



AG + OPEN SPACE
SONOMA COUNTY

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

UPDATED REGULAR MEETING AGENDA

February 27, 2025 | 5:00 pm

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON

The February 27, 2025 Sonoma County Ag + Open Space Advisory Committee meeting will be held in person at Ag + Open Space's office located at 747 Mendocino Avenue, Santa Rosa, CA. The public may also participate virtually through Zoom.

Members of the public can watch or listen to the meeting using one of the two following methods:

1. **Zoom:** Join the Zoom meeting on your computer, tablet or smartphone by clicking: <https://sonomacounty.zoom.us/j/95865054803?pwd=qnrOt4pPXUH3L3bN7ObPtECiSiSuWF.1>
If you have the Zoom app or web client, join the meeting using the Password: 628163

Call-in and listen to the meeting: Dial 1 669 900 9128 Enter Webinar ID: 958 6505 4803

2. **In Person:** Members of the public may attend in person at Ag + Open Space's office at 747 Mendocino Avenue, Santa Rosa, CA in the large conference room.

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

DISABLED ACCOMMODATION: If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please contact Michelle Nozzari by email to Michelle.Nozzari@sonoma-county.org by 12pm Wednesday, February 26, 2025 to ensure arrangements for accommodation.

1. Call to Order

2. Public Comment

Comments on items not listed on the agenda. Time is limited to 2 minutes per person/item.

3. Approval of Minutes from December 12, 2024 Attachment A ACTION ITEM

4. General Manager's Report

Misti Arias, General Manager

5. Member Engagement Survey Results & Recommendations DISCUSSION ITEM

6. Advisory Committee Administration Attachment B ACTION ITEM

- a) Advisory Committee Rules of Procedures & Brown Act
- b) Hybrid Meeting AB 2449 Review
- c) Ad Hoc Subcommittee Assignments
- d) Committee Calendar & Roster
- e) Election of Committee Officers

7. Projects in Negotiations Attachment C

8. Announcements from Advisory Committee Members

9. Adjournment

Next Scheduled Meeting: March 27, 2025.

FUTURE MEETING TOPICS
(SUBJECT TO CHANGE)

3/27/25

TBD

4/25/25

TBD

5/22/25

TBD



SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

UNAPPROVED MINUTES

747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401
December 12, 2024 | 5:00 pm

MEMBERS PRESENT:

Jan McFarland, Richard Hodges, Steve Rabinowitsh, Thembi Borrás, Wendi Elliot, Michelle Whitman, John Shribbs, Kevin McDonnell, Emily Albert

1. Call to Order

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

2. Public Comment

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

Public comment:

- Duane Dewitt

3. Correspondence / Communications

No Correspondence.

4. Approval of Minutes from August 22, 2024 Attachment A ACTION ITEM

Approval of Minutes from October 24, 2024 Attachment B ACTION ITEM

Committee Action:

Chair Borrás called for a vote to approve the advisory minutes. Member Whitman motioned to approve minutes. Member McFarland seconded.

Aye: Jan McFarland, Richard Hodges, Steve Rabinowitsh, Thembi Borrás, Wendi Elliot, Michelle Whitman, John Shribbs, Kevin McDonnell, Emily Albert

Nay: None.

Abstain: None

Public comment: None

5. General Manager's Report

Misti Arias, General Manager

Member Comments:

- Richard Hodges
- Thembi Borrás

UPDATED PROPOSED Minutes



- Wendi Elliot
- Kevin McDonnell
- Steve Rabinowitsh
- John Shribbs

Public comment:

- Duane Dewitt
- Susan Kirks

6. Advisory Committee Engagement and Expectations. WORKSHOP ITEM

Amy Ricard, Community Resources Manager

Misti Arias, General Manager

Member Comments:

- Thembi Borrás
- Michelle Whitman
- Kevin McDonnell
- Wendy Eliot
- John Shribbs
- Emily Albert
- Jan McFarland

Public comment:

- Susan Kirks

7. Projects in Negotiations

Note these maps are updated quarterly.

Member Comments:

- None

Public comment:

- No comments

8. Announcements from Advisory Committee Members

- Michelle Whitman
- Thembi Borrás
- John Shribbs

9. Adjournment

Chair Borrás adjourned the meeting at 6:57pm.

Next Scheduled Meeting: January 22, 2025.

UPDATED PROPOSED Minutes



AB 2449 – Teleconferencing Requirements

“Just Cause”	“Emergency Circumstances”
<p><i>Timing and Procedure</i></p> <p>The member <u>notifies</u> the legislative body at the earliest opportunity possible (can be as late as the start of a regular meeting) of their need to participate remotely for “just cause,” including a general description of the circumstances justifying their need to appear remotely.</p> <p><i>Qualifying Reason</i></p> <p>“Just cause” means any of the following:</p> <ul style="list-style-type: none"> • A childcare or caregiving need of a child, parent, grandparent, grandchild, sibling, spouse, or domestic partner that requires them to participate remotely • A contagious illness that prevents a member from attending in person • A need related to a physical or mental disability not otherwise accommodated for • Travel while on official business of the legislative body or another state or local agency <p>Note: A member is limited to two virtual attendances based on “just cause” per calendar year.</p>	<p><i>Timing and Procedure</i></p> <p>The member <u>requests</u> the legislative body as soon as possible to allow them to participate in the meeting remotely due to “emergency circumstances” and provides a general description of the circumstances justifying their need to appear remotely.</p> <p><u>and</u></p> <p>The legislative body takes action to approve the request. If the request does not allow sufficient time to place proposed action on such a request on the posted agenda for the meeting for which the request is made, the legislative body may take action at the beginning of the meeting in accordance with existing Brown Act provisions to add an item to the agenda.</p> <p><i>Qualifying Reason</i></p> <p>“Emergency circumstances” means a physical or family medical emergency that prevents a member from attending in person (does not require disclosure of any medical diagnosis or disability, or any personal medical information that is already exempt under existing law).</p> <p>Note: The member must make a separate request for each meeting in which they seek to participate remotely.</p>
<p>Other Requirements</p> <p>Under either “just cause” or “emergency circumstances”:</p> <ul style="list-style-type: none"> • The member must publicly disclose at the meeting, before any action is taken, whether any other individuals 18 years of age or older are present in the room at the remote location with the member, and the general nature of the member’s relationship with any such individual(s). • The member must participate through <i>both</i> audio and visual technology (<u>cannot turn off camera</u>). • Teleconferencing by a member may not be for a period of <ul style="list-style-type: none"> ○ more than three consecutive months or 20 percent of the regular meetings for the local agency within a calendar year, <i>or</i> ○ more than two meetings if the legislative body regularly meets fewer than 10 times per calendar year • The public must be able to participate remotely through either: <ul style="list-style-type: none"> ○ A two-way audiovisual platform (defined to mean an online platform that provides participants with the ability to participate in a meeting via both an interactive video conference and a two-way telephonic function); and/or ○ A two-way telephonic service <i>and</i> a live webcasting of the meeting (defined to mean a telephone service that does not require internet access, is not provided as part of a two-way audiovisual platform, and allows participants to dial a telephone number to listen and verbally participate. • All votes must be by roll call. 	

2025 AG + OPEN SPACE ADVISORY COMMITTEE MEMBERS

747 Mendocino Ave, Ste 100, Santa Rosa, CA 95401

707-565-7360

openspace@sonoma-county.org

Vacant	First District Term Expires: X/202X
Richard (Rich) Hodges	First District Term Expires: 12/2026
Paul Martin	Second District Term Expires: 4/2025
Ladi Asgill (Chair Pro Tem)	Second District Term Expires: 7/2025
Steve Rabinowitsh	Third District Term Expires: 7/2025
Thembi Borrás (Chair)	Third District Term Expires: 8/2026
Vacant	Fourth District Term Expires: X/202X
Paolo Tantarelli	Fourth District Term Expires: 4/2026
Wendy Eliot	Fifth District Term Expires: 9/2025
Michelle Whitman	Fifth District Term Expires: 8/2026
John Shribbs, Petaluma City Council (Vice Chair)	Mayors' and Councilmembers' Term Expires: 4/2025
Alex DeCarli, Petaluma City Council	Mayors' and Councilmembers' Term Expires: 2/2027
Kevin McDonnell, Petaluma City Council	Mayors' and Councilmembers' Term Expires: 4/2025
Don McEnhill	Environmental Term Expires: 8/2025
Emily Albert	Real Estate Term Expires: 4/2026
Dayna Ghirardelli	Agriculture Term Expires: 8/2025
Vacant	Business Term Expires: X/202X
Vacant	Youth Member
Vacant	Youth Member

Agricultural Ad Hoc Subcommittee

Description: This subcommittee aims to meet monthly. The role of this committee is to provide specialized input on Ag + Open Space agricultural activities including but not limited to agricultural conservation projects and priorities, new agricultural programs, and outreach and support to agricultural landowners.	Staff Lead: Mary Chambers, Agricultural Specialist
	Current members <ol style="list-style-type: none">1. Paul Martin2. Dayna Ghirardelli3. Ladi Asgill4. Vacant5. Vacant6. Vacant AC Members ONLY (6 members total)

Endowment Subcommittee (Brown Act Body)

Description: The purpose of this subcommittee is to review the current calculation for a long-term endowment to fund required annual easement and land stewardship, and related work, in perpetuity. The endowment fund balance calculation was recently revised by staff and the Center for Natural Lands Management. The subcommittee will also review and provide input into the funding and investment strategy necessary to achieve adequate annual earnings to support the required activities, prior to staff bringing the strategy to the Board of Directors this summer. This subcommittee will meet 2-4 times between March – May of 2023.	Staff Lead: Sheri Emerson, Stewardship Manager
	Current members <ol style="list-style-type: none">1. Thembi Borrás2. Wendy Eliot3. Vacant4. Jeff Owen (FOC)5. Vacant (FOC) * 1 VACANCY Joint FOC/ AC Subcommittee (5 members total: 3 Advisory; 2 FOC)

DISSOLVED

- **Acquisition Ad Hoc Subcommittee**
- **Matching Grant REVISION Subcommittee**
- **Matching Grant REVIEW Subcommittee**

ADVISORY COMMITTEE
2025 Calendar

Monthly Meetings on the 4th Thursday Except for November and one Summer Month

Meetings begin at 5:00 pm

2025

~~January 23~~ **CANCELED**

February 27

March 27

April 24

May 22

June 26*

July 24*

August 28*

September 25

October 23

December 11

(Meet on 2nd Thursday Due to Holidays)

*The Executive Committee and Staff will determine whether to cancel the June, July, or August meeting for the Summer Break.

Attachment C

+ indicates change in phase since last update

[illegible]

Recently closed - move to tracking sheet

Acquisition Project Status Chart | Matching Grant Projects

			Agricultural Lands	Community Identity	Healthy Communities	Water	Wildlands	Vital Lands Goals	Initiating Project	Due Diligence	Project Structure	CE Negotiations	Appraisal Process/POC	BOO	Escrow/ Closing	Implementation + Tracking Match		
Matching Grant Project Name	Acreage (approx)	Sup. District	Vital Lands Initiative Goals						Step 2			Step 3			Step 4	Step 5	Status	Comments
A Place to Play	87	5						Healthy Communities									Initiating Project	Drafting LOI and MGA
AmeriCorps Trail	12	5						Community Identity, Healthy Community, Wildlands									Initiating Project	Implementation - CE and Rec Covenant will be recorded following trail construction
Badger Park	20	4						Healthy Communities, Water			+						Initiating Project	Letter of Intent and Matching Grant Agreement submitted to City of Healdsburg for review.
Bayer Farm Development ***	6**	3						Healthy Communities, Agricultural Lands		N/A	N/A	N/A	N/A	N/A	N/A		Other	Completing project final phase pending permitting.
Bodega Bay Trail	178	5						Healthy Communities									Initiating Project	Letter of Intent and Matching Grant Agreement drafting pending review
Colgan Creek Phase 4 MG	4	3						Community Identity, Healthy Communities, Water									Initiating Project	Project structure launching
Colgan Creek Phase 5	4	3						Community Identity, Healthy Communities, Water									Initiating Project	
Crane Creek Regional Trail	75	1						Community Identity, Healthy Community, Wildlands									Negotiating CE	Negotiating CE and Rec Covenant; meeting to align around Matching Grant Agreement. Regional Parks and AOS met and are working on CE edits.
Denman Reach	2	2						Healthy Communities, Community Identity, Water, Wildlands									Negotiating CE	Negotiating CE
Geyserville Community Plaza	1	4						Community Identity, Healthy Communities	+								Initiating Project	Initiating project
Graton Town Square	0.6	5						Community Identity, Healthy Communities									Initiating Project	
Guerneville River Park Phase 2	3	5						Community Identity, Healthy Communities, Water									Initiating Project	Initiating project
Healdsburg Montage Park	36	4						Healthy Communities									Initiating Project	Grantee reviewing Letter of Intent and Matching Grant Agreement.
Helen Putnam Regional Park Extension	56	2						Community Identity, Healthy Communities, Water, Wildlands					+				Negotiating CE	
Helen Putnam Regional Park Extension Phase 2	21.5	2						Community Identity, Healthy Communities, Water, Wildlands									Negotiating CE	CE Negotiation underway
Los Guilicos Master Gardeners' Demonstration Garden	4.5	1						Community Identity, Healthy Communities,									Initiating Project	
Mark West Area Community Park	1	4						Community Identity, Healthy Communities				+		+	+		Negotiating CE	Negotiating CE
Mark West Area Community Park Ph 2	1	4						Community Identity, Healthy Communities									Initiating Project	
Maxwell Farms	79	1						Community Identity, Healthy Communities									Negotiating CE	Drafting Documents
Occidental Community Plaza	0.7	5						Community Identity, Healthy Communities,									Initiating Project	
Petaluma Bounty Community Farm	3	2						Community Identity, Healthy Communities									Initiating Project	Board accepted 8/22/2023
Petaluma River Park	20	2						Community Identity, Healthy Communities									Initiating Project	Letter of Intent in negotiation

Acquisition Project Status Chart | Matching Grant Projects

River Lane***	1	5						Healthy Communities										Escrow/Closing	10/25/25 extension, proceeding to closing pending legal direction
Roseland Creek Community Park - Phase 1c	3	3						Healthy Communities, Water										Negotiating CE	Negotiating CE, Rec Covenant, Draft EIR Public Notice
Russian River Community Park	3.8	5						Community Identity, Healthy Communities, Water										Initiating Project	
Sonoma Schellville Trail	21	1						Healthy Communities										Initiating Project	Drafting LOI and MGA
Southeast Santa Rosa Greenway***	49	1						Healthy Communities									+	Escrow/Closing	Closed. Following up with match documentation and file updates.
Steamer Landing Park Development (McNear Peninsula)	27**	2						Healthy Communities			+							Initiating Project	Initiating project
Tierra de Rosas Plaza	1	3						Healthy Communities										Initiating Project	Board accepted 8/22/2023; Groundbreaking Ceremony 5/3
Tom Schopflin Fields Phase 2	21	4						Healthy Communities										Initiating Project	
Total Acres	709.1																		
* District approved a 2-year extension ** Restoration/Development Project on previous acquisition. *** District approved 5-year extension (MGP 2 year, fire 3 year) + indicates change in phase since last update (October 2023) Out of Program (funding request withdrawn)																			
SMART Pathway - Payran to Southpoint	14	2						Healthy Communities										Out of Program (other)	Funding request withdrawn by SMART 7/10/2023

Acquisition Project Status Chart | Transfers

[illegible]

Active Projects

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

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

*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 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

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

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 200 residential lots. The property is in the wildland-urban interface, and with appropriate vegetation management, could serve as a fire buffer for the City. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, Wildlands

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 - Rogers Creek (North & South)

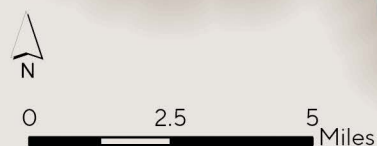
This 813-acre property is comprised of two parcels. The northwest half of the property is in the Sonoma Mountain Scenic Landscape Unit and the southeastern boundary is Stage Gulch Road. A conservation easement will further the landowner's goals of having this property remain as open space for grazing, 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

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

Ag + Open Space Active Projects

- Initiating Project
- Negotiating CE
- Ag + Open Space Protected Land
- Other Public or Protected Land



Map Date: 1/31/2025
Data Sources: Public and Protected Lands (CPAD, CCED, Ag + Open Space); 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.

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.

Helen Putnam Regional Park Extension MGP Phase 2

The Kelly Creek Project of the Earth Island Institute will acquire 44 acres and transfer fee title to Regional Parks to expand Helen Putnam Regional Park and provide a new access point off of D Street. Vital Lands Initiative Goals: Community Identity, Healthy Communities, 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

McClelland Dairy

This project includes a conservation easement on a 348-acre dairy in the Two Rock area. This well-known dairy hosts an annual pumpkin festival each fall and portions of the property are highly visible from Bodega Ave, a designated Scenic Corridor. There is strong interest from the Sustainable Agricultural Lands Conservation (SALC) program to fund an easement on this property. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, Wildlands

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

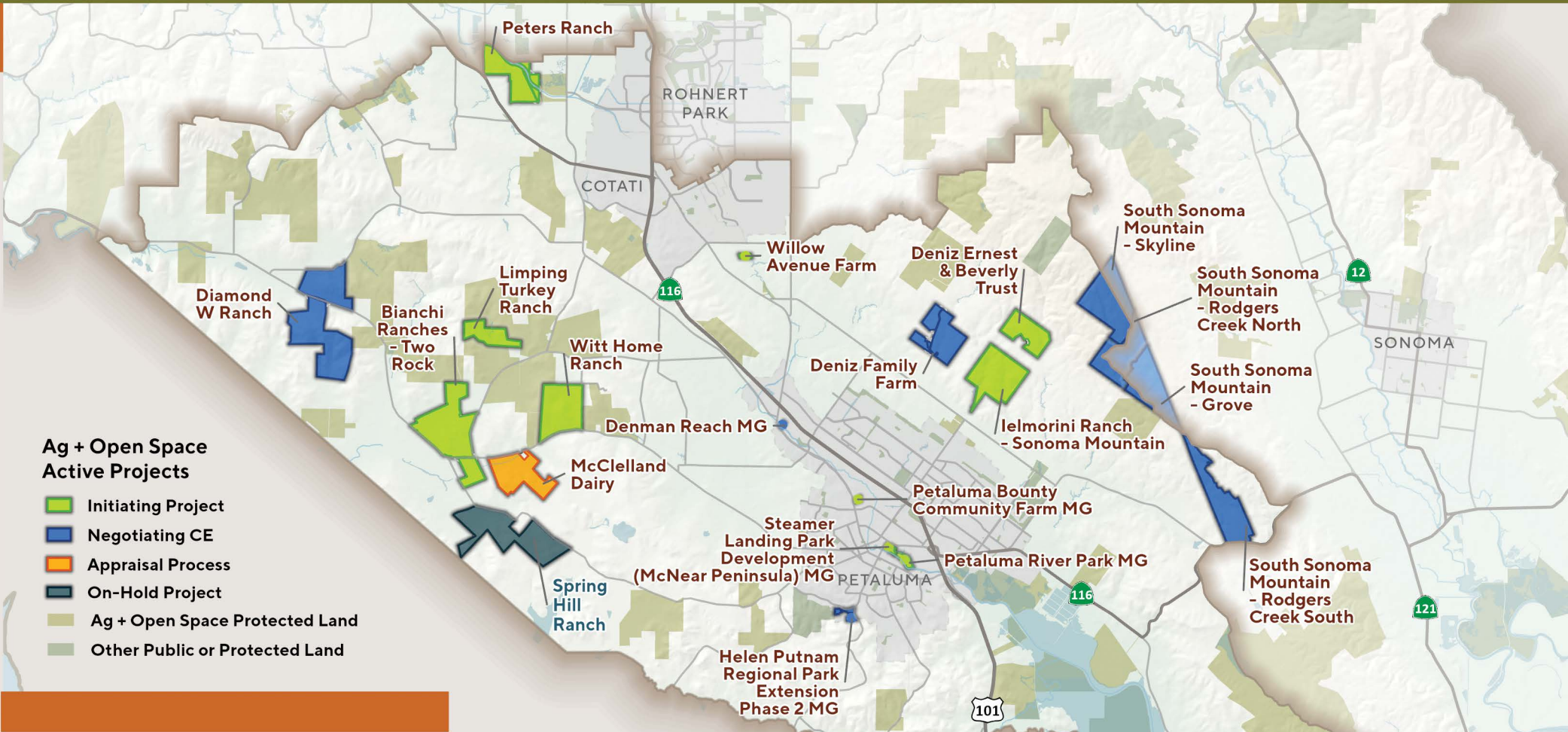
This project would include a conservation easement over a 277-acre dairy farm, located on Llano Road near the Laguna Treatment Plant. The property consists of rolling hills with mature oaks, woodlands, wetlands, and riparian habitats. Split by Laguna de Santa Rosa, it supports an active wildlife and 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



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

On Hold

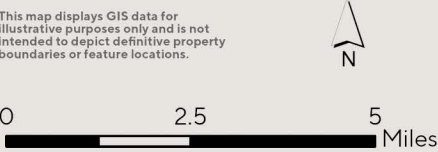
Spring Hill Ranch

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

***MG indicates Matching Grant**

Map Date: 1/31/2025
Data Sources: Public and Protected Lands (CPAD, CCED, Ag + Open Space); 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.



San Pablo Bay

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

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

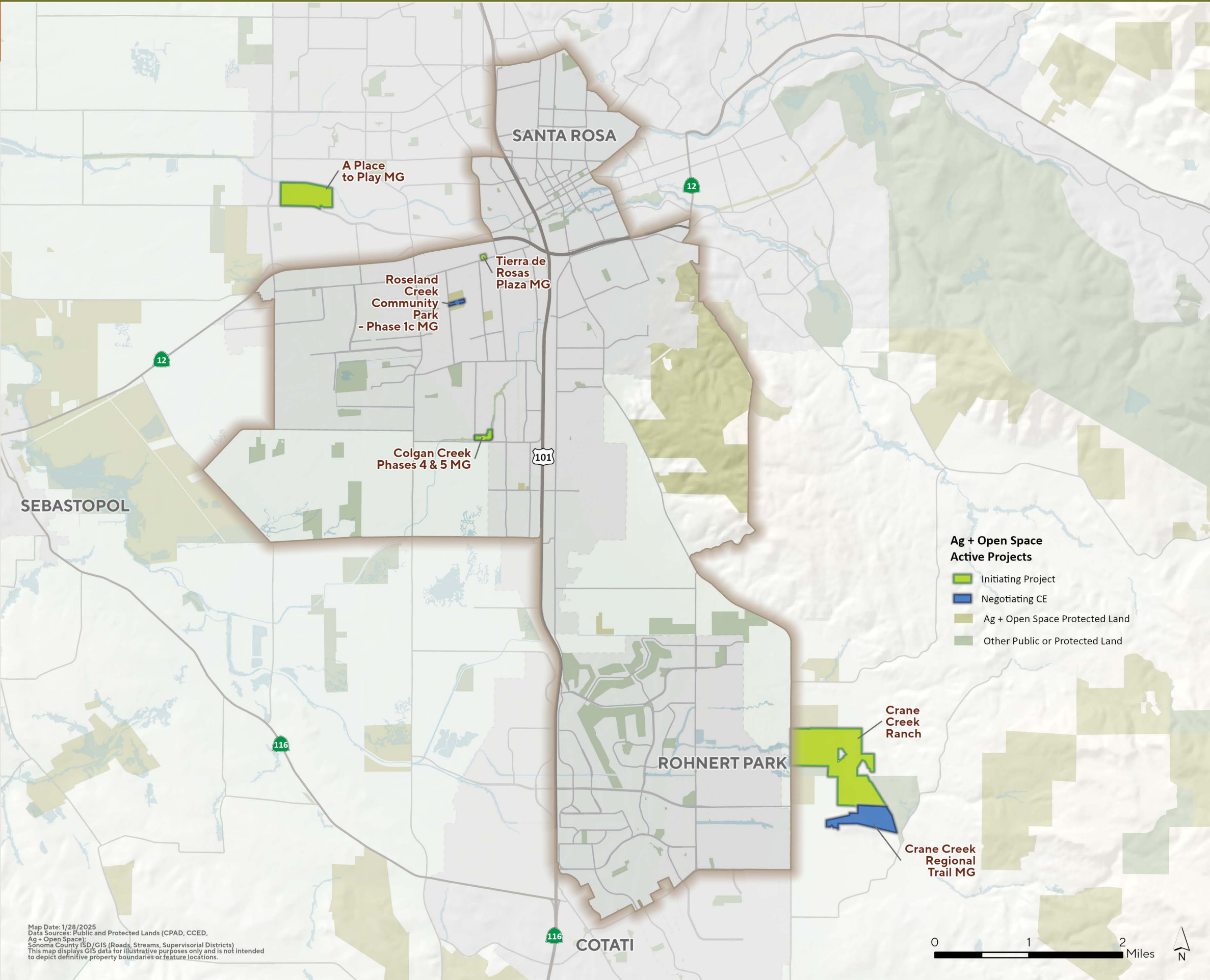
Crane Creek Ranch
This 290-acre ranch is located just east of Petaluma Hill Road to the east of the City of Rohnert Park. Crane Creek, a tributary of the Laguna de Santa Rosa, flows into the property from Crane Creek Regional Park to the southeast, and is home to California Central Coast steelhead along 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 Park Expansion and Copeland Creek Trail Extension 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

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

***MG indicates Matching Grant**



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

Bucher-Russell Ranch
The Bucher-Russell Ranch 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
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

Haroutunian North
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.

Healdsburg Montage 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

*MG indicates Matching Grant

Mark West Community Park Phases 1&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.

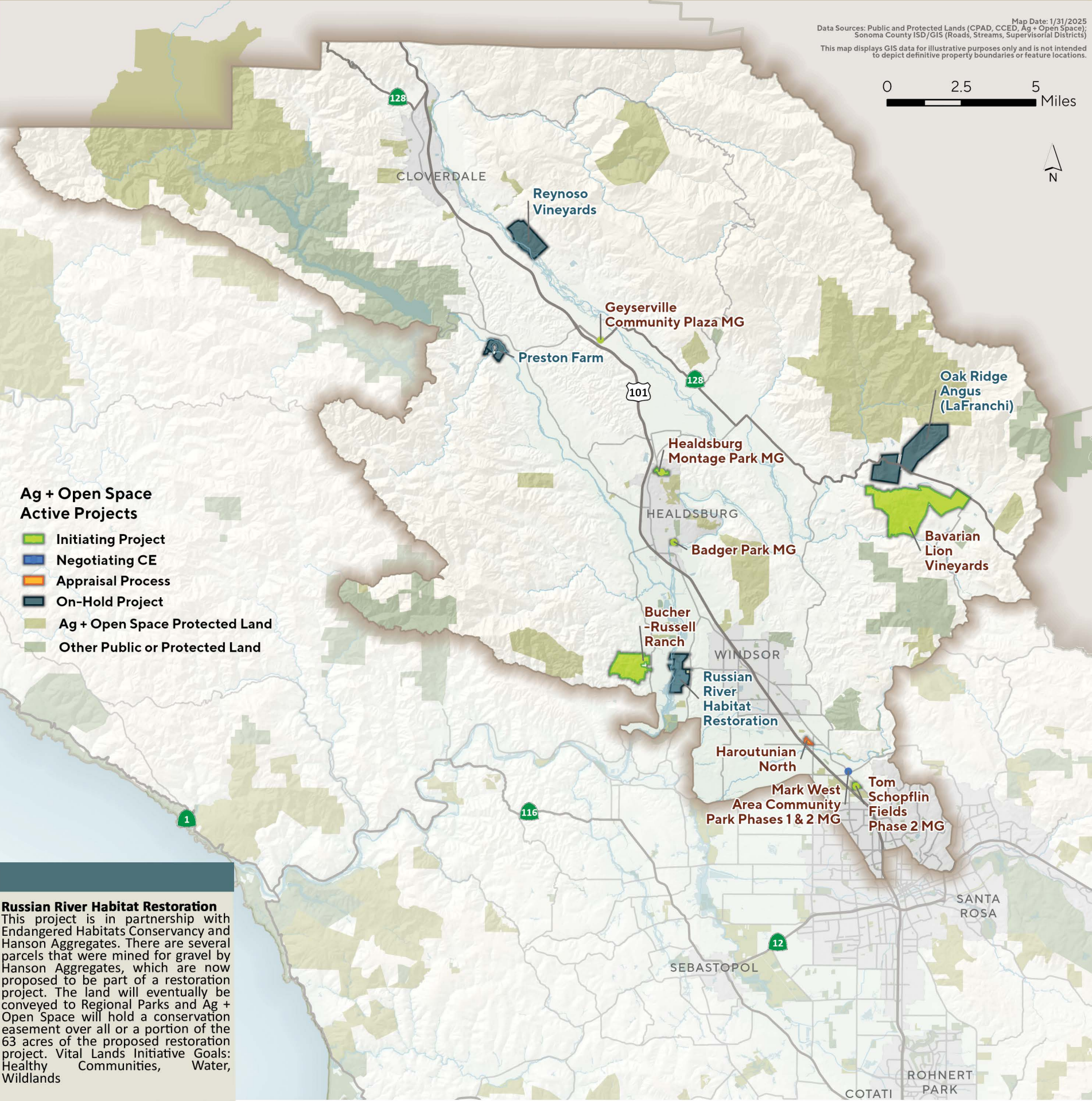
Tom Schopflin Fields Phase 2 MG
The proposed project will bring a much-needed all-weather soccer field to Santa Rosa, creating more opportunities for underrepresented minority youth to play, train, and build community. With a shortage of accessible sports facilities in the area, this project will provide 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

Oak Ridge Angus (LaFranchi)
This project includes a conservation easement over a 1,189-acre beef cattle ranch in Knights Valley located on both sides of Highway 12. It is adjacent to the Santa Angelina conservation easement. This large property with expansive open pasture would help form a critical wildlife corridor between Knights Valley and Alexander Valley, connecting the central Mayacamas Mountains to the southern Mayacamas and Sonoma Mountains. Zoning would allow subdivision into as many as 11 separate ownerships. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Wildlands

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

Reynoso Vineyards
This Project is a 395-acre property southeast of Cloverdale on River Road. The property has a significant amount of Russian River frontage, vineyards in the floodplain and on hillsides, mature oaks and at least two tributary streams that flow into the summer months. The property is notable for its combination a significant length of Russian River frontage as well as adjacent oak and chapparral foothills and tributary streams. Approximately 40-50 acres of the property are within the historic Russian River floodplain. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, Wildlands



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

Graton Town Square MG
The Graton Town Square project is a transformative initiative supported by the Community Spaces Matching Grant program, with additional funding from the Graton Community Services District. This project will convert a vacant 0.59-acre lot into the town's first central public park, creating valuable outdoor recreation opportunities for the community. The park will feature accessible pathways, picnic areas, and dedicated spaces for classes, gatherings, markets, and cultural events. Designed with sustainability in mind, the landscape will incorporate native plantings to enhance biodiversity, improve stormwater management, and demonstrate regenerative practices, including a food forest, community herbal gardens, and an outdoor learning space for children. Additionally, the square will serve as an inclusive community hub, fostering social connections across diverse demographics, with a focus on supporting low-income residents, seniors, and day laborers. Situated along the West County Regional Trail, the park will provide an important link to the broader community while enriching Graton's public spaces.

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

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 chapparral. Vital Lands Initiative Goals: Water and Wildlands.

Monte Rio Redwoods Expansion
Description Pending

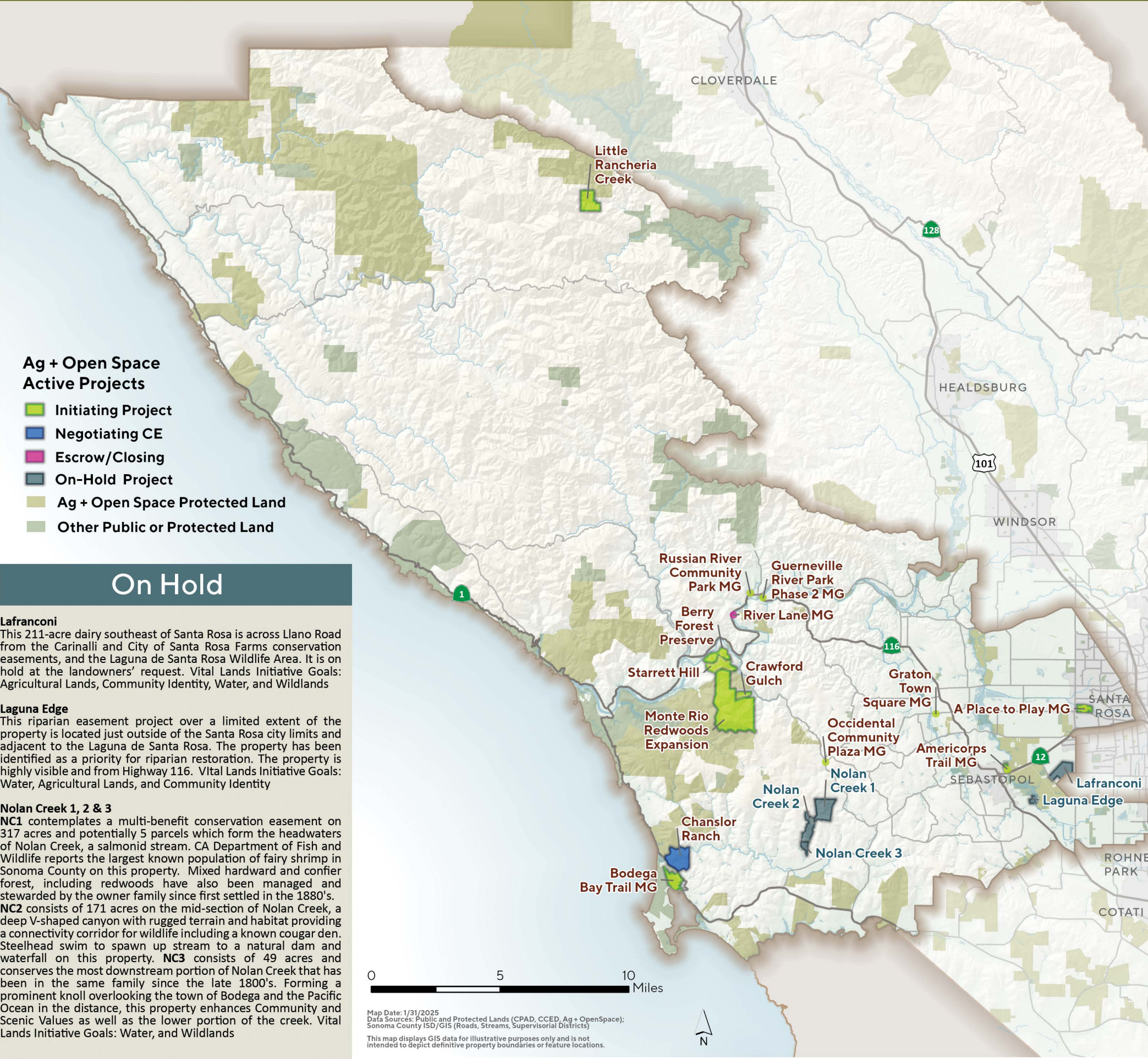
Occidental Community Plaza
The Sonoma County Public Infrastructure Department is working to transform an underused lot in the heart of Occidental into the town's first public community open space. This vibrant new gathering place will provide opportunities for recreation and connection for residents 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.

River Lane MG
With funding from the Matching Grant Program, the Russian River Recreation and Parks District will acquire a 0.67-acre parcel along the Russian River for public access to the river. Vital Lands Initiative Goals: Healthy Communities

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

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

***MG indicates Matching Grant**



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