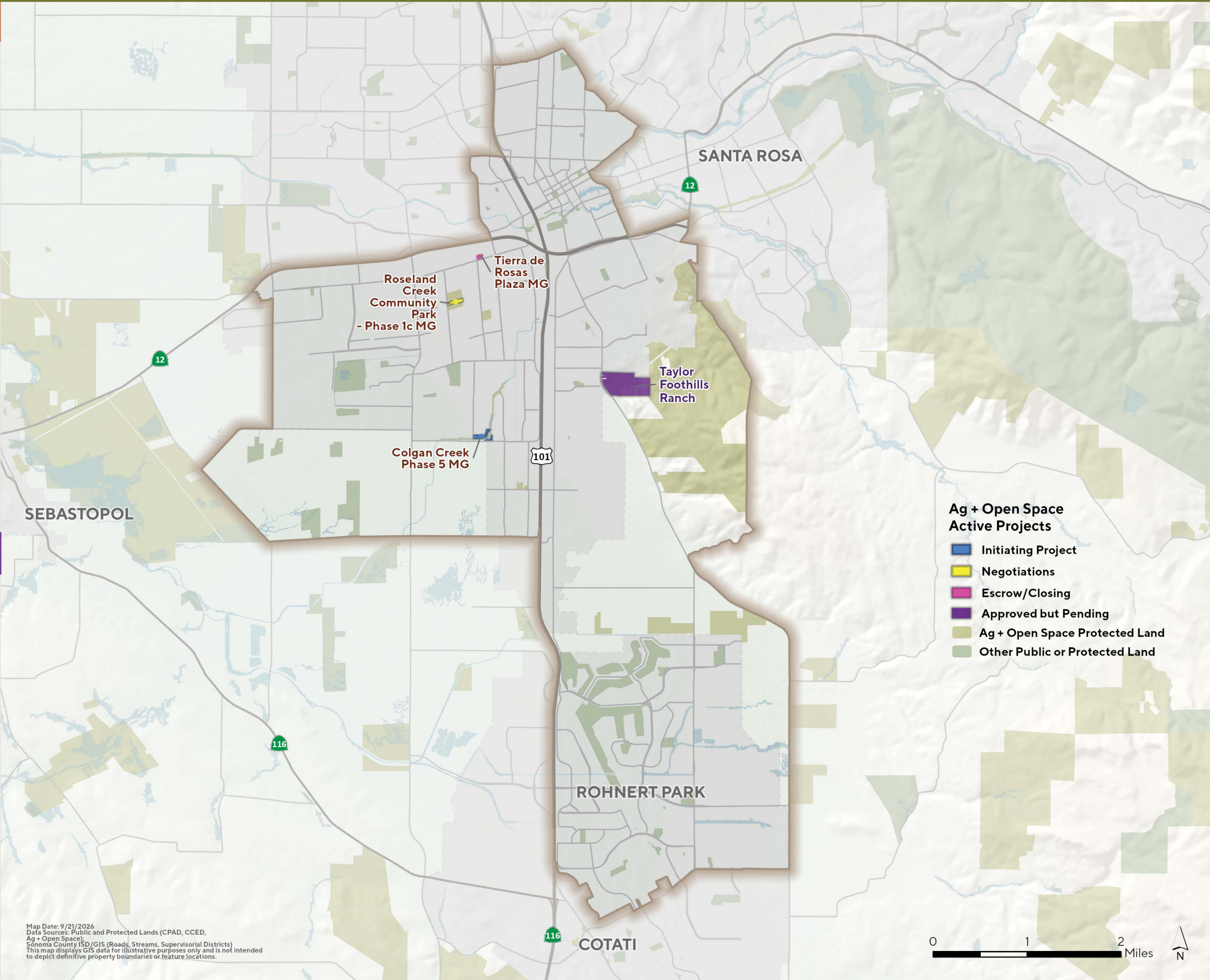
Roseland Creek Community Park - Phase 1c MG
This project is a 3-acre addition to Roseland 1a and 1b Community Park Matching Grant projects. We are working with the City of Santa Rosa to amend and replace the 1a and 1b conservation easements, so that there is one easement over the new park. This park 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

*MG indicates Matching Grant

Approved but Pending

Taylor Foothills Ranch
59-acres
Vital Lands Initiative Goals: Agricultural Lands, Community Identity



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

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

*MG indicates Matching Grant

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.

Bucher-Russell Ranch
This project comprises a pair of properties totaling 561.56-acres in Sonoma County, just off Westside Road and west of the Town of Windsor, and a short way east of the Pryor Ranch Conservation Easement. The Bucher portion of the ranch has been operated as a dairy in the recent past but is now used for cattle grazing and vineyards. If conserved, the two properties would protect a large block of farmland, mature oaks, and steelhead habitat

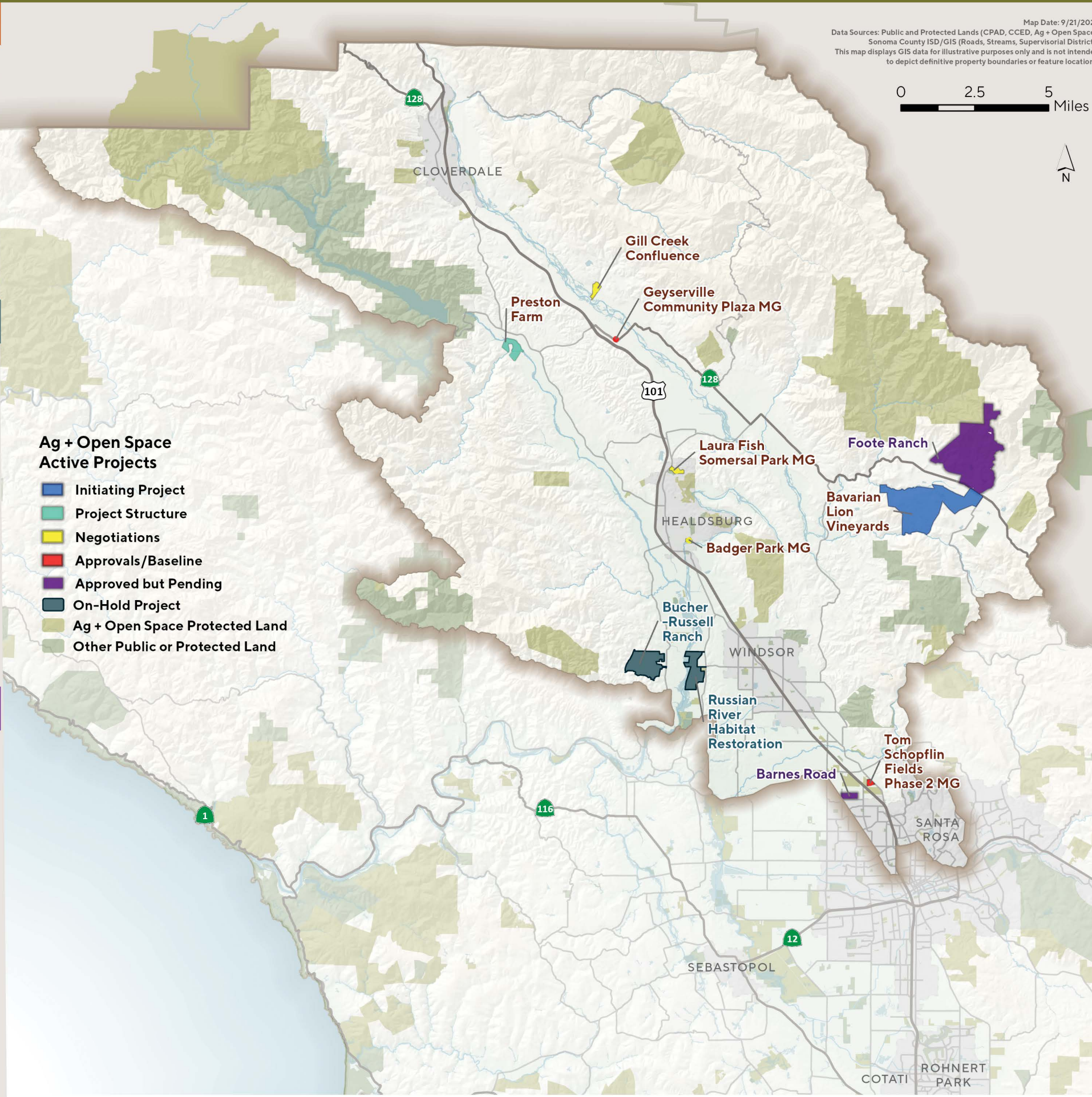
Russian River Habitat Restoration
This project is in partnership with Endangered Habitats Conservancy and Hanson Aggregates. There are several parcels that were mined for gravel by Hanson Aggregates, which are now proposed to be part of a restoration project. The land will eventually be conveyed to Regional 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

Barnes Road
43-acres
Vital Lands Initiative Goals: Agricultural Lands, Community Identity

Foote Ranch
2,099-acres
Vital Lands Initiative Goals: Pending

On Hold

Approved but Pending





Map Date: 9/21/2026
Data Sources: Public and Protected Lands (CPAD, CCED, Ag + OpenSpace);
Sonoma County ISD/GIS (Roads, Streams, Supervisorial Districts)
This map displays GIS data for illustrative purposes only and is not
intended to depict definitive property boundaries or feature locations.