



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  
April 2, 2026 | 5:00 p.m.

MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON

The April 2, 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@sonomacounty.gov](mailto:Sara.Ortiz@sonomacounty.gov). 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@sonomacounty.gov](mailto:Sara.Ortiz@sonomacounty.gov) by 12 p.m. Wednesday, April 1, 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. Annual 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 (Emery, Inocencio)

Public Access Audit (Inocencio, Ling)

**11. Projects in Negotiation Attachment 4**

Jennifer Kuszmar | Acquisition Manager

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

Project Name: Colgan Creek Phase 4 Matching Grant

Property Address: 3012 Dutton Meadow Santa Rosa, CA 95407

APNs: 043-122-007, 043-200-009, 043-200-007 (ptn), 043-200-005, 043-135-002, 043-122-017, 043-122-015, 043-121-014, 043-121-009, 134-042-068, 134-042-066, 134-042-056, 134-042-055, 134-042-057

Negotiators: For City of Santa Rosa: Kellen Johnston, Environmental Specialist

For Sonoma County Water Agency: Sandra Mota, Real Property and Right-of-Way Manager

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)

**13. Suggested Next Meeting**

May 7, 2026

**14. 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  
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Mike Sangiacomo  
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Jeff Owen

**UNAPPROVED MINUTES**

February 5, 2026 | 5:00 pm

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

**STAFF PRESENT:** Misti Arias, General Manager; Lisa Pheatt, County Counsel; Aldo Mercado, County Counsel; Pierre Ratte, Acquisition Specialist; Jennifer Kuszmar, Acquisition Manager; Jennifer Murray, Client Accounting Manager - County of Sonoma; Sara Ortiz, Fiscal Oversight Commission Clerk; Howard Levy, Contract Review Appraiser.

**PUBLIC PRESENT:** Phillip Sales

**1. Call to Order**

Commissioner Ling (Vice Chair) 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**

- Positive coverage of the Estero Americano in the *SF Chronicle*
- Current Request for Proposals out for the Outings and Education program
- Misti Arias has joined the Together Bay Area Board of Directors
- The Oken Swale Restoration project is complete
- The Chanslor Interim Property Management Agreement with Regional Parks is going to the Board of Directors March 10, 2026
- Vegetation Management took an item to the Board of Directors January 27, 2026. The Vegetation Management Coordinator position was extended

**7. Approval of Commission Minutes**

On a motion from Commissioner Owen and a second by Commissioner Sangiacomo, the minutes from the November 6, 2025 meeting were approved.

**8. Financial Report**

Julie Mefferd gave the financial report.

**9. Audit Staff Report**

Julie Mefferd and Jennifer Murray presented the audit staff report and answered questions.

**10. Ad Hoc Committee Reports**

No Committee reports.

**11. Creation of Ad Hoc Committees for 2026 and Assignment of Commissioners**

Annual Report/Audit Report Review (Owen, Sangiacomo)

Appraisal (Owen, Mendoza)

Matching Grant Program Application Evaluation (Emery, Inocencio)

Public Access Audit (Inocencio, Ling)

**12. Review of Rules of Governance**

The Commission reviewed the Rules of Governance.

**13. Election of Officers**

On a motion by Commissioner Sangiacomo and a second by Commissioner Emery, Commissioner Ling was elected Chair.

Commissioner Emery was elected Vice Chair.

Commissioner Inocencio was elected Chair Pro Tempore.

**14. Projects in Negotiation**

Jennifer Kuszmar presented the projects in negotiation.

**10. Adjourn to Closed Session (Real Property Negotiations - Government Code Section 54956.8)**

The Commission entered into Closed Session at 5:44 pm.

**11. Report of Closed Session**

The commission reconvened to Open Session at 6:47 pm.

On a motion by Commissioner Emery and second by Commissioner Owen the Commission adopted Resolution No. 2026-001.

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 Bianchi Ranches – Two Rock, Including A Conservation Easement To Be Retained By The Sonoma County Agricultural Preservation And Open Space District, Does Not Exceed Fair Market Value

**12. Suggested Next Meeting**

March 5, 2026

**13. Adjournment**

The meeting was adjourned at 6:50 pm.

**AGENDAS AND MATERIALS:** Agendas and most supporting materials are available on the District'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 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.

**SUPPLEMENTAL MATERIALS:** Materials related to an item on this agenda submitted to the Commission/Committee after distribution of the agenda packet are available for public inspection at the District office at 747 Mendocino Avenue, Santa Rosa, CA during normal business hours.

**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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Sonoma County Agricultural Preservation and Open Space District  
 Consolidated Balance Sheet - District and OSSTA Funds  
 February 28, 2026

<b>Assets</b>	
Cash and Investments	\$104,521,025
Accounts Receivable	44,910
Other Current Assets	200
Intergovernmental Receivables	20,000
<b>Total Assets</b>	<u><u>\$104,586,135</u></u>
<b>Liabilities and Fund Balance</b>	
Current Payables	\$0
Other Current Liabilities	16,210
Due to Other Governments	3
Deferred Revenue	47,897
Long-Term Liabilities	0
<b>Total Liabilities</b>	<u><u>64,109</u></u>
<b>Fund Balance</b>	
Nonspendable	0
Restricted - District Activities	104,522,026
<b>Total Fund Balance</b>	<u><u>104,522,026</u></u>
<b>Total Liabilities and Fund Balance</b>	<u><u>\$104,586,135</u></u>

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<b>Cash by Fund</b>	
OSSTA - Measure F	\$67,785,682
Open Space District	1,331,564
Stewardship Reserve*	15,532,954
Cooley Reserve	175,032
Operations and Maintenance	19,695,792
<b>Total Cash by Fund</b>	<u><u>\$104,521,025</u></u>

\*On July 1, 2015 the County of Sonoma Measure F Sales Tax Refunding

Sonoma County Agricultural Preservation and Open Space District  
 Consolidated District and OSSTA Budget to Actual  
 For the Eight months ended February 28, 2026  
 66% 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	\$16,782,647		\$15,064,127	47.30%
Intergovernmental	22,805,807	365,647		22,440,160	98.40%
Use of Money & Prop	145,000	1,954,126		(1,809,126)	-1247.67%
Miscellaneous Revenues	2,757,000	(52,388)		2,809,388	
Other Financing Sources	1,367,484	116,928		1,250,556	91.45%
<b>Total Revenues</b>	<b>58,922,065</b>	<b>19,166,959</b>		<b>39,755,106</b>	<b>67.47%</b>
<b>Expenditures</b>					
Salaries and Benefits	8,107,716	4,591,472	\$0	3,516,244	43.37%
Services and Supplies	16,726,617	3,023,902	6,047,170	7,655,545	45.77%
Other Charges	21,901,701	837,787	1,226,214	19,837,700	90.58%
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>10,299,190</b>	<b>7,366,736</b>	<b>72,659,897</b>	<b>80.44%</b>
<b>Net Earnings (Cost)</b>	<b>(\$31,403,758)</b>	<b>8,867,769</b>	<b>(\$7,366,736)</b>	<b>(\$32,904,792)</b>	
Beginning fund balance		95,654,257			
<b>Ending Fund Balance</b>		<b>\$104,522,026</b>			

\*Sales tax collected as of February 28, 2025 was \$16,760,124. Current collections are 0.13% 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

SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION

COMMISSIONERS

<b>Mike Sangiacomo</b>	<b>Patrick Emery</b>
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<b>Brian Ling</b>	<b>Jeff Owen</b>

**THIRTEENTH ANNUAL REPORT**

April 2, 2026

Board of Directors  
Sonoma County Agricultural Preservation and Open Space District  
575 Administration Drive  
Santa Rosa, CA 95403

Dear Board Members:

This letter constitutes the Fiscal Oversight Commission's ("Commission") Thirteenth Annual Report as required by Board of Directors' Resolution No. 10-0832 dated December 7, 2010. The report covers the period from July 1, 2024 to June 30, 2025. To date, no information has come to the attention of the Commission showing non-compliance with Measure F.

This report was approved by the Commission at its meeting held on April 2, 2026.

Respectfully submitted,

Brian Ling,  
Sonoma County Open Space Fiscal Oversight Commission Chair

cc: Misti Arias Sonoma County Agricultural Preservation and Open Space District General Manager  
Erick Roeser Sonoma County Auditor-Controller Treasurer-Tax Collector  
Joshua Myers Sonoma County Counsel  
Christina Rivera Sonoma County Administrator

## Executive Summary

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During this reporting period the Commission has received no information of any transfer of funds other than for the reasonable value of goods and services provided by the County to Sonoma County Agricultural Preservation and Open Space District (“District”), and no Measure F funds were directly or indirectly appropriated or transferred to the County's General Fund for other than reasonable value of goods and services. After review of audit reports and agreements on the District's expenditures for operations and maintenance on recreational properties, it appears the District is in compliance with the expenditure plan and Resolution 16-0040. The Commission has also determined that the District is continuing to utilize the County's procurement practices, and is in compliance with Generally Accepted Accounting Principles (GAAP) regarding procurement.

## Background

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Following the voters' approval of Measure F in 2006, the Board of Supervisors reorganized the Sonoma County Open Space Authority into the current Commission effective April 1, 2011. As part of that reorganization, the Commission is required to perform certain fiscal oversight duties with respect to the use of funds held in the County's Open Space Special Tax Account, and to review and comment on the District's annual audit as set forth in Resolution No. 10-0832. The Commission's Thirteenth Annual Report to the District's Board of Directors on the Commission's actions in performing its assigned tasks are as follows:

### *Commission's Thirteenth Annual Report*

#### A. Role of Commission

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In conjunction with the periodic audits of the District, the Commission shall serve as an audit committee in order to determine: (1) that no Measure F funds are directly or indirectly appropriated or transferred to the County's General Fund for other than reasonable value of goods and services, (2) that District's expenditures for operations and maintenance on recreational properties are in compliance with the expenditure plan and Resolution 16-0040, Initial Public Access Operations and Maintenance (IPAOM) Policy adopted February 2, 2016, and (3) determine whether or not the District's procurement practices assure that it is paying reasonable prices for appropriate goods and services and providing sufficient detail to provide an audit trail.

#### **1. Transfer of funds and reasonable value of goods and services**

During this reporting period, the Commission's Annual Report/Audit Review subcommittee met as needed to review the reports issued by the District's external audit firm, Maze and Associates, and the Sonoma County Auditor-Controller-Treasurer-Tax Collector's office.

The reports reviewed were for the fiscal year ending June 30, 2025 and included audited Basic Financial Statements, the Independent Accountant's Report on Applying Agreed upon Procedures for IPAOM related transactions, the Memorandum on Internal Control and Required Communications, and the Measure F Government Code Section 50075.3 Reporting. These reports are available on the District's website using the links at the end of this report (links 3,4,5,6). To date, the Commission has received no



information of any such transfer of funds other than for the reasonable value of goods and services provided by the County to the District.

## 2. Initial Public Access Operations and Maintenance Expenditures

The Commission is required to review District Initial Public Access- Operations and Maintenance Expenditures for compliance with the 2006 Expenditure Plan and the District's implementing policies. Over the past several years, the process for recording and reviewing these expenditures has been enhanced. The Commission participated in the development of the District processes, as well as in the development of the policy adopted by the District's Board on February 2, 2016. For Fiscal Year 2024-25 Maze & Associates, the District's independent auditing firm, conducted a transaction review, involving expenditures coded to the operations and maintenance fund, and eighteen (18) transfer agreements between the District and the entity receiving the transferred property. The Initial Public Access Operation and Maintenance (IPAOM) review was completed on October 6, 2025. There were no findings nor any communications indicating that there were any concerns regarding the accuracy of the staff account coding for invoices or timecards. The District provides on-going account coding instruction to staff to ensure that these expenditures, and all others, are coded correctly.

## 3. Procurement Practices

The Commission reviewed the Memorandum on Internal Control and Required Communications issued by Maze & Associates for the Fiscal Year 2024-25, which did not report any material weaknesses or deficiencies identified during the audit regarding procurement practices or other material processes. The District's practice is to follow the County's procurement practices. The Commission has determined that the District is continuing to utilize the County's procurement practices. The General Manager is satisfied that the practice meets the District's needs.

## B. Respond to requests from the Board of Directors for advice

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During this reporting period, there were no requests for advice from the District Board. The Commission has received and dealt with the following matters as requested by the District's General Manager. Following is a summarization of the activities addressed by the Commission during this reporting period. Appraisal Reviews are shown in Task F below.

### March 6, 2025:

- Review of new appraisal guidelines, created with input from the Fiscal Oversight Commission Appraisal Ad Hoc Committee

### April 3, 2025:

- Review and determination of the proposed acquisition price for the Monte Rio Redwoods Expansion conservation easement and recreation conservation covenant, to be retained by the Sonoma County Agricultural Preservation and Open Space District, does not exceed fair market value.
- Review and determination of the proposed sale price for the Haroutunian North property, including a conservation easement and agricultural conservation covenant to be retained by the Sonoma County Agricultural Preservation and Open Space District, is not less than fair market value.



**June 5, 2025:**

- Review and determination of the proposed acquisition price of a conservation easement and recreation covenant as a condition of the Sonoma County Agricultural Preservation and Open Space District's contribution towards Matching Grant funding of the Helen Putnam Regional Park Extension does not result in the District paying more than the fair market value for the acquisition of such interests.

**July 16, 2025:**

- Review and determination of the proposed acquisition price for the McClelland Dairy conservation easement, to be retained by the Sonoma County Agricultural Preservation and Open Space District, does not exceed fair market value.

**August 14, 2025:**

- Review and determination of the proposed acquisition price for the South Sonoma Mountain Rodgers Creek North conservation easement, to be retained by the Sonoma County Agricultural Preservation and Open Space District, does not exceed fair market value.
- Review and determination of the proposed acquisition price for the South Sonoma Mountain Rodgers Creek South conservation easement, to be retained by the Sonoma County Agricultural Preservation and Open Space District, does not exceed fair market value.
- Review and determination of the proposed acquisition price for the South Sonoma Mountain Skyline conservation easement, to be retained by the Sonoma County Agricultural Preservation and Open Space District, does not exceed fair market value.

**September 4, 2025:**

- Review and determination of the proposed acquisition price of a conservation easement and recreation covenant as a condition of the Sonoma County Agricultural Preservation and Open Space District's contribution towards grant funding of the fee acquisition of the Graton Town Square does not result in the District paying more than the fair market value for the acquisition of such interests.

**November 6, 2025:**

- Review and determination of the proposed acquisition price for 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.
- Review of the Mark West Area Community Park Phase 2 Community Spaces Matching Grant project

For more details of the Commission's effort on the above matters, please refer to the Commission's meeting agendas and minutes. A link is provided at the end of this report. (link 7)

**C. Preview District Borrowing Transactions**

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For this reporting period, there were no borrowing transactions to preview.

**D. Districts Annual Audit**

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The Commission's Audit Report Review Committee examined the District's Fiscal Year 2024-25 Audit Report as prepared by Maze & Associates.



## E. Appraisal Review

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During the term of this report the Commission reviewed the following real property appraisals for compliance with the District's Appraisal Guidelines and Standards and, when appropriate, reported its comments to the District's General Manager for consideration by the Board of Directors:

- Monte Rio Redwoods Expansion Conservation Easement and Recreation Covenant (April 3, 2025)
- Haroutunian North (April 3, 2025)
- McClelland Dairy Conservation Easement (July 16, 2025)
- South Sonoma Mountain Rodgers Creek North Conservation Easement (August 14, 2025)
- South Sonoma Mountain Rodgers Creek South Conservation Easement (August 14, 2025)
- South Sonoma Mountain Skyline Conservation Easement (August 14, 2025)
- Graton Town Square (September 4, 2025)
- South Sonoma Mountain Grove Conservation Easement (November 6, 2025)
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This report was approved by the Commission at its meeting held on April 2, 2026.

## F. Annual Report to the Board of Directors

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This report documents review, comments and endorsement of (1) the District's annual audit (2) the County Auditor's Annual Report on the Activities of the District (Government Code §50075.3), (3) administration of the Stewardship Reserve Fund and (4) comments on other matters regarding the District's compliance with Measure F.

1. As discussed throughout this report, the Commission did participate in the selection of the District's external auditor and has reviewed and commented on the District's Basic Financial Statements, Memorandum on Internal Control and Agreed Upon Procedures relating to Initial Public Access Operations and Maintenance (IPAOM) transactions. For the fiscal year ending June 30, 2025 there were no findings or recommendations from the audit firm Maze and Associates regarding District accounting, financial reporting, or internal control processes.
2. As of the date of this report, District staff in conjunction with the Sonoma County Auditor prepared the report for the period ending June 30, 2025. The Commission's Annual Report/Audit Report Review Committee reviewed the report and is satisfied that it summarizes the Measure F annual sales tax revenue and allowable expenditures, and pending project status.
3. Regarding the Stewardship Reserve Fund, \$7,500,000 was transfer to the reserve in FY 2024-25.
4. To date, no information has come to the attention of the Commission showing noncompliance with Measure F.



## Links

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### 1. BOARD OF SUPERVISORS' MEETING MINUTES FROM DECEMBER 7, 2010

<https://www.sonomaopenspace.org/wp-content/uploads/2015/05/Board-Reso-10-0832.FOC-Role.Responsibilities.pdf>

### 2. RESOLUTIONS 10-0832, 10-0833, 10-0834

<http://sonoma-county.granicus.com/MetaViewer.php?view%20id=2&clip%20id=130&meta%20id=41975>

- **SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT'S BASIC FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

[www.sonomaopenspace.org/wp-content/uploads/SCAPOSD-BFS-FY-2025.pdf](http://www.sonomaopenspace.org/wp-content/uploads/SCAPOSD-BFS-FY-2025.pdf)

- **SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT MEMORANDUM ON INTERNAL CONTROL AND REQUIRED COMMUNICATIONS FOR THE FISCAL YEAR ENDING JUNE 30, 2025**

[www.sonomaopenspace.org/wp-content/uploads/SCAPOSD-MOIC-RC-FY-2025.pdf](http://www.sonomaopenspace.org/wp-content/uploads/SCAPOSD-MOIC-RC-FY-2025.pdf)

- **INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED UPON PROCEDURES FOR SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

[www.sonomaopenspace.org/wp-content/uploads/Measure\\_F\\_FY25-26\\_ADA.pdf](http://www.sonomaopenspace.org/wp-content/uploads/Measure_F_FY25-26_ADA.pdf)

- **INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED UPON PROCEDURES FOR SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT VERIFYING EXPENDITURES CODED TO THE OPERATIONS AND MAINTENANCE CATEGORY BASED ON MEASURE F EXPENDITURE PLAN FOR THE YEAR ENDED JUNE 30, 2025**

[www.sonomaopenspace.org/wp-content/uploads/SCAPOSD-Measure-F-AUP-FY2025\\_ADA.pdf](http://www.sonomaopenspace.org/wp-content/uploads/SCAPOSD-Measure-F-AUP-FY2025_ADA.pdf)

### 3. SONOMA COUNTY OPEN SPACE DISTRICT FISCAL OVERSIGHT COMMISSION'S ROLE, RULES OF GOVERNANCE, MEETING AGENDAS & MINUTES

<http://www.sonomaopenspace.org/who-we-are/board-and-advisors/fiscal-oversight-commission/>

### 4. OFFICIAL STATEMENT COUNTY OF SONOMA MEASURE F SALES TAX REVENUE BONDS ISSUED NOVEMBER 2007

<http://emma.msrb.org/MS61446-MS262167-MD505658.pdf>

### 5. COUNTY OF SONOMA AGENDA ITEM SUMMARY REPORT ON THE 2007 MEASURE F SALES TAX REVENUE BONDS REFUNDING

[http://sonoma-county.granicus.com/MetaViewer.php?view\\_id=2&clip\\_id=505&meta\\_id=162825](http://sonoma-county.granicus.com/MetaViewer.php?view_id=2&clip_id=505&meta_id=162825)

### 6. COUNTY OF SONOMA MEASURE F SALES TAX REVENUE REFUNDING BONDS SERIES 2015 A (LIMITED TAX BONDS – AGRICULTURAL PRESERVATION AND OPEN SPACE)

<http://emma.msrb.org/EA725772-EA569231-EA965212.pdf>



**7. SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT'S  
BOARD OF DIRECTORS' FEBRUARY 2, 2016 MEETING AGENDA ITEM #27 INITIAL  
PUBLIC ACCESS, OPERATIONS AND MAINTENANCE POLICY@ 1:17 MINUTE MARKER  
ON MEETING VIDEO**

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<http://sonoma-county.granicus.com/MediaPlayer.php?view%20id=2&clip%20id=581>



Acquisition Project Status Chart | Conservation Easements

DISCLAIMER THIS WAS UPDATED AS OF 1/21/2026

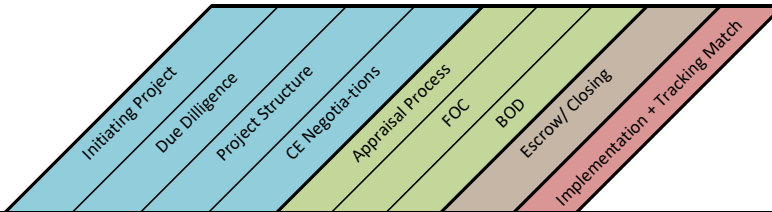
		Agricultural Lands Community Identity Healthy Communities Water Wetlands Project Evaluation Initiating Project Due Diligence Project Structure CE Negotiations Appraisal Process FOC BOD Escrow/Closing Purchase Price (BOD Approval)																	
	Conservation Easement Project Name	Acreage (approx)	Sup. District	Vital Lands Initiative Goals						Step 1	Step 2		Step 3		Step 4		Project Phase	Comments	
1	Bavarian Lion Vineyards	1,858	4															Initiating Project	Initiating Project
2	Berry Forest Preserve	133	5															Initiating Project	Project Structure - development
3	Bianchi Ranches - Two Rock	633	2															Appraisal Process	Property is being appraised
4	Cheda Hills	681	2															Initiating Project	Initiating project
5	Crane Creek Ranch	290	1															Initiating Project	Initiating project
6	Crawford Gulch	92	5															Initiating Project	Project Structure - development
	Cougar Lane	318	1																
7	Deniz Ernest & Beverly Trust	217	2															Initiating Project	Project Structure - development
8	Deniz Family Farm	315	2															Negotiating CE	Project Structure - updating
9	Diamond W Ranch	849	2															Appraisal Process	Appraisal pending
10	Gill Creek Confluence	51	4															Initiating Project	Project Structure - development
11	Ielmorini Ranch - Sonoma Mountain	417	2															Initiating Project	Project Structure - development
12	Laguna Oakwild	168.9	5															Initiating Project	Initiating project
13	Landwell	22	5															Initiating Project	Project Structure - development
14	Limping Turkey Ranch	158	2															Initiating Project	Initiating project
15	Little Rancheria Creek	276	5															Initiating Project	Project Structure - development
16	Lobban - Mark West Creek	266	1															Negotiating CE	Negotiating trail easement provisions
17	Nadale Ranch	390	2															Initiating Project	Initiating Project
18	Osprey Hill Ranch	347	5															Initiating Project	Project Structure - development
19	Peters Ranch	278	2															Negotiating CE	Draft CE in Internal Review
20	Roberts Oaks	398	1															Initiating Project	Developing Project Structure with Regional Parks
21	Rowland Mack	168	1															Appraisal Process	Appraisal work underway + internal review of CE
22	Sea Way	247	5															Initiating Project	Initiating project
23	South Fork Gualala River	299	5															Negotiating CE	Draft CE in Internal Review
24	South Sonoma Mountain - Grove	366	1 & 2															Approvals/Baseline	Offer pending
25	South Sonoma Mountain - Rodgers Creek North	393	1 & 2															Approvals/Baseline	Offer pending
26	South Sonoma Mountain - Rodgers Creek South	421	2															Approvals/Baseline	Offer pending
27	South Sonoma Mountain - Skyline	480	1 & 2															Approvals/Baseline	Offer pending
28	Starrett Hill	319	5															Negotiating CE	Draft CE in Internal Review
29	Willow Avenue Farm	8	2															Negotiating CE	Negotiating CE
30	Witt Home Ranch	395	2															Initiating Project	Project Structure - development
<b>Total Acres</b>		<b>11,252</b>																	

+ indicates change in phase since last update

<b>On Hold projects</b>																			
1	Bucher-Russell Ranch	562	4															On-Hold	On hold as property listed for sale
2	Lafranchi		5															On-Hold	On hold at request of owner
3	Laguna Edge	29	5															On-Hold	Project is on hold at landowner's request
4	Nolan Creek 1	317	5															On-Hold	Project Structure - development
5	Nolan Creek 2	171	5															On-Hold	Project Structure - development
6	Nolan Creek 3	49	5															On-Hold	Project Structure - development
7	Oak Ridge Angus (LaFranchi)		4															On-Hold	On hold
8	Preston Farm	133	4															On-Hold	Project Structure - development and CE negotiations
9	Reynoso Vineyard	395	4															On-Hold	On-Hold due to landowner finances Site Evaluation October 16
10	Rincon Hills	218	1															On-Hold	Updating project structure/transaction
11	Russian River Habitat Restoration	63	4															On-Hold	On-Hold
12	Spring Hill Ranch	579	2															On-Hold	On hold pending subordination of loans

# Acquisition Project Status Chart | Matching Grant Projects

Sonoma County Agricultural Preservation and Open Space District



Matching Grant Project Name	Acreage (approx)	Sup. District	Step 2				Step 3			Step 4	Step 5	Status	Comments
A Place to Play	87	5					N/A			N/A		Initiating Project	Conducting due diligence
AmeriCorps Trail	12	5										Escrow/Closing	Closing process delayed by CDFW permitting. Resolution and adjustments being made. Reviewing legal agreements.
Badger Park	20	4										Negotiating CE	MGA, CE, RC review and negotiation with City.
Bodega Bay Trail	178	5										Initiating Project	Continued due diligence by Regional Parks for project design.
Colgan Creek Phase 4 MG	4	3										Negotiating CE	Working with applicant on final edits to MGA & CE
Colgan Creek Phase 5	4	3										Initiating Project	Pending closure of Colgan Creek Phase 4 MGA.
Crane Creek Regional Trail	75	1										Negotiating CE	Regional Parks and AOS met and are working on CE edits.
Denman Reach	2	2										Negotiating CE	Pending McNear Peninsula amendment.
Geyserville Community Plaza	1	4										Negotiating CE	Negotiating legal agreements.
Graton Town Square	0.6	5										Completed Project	Closed 10/29/2025. Monitoring match.
Guerneville River Park Phase 2	3	5										Initiating Project	Reviewing title restrictions
Helen Putnam Regional Park Extension	21.5	2					N/A					Completed Project	Closed 9/30/2025. Monitoring match and ongoing compliance.
Laura Fish Somersal Park	36	4										Negotiating CE	Negotiating legal agreements.
Los Guilicos Master Gardeners' Demonstration Garden	4.5	1										Initiating Project	Project on pause as grantee and Sonoma County Public Infrastructure address site concerns.
Mark West Area Community Park Ph 2	1	4					N/A	N/A				Completed Project	Monitoring grant compliance.
Maxwell Farms	79	1					N/A	N/A				Negotiating CE	Rregional Parks reviewing MGA. Drafting CE.
Occidental Community Plaza	0.7	5										Initiating Project	Completing due diligence.
Petaluma Bounty Community Farm	3	2										Initiating Project	Completing due diligence.
Petaluma River Park	20	2										Initiating Project	Developing legal agreements with applicant.
Roseland Creek Community Park - Phase 1c	3	3										Negotiating CE	Negotiating CE, Rec Covenant.
Russian River Community Park	3.8	5										Initiating Project	Completing due diligence.
Sonoma Schellville Trail	21	1										Initiating Project	Completing due diligence.
Steamer Landing Park Development (McNear Peninsula)	27**	2										Negotiating CE	MGA and RC under review by City of Petaluma.
Tierra de Rosas Plaza	1	3										Negotiating CE	Negotiating legal agreements.
Tom Schopflin Fields Phase 2	21	4										Negotiating CE	Grantee reviewing MGA and RC.
<b>Total Acres</b>	<b>602.1</b>												

\*\* Restoration/Development Project on previous acquisition.



## Active Projects

## On Hold

**Supervisory District 1**

**Crane Creek Ranch**  
This 290-acre ranch is located just east of Petaluma Hill Road to the east of the 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-mile trail. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Wildlands

**Libban - 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

**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 community identity, makes it an outstanding park. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, and Wildlands

**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 Wildlands

**South Sonoma Mountain - Rogers 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 southeast 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)**  
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

**Supervisory District 3**

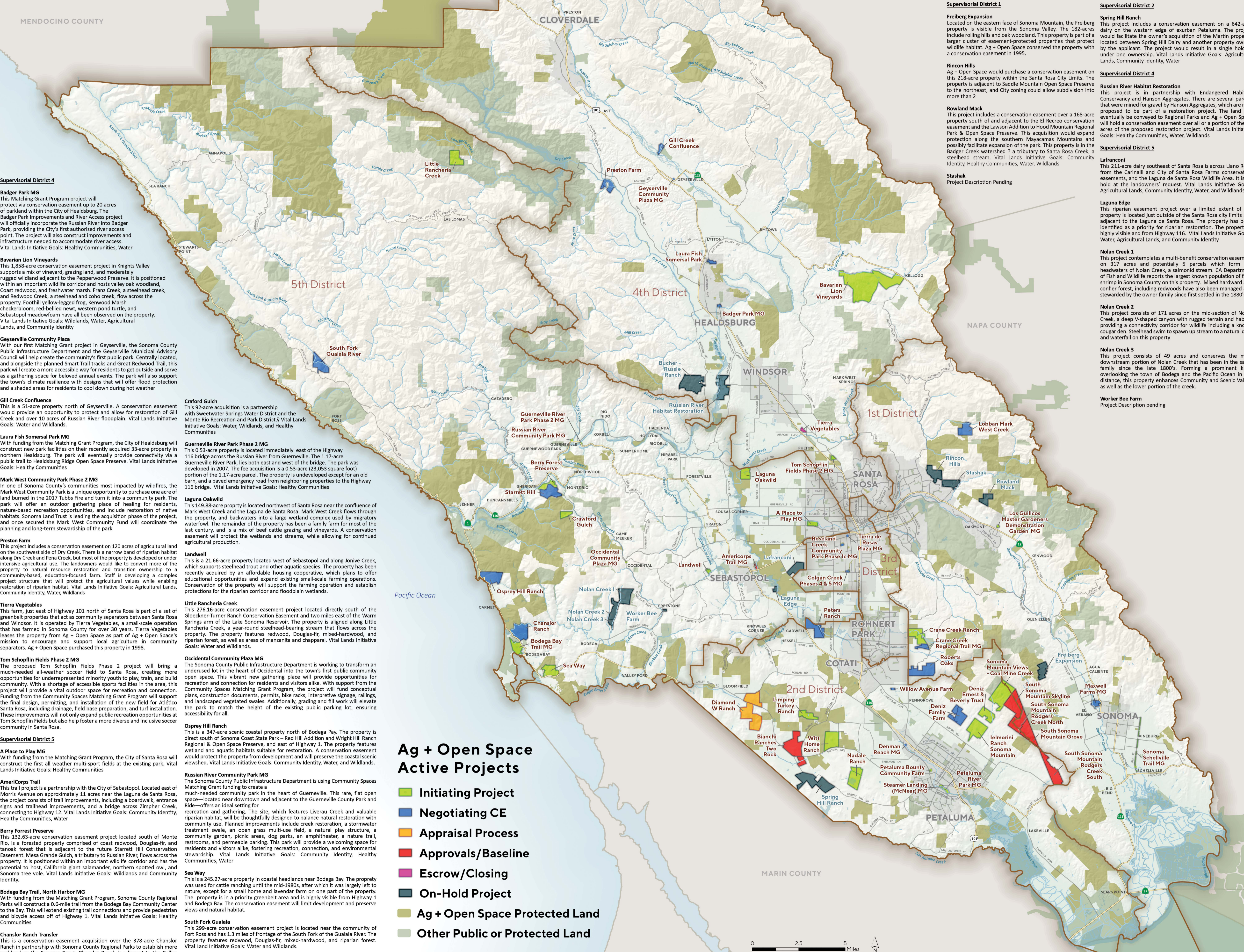
**Colgan Creek Phase 4 MG**  
This project is for the acquisition of a 4-acre parcel adjacent to the existing Colgan Creek restoration, park development, and trail project. This additional parcel will allow increased creek meander in the ongoing restoration effort, and will provide additional land for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

**Colgan Creek Phase 5 MG**  
The Colgan Creek Phase 5 MG is a 5.6-acre 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 a 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

**Terra 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**



**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 steamed creek, and Redwood Creek, a steelhead and coho creek, flow across the property. Foothill yellow-legged frog, Kenwood Marsh checkerloom, red-bellied nene, 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**  
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 place 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 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**  
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 inclusion of restoration of native habitats. Sonoma Land Trust is leading the acquisition phase of the project, and once secured the Mark West Community park will coordinate the planning and long-term stewardship of the park.

**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 plan that will protect the agricultural values while enabling restoration of riparian habitat. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, and Wildlands

**Tierra Vegetables**  
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 Rancharia Creek**  
This farm, just east of Highway 101 north of Santa Rosa is part of a set of greenbelt properties that are 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 separates the property from Ag + Open Space as part of Ag + Open Space's mission to protect local agriculture in community seaports. Ag + Open Space purchased this property in 1998.

**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 Parks, 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 MG**  
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 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. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water

**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.

**Starrrett 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

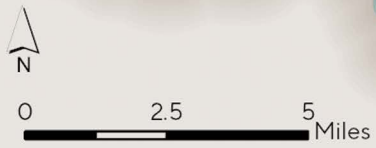
## Ag + Open Space Active Projects

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



**Ag + Open Space Active Projects**

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



Map Date: 3/17/2026  
 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

**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

**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 - 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

**\*MG indicates Matching Grant**

### On Hold

**Freiberg Expansion**  
 Located on the eastern face of Sonoma Mountain, the Freiberg property is visible from the Sonoma Valley. The 182-acres include rolling hills and oak woodland. This property is part of a larger cluster of easement-protected properties that protect wildlife habitat. Ag + Open Space conserved the property with a conservation easement in 1995.

**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

**Stashak**  
 Project Description Pending

### 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

**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

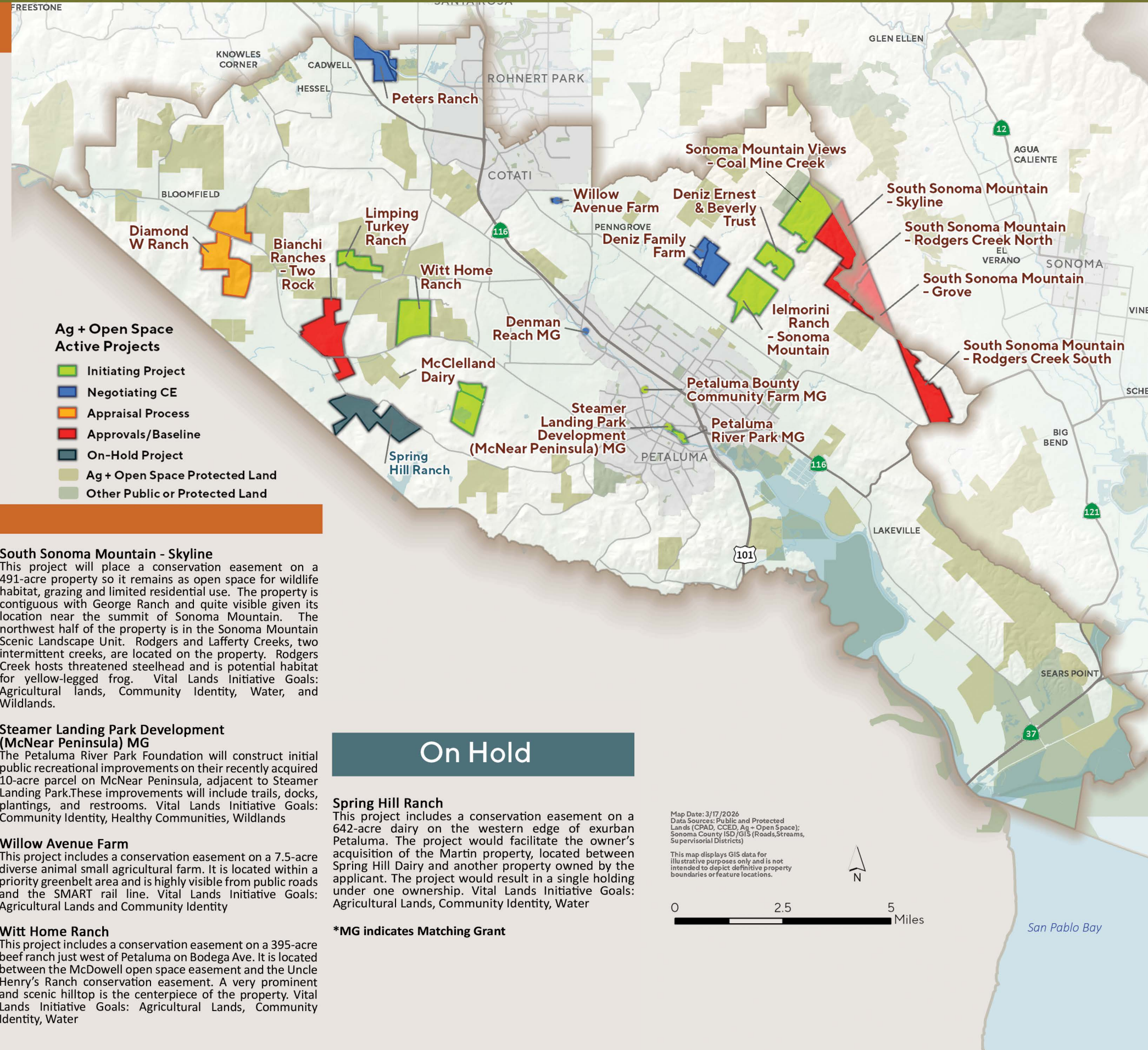
**Petaluma River Park MG**  
 The Petaluma River Park Foundation will construct initial public recreational improvements on their recently acquired 10-acre parcel on McNear Peninsula, adjacent to Steamer Landing Park. These improvements will include trails, docks, plantings, and restrooms. Vital Lands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



**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

\*MG indicates Matching Grant

Map Date: 3/17/2026  
 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

#### 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

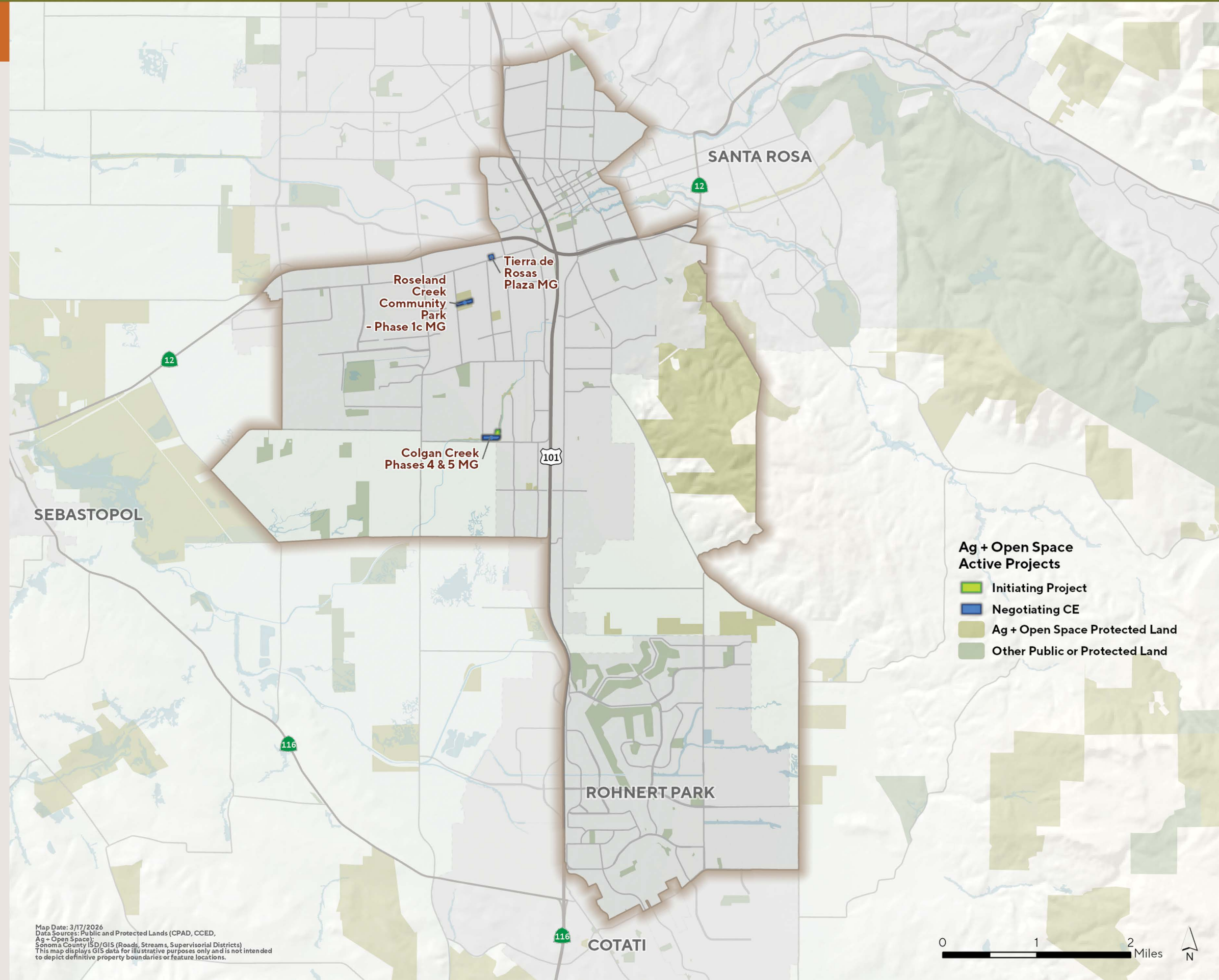
#### Roseland Creek Community Park - Phase 1c MG

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

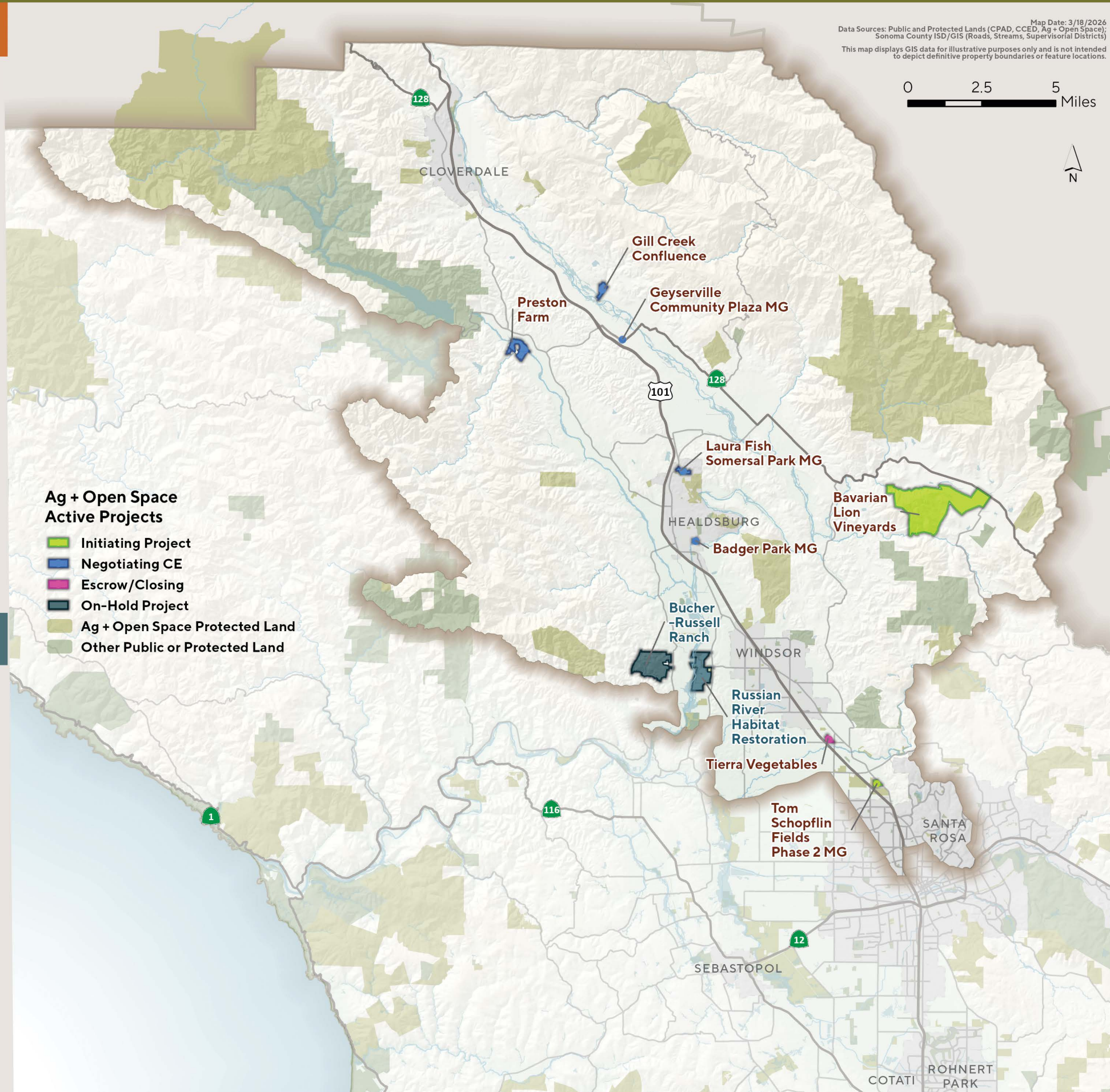
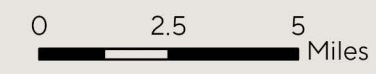
**\*MG indicates Matching Grant**



Map Date: 3/17/2026  
 Data Sources: Public and Protected Lands (CPAD, CCED, Ag + Open Space);  
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### Active Projects

Map Date: 3/18/2026  
 Data Sources: Public and Protected Lands (CPAD, CCED, Ag + Open Space);  
 Sonoma County ISD/GIS (Roads, Streams, Supervisorial Districts)  
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- Ag + Open Space Active Projects**
- Initiating Project
  - Negotiating CE
  - Escrow/Closing
  - On-Hold Project
  - Ag + Open Space Protected Land
  - Other Public or Protected Land

**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

**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.

**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

**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.

\*MG indicates Matching Grant

### On Hold

### 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.

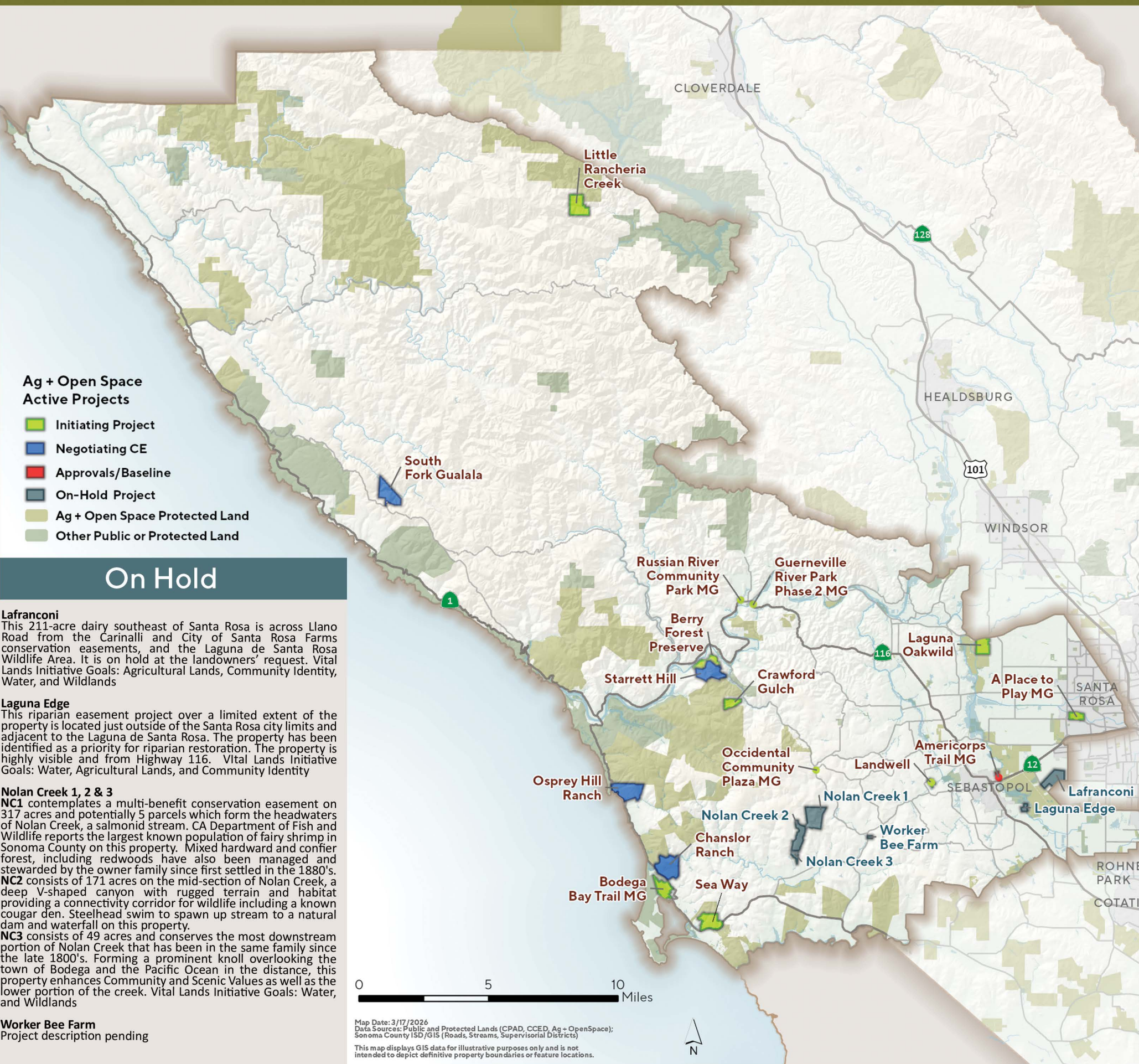
**Osprey Hill Ranch**  
 This is a 347-acre scenic coastal property north of Bodega Bay. The property is direct south of Sonoma Coast State Park – Red Hill Addition and Wright Hill Ranch Regional & Open Space Preserve, and east of Highway 1. The property features wetland and aquatic habitats suitable 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
  - Approvals/Baseline
  - 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

**Worker Bee Farm**  
 Project description pending

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