



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION
COMMISSIONERS

Mike Sangiacomo (First District)
Todd Mendoza (Second District)
Regina De La Cruz (Third District)

Ariel Kelley (Fourth District)
Jorge Inocencio (Fifth District)
Jeff Owen (Alternate)

REGULAR MEETING AGENDA

Virtual Meeting Due to Sonoma County's Shelter in Place Order
August 4, 2022 | 5:00 p.m.

In accordance with AB 361, Governor Newsom's March 4, 2020 State of Emergency due to the COVID-19 pandemic, Sonoma County Public Health Officer's Recommendation for Teleconferenced Meetings, and the Sonoma County Board of Supervisors Resolution 21-0399, the August 4, 2022 Fiscal Oversight Commission meeting will be held virtually.

MEMBERS OF THE PUBLIC MAY NOT ATTEND THIS MEETING IN PERSON

***UPDATE REGARDING VIEWING AND PUBLIC PARTICIPATION IN
August 4, 2022 FISCAL OVERSIGHT COMMISSION MEETING***

The August 4, 2022 Fiscal Oversight Commission Meeting will be facilitated virtually through Zoom. Members of the public can watch or listen to the meeting using one of the three following methods:

1. Join the Zoom webinar on your computer, tablet or smartphone by clicking <https://sonomacounty.zoom.us/j/94827319733?pwd=S3Jja1JneVE0ZHhMbHliZTZsMVB3QT09> password: cows707
2. If you have a Zoom account, click Join Meeting by number: 948 2731 9733 password: cows707
3. Call-in and listen to the meeting: Dial (669) 900-9128 Enter meeting ID: 948 2731 9733

Public Comment During the Meeting: You may email public comment to Sara.Ortiz@sonoma-county.org. All emailed public comments will be forwarded to all Commissioners 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 app or by calling in, there will be specific points throughout the meeting during which live public comment may be made via Zoom and phone.

Disability 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 Sara Ortiz by phone at (707)565-7346 or by email to Sara.Ortiz@sonoma-county.org by 12 p.m. Wednesday, August 3, 2022 to ensure arrangements for accommodation.

END OF UPDATE

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. **Election of Officers**
 9. **Discussion of Hybrid Meetings**
Julie Mefferd | Fiscal and Administrative Manager
 10. **Farmland for All Presentation**
Mary Chambers | Agricultural Specialist
 11. **Projects in Negotiation Attachment 2**
 12. **Suggested Next Meeting**
September 1, 2022
 13. **Adjournment**
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AGENDAS AND MATERIALS: Agendas and most supporting materials are available on the District's website at sonomaopenspace.org. Due to legal, copyright, privacy or policy considerations, not all materials are posted online. Materials that are not posted 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 after Sonoma County health officials lift the Shelter in Place order.

SUPPLEMENTAL MATERIALS: Materials related to an item on this agenda submitted to the Commission/Committee after distribution of the agenda packet will be posted on the District's website and made available for public inspection at the District office at 747 Mendocino Avenue, Santa Rosa, CA during normal business hours after Sonoma County health officials lift the Shelter in Place order. You may also email Sara.Ortiz@sonoma-county.org for materials.

ATTACHMENT 1



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION COMMISSIONERS

Mike Sangiacomo (First District)
Todd Mendoza (Second District)
Gary Wysocky (Third District)

Ariel Kelley (Fourth District)
Jorge Inocencio (Fifth District)
Jeff Owen (Alternate)

UNAPPROVED MINUTES

Virtual Meeting Due to Sonoma County's Shelter in Place Order

July 7, 2022 | 5:00 pm

COMMISSIONERS PRESENT: Ariel Kelley, Mike Sangiacomo, Jorge Inocencio, Gary Wysocky, Jeff Owen

STAFF PRESENT: Lisa Pheatt, County Counsel; Julie Mefferd, Administrative and Fiscal Services Manager; Jennifer Kuszmar, Acquisition Manager; Allison Schichtel, Senior Conservation Planner; Sara Ortiz, Administrative Aide; Mariah Robson, Executive Secretary.

PUBLIC PRESENT:

1. Call to Order

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

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

3. General Announcements Not Requiring Deliberation or Decision

Jen Kuszmar welcomed Gary Wysocky to the Fiscal Oversight Commission.

4. Public Comment

Public comment regarding agenda item #8 has been sent to the Commissioners.

5. Correspondence/ Communications

6. General Manager's Report

Jennifer Kuszmar gave the report for Misti Arias. Upcoming board items include July 12 the building lease for Ag + Open Space offices and the State Coastal Conservancy has granted the Laguna de Santa Rosa Foundation funds for habitat restoration at several properties, including Ag + Open Space fee property Haroutunian South. On August 9 the NRCS RCPP AFA Board item for approval to accept grant funding for riparian protection on agricultural lands will go to the Board.

The Matching Grant Program application period closed July 1.

Olivia Fiori has been promoted from Acquisition Assistant to Acquisition Specialist.

7. Approval of Commission Minutes

On a motion by Commissioner Inocencio and a second by Commissioner Owen, the March 3, 2022 minutes were approved. Commissioners Sangiacomo and Wysocky abstained.

ATTACHMENT 1

8. Proactive Conservation of High Priority Areas

Allison Schichtel gave a presentation regarding proactive conservation of high priority areas.

9. Projects in Negotiation

Jennifer Kuszmar reviewed the projects in negotiation.

10. Suggested Next Meeting

August 4, 2022

11. Adjournment

The meeting was adjourned at 6:37 p.m.

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DISABLED ACCOMMODATION: If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact Mary Dodge at 707-565-7349, as soon as possible to ensure arrangements for accommodation.





M E M O R A N D U M

Date: August 1, 2022

To: Fiscal Oversight Commission, Sonoma County Agricultural Preservation and Open Space District

From: Jennifer Kuszmar, Acquisition Manager

Subject: Projects in Negotiations

July 2022 update on Projects in Negotiations

In response to the Commission's request, staff has prepared supplemental information on the status of our active projects in addition to the projects in negotiations spreadsheet that is typically provided in your packet. Please note that since these projects are real property negotiations, and are confidential, we have limitations on what information we can share publicly.

A map of all active projects with a brief description of each project as well as a visual summary of project status is attached.

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ATTACHMENT 2
Conservation Easement Timeline

| CE PROJECT | Acres | Sup. Dist | Vital Lands Goals | STEP 1 | STEP 2 | | | | STEP 3 | | | STEP 4 |
|---|-------|-----------|--|--------------------|--------------------|----------------|-------------------|-----------------|-------------------|-----|-----|------------------|
| | | | | Project Evaluation | Initiating Project | Due Dilligence | Project Structure | CE Negotiations | Appraisal Process | FOC | BOD | Escrow + Closing |
| Abril Ranch | 1929 | 4 | Wildlands, Water | | | | | | | | | |
| Armstrong Redwoods State Natural Reserve - Ayers Addition | 320 | 5 | Healthy Communities, Water, Wildlands | | | | | | | | | |
| Baumert Springs | 372 | 5 | Healthy Communities, Water, Wildlands | | | | | | | | | |
| Big Sulphur Creek (Krasilisa) | 507 | 4 | Community Identity, Water, Wildlands | | | | | | | | | |
| Chanslor Ranch | 378 | 5 | Water, Wildlands, Community Identity and Healthy Communities | | | | | | | | | |
| Correia | 146 | 2 | Agricultural Lands, Water, Wildlands | | | | | | | | | |
| Crawford Gulch | 92 | 5 | Water, Wildlands, and Healthy Communities | | | | | | | | | |
| Deniz Ernest & Beverly Trust | 217 | 2 | Agricultural Lands, Community Identity, Water | | | | | | | | | |
| Deniz Family Farm | 355 | 2 | Agricultural Lands, Community Identity, Water | | | | | | | | | |
| Denner Ranches | 489 | 5 | Agricultural Lands, Community Identity, Water, and Wildlands | | | | | | + | | | |

ATTACHMENT 2

Matching Grant Program Project Timeline

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ATTACHMENT 2

Matching Grant Program Project Timeline

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ATTACHMENT 2 Matching Grant Program Project Timeline

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|---|------|---|---|--|--|--|--|--|--|--|--|--|--|
| Roseland Creek Community Park - Phase 1c | 2.5 | 3 | Healthy Communities, Water | | | | | | | | | | |
| SMART Pathway – Hearn to Bellevue* | 6 | 3 | Healthy Communities | | | | | | | | | | |
| SMART Pathway - Payran to Southpoint | 14 | 2 | Healthy Communities | | | | | | | | | | |
| Southeast Santa Rosa Greenway*** | 61 | 1 | Healthy Communities | | | | | | | | | | |
| Steamer Landing Park Development (McNear Peninsula) | 27** | 2 | Healthy Communities | | | | | | | | | | |
| Taylor Mountain Regional Park & Open Space Preserve - Cooper Creek Addition | 54 | 3 | Healthy Communities, Community Identity, Water, Wildlands | | | | | | | | | | |
| Tierra de Rosas*** | 1 | 3 | Healthy Communities | | | | | | | | | | |

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District approved a 2-year extension

Restoration/ Development Project on previous acquisition.

District approved 5-year extension (MGP 2 year, fire 3 year)



Ag + Open Space Active Acquisition Projects (June 2022)

Active Projects

Supervisorial District 1

Crane Creek Regional Park Expansion and Copeland Creek Trail Extension MGP
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. The project includes a new 1-mile trail. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Wildlands

El Recreo

This project includes a conservation easement over a 289-acre property off Pythian Rd, adjacent to Hood Mountain Regional Park & Open Space Preserve. Used as a family retreat for three generations, the owners plan to extinguish all but two development rights, under a single ownership. Highly visible from Highway 12, the property contains important natural resources, including the headwaters to steelhead streams and serpentine flora. Vital Lands Initiative Goals: Community Identity, Water, Wildlands

Maxwell Farms

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

McCormick Ranch – Regional Parks

This 253-acre property straddles Sonoma and Napa Counties and is located between Hood Mountain Regional Park & Open Space Preserve and Sugarloaf Ridge State Park. Ag + Open Space would purchase a new conservation easement over the property, which burned in the Glass Fire. Project partners include Sonoma Land Trust, Sonoma County Regional Parks, Land Trust of Napa County, and the Napa County Open Space District. The project offers wildlife corridor protection and a potential Bay Area Ridge Trail connection. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, Wildlands

Rincon Hills

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

Saddle Mountain Open Space Preserve – Lobban Addition

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

Sonoma Developmental Center 5 (Transformation)

This project seeks to acquire a conservation easement over a 946-acre portion of the Sonoma Developmental Center. Preservation of the property would help protect a critical habitat corridor between Sonoma Mountain and the Mayacamas. It could expand and connect public parks and facilitate development of a Bay Area Ridge Trail connection. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, Wildlands

Sonoma Mountain Vernal Pools

This project includes a conservation easement over a 174-acre property adjacent to the southeast corner of Trione-Anndel State Park. Sonoma Land Trust will purchase the property and transfer it to Regional Parks. Preservation of the property will help protect vernal pools, oak woodlands, and tributaries to an important salmonid-bearing stream, and will provide an important segment of the Bay Area Ridge Trail between Jack London State Park and Trione-Anndel. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, Wildlands

Southeast Santa Rosa Greenway MGP

In 2016, the City of Santa Rosa and Sonoma Land Trust were accepted into the Matching Grant Program for a project to establish an urban greenway park in the heart of Santa Rosa. The project is located on what was originally intended to be the Caltrans Highway 12 expansion project, which Caltrans has since abandoned. The project would connect downtown Santa Rosa to Howarth Park, Spring Lake Regional Park, and Trione-Anndel State Park via a 2-mile multi-use trail corridor. Vital Lands Initiative Goals: Healthy Communities

Supervisorial District 2

Correia

This is a 146-acre dairy located east of Two Rock. It is adjacent to the Mazzetta conservation easement and across Pepper Road from the Mickelsen conservation easement. A tributary to Stemple Creek runs through the property. A conservation easement will add to a large block of protected agricultural land in this area. Vital Lands Initiative Goals: Agricultural Lands, Water, Wildlands

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 355-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 MGP

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

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

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, perct 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. The landowner has the project on hold as they develop long-range business plans. 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 River Park MGP

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

Petersen Rd Dairy

This project includes a conservation easement over a 96-acre former dairy currently used for cattle pasture in support of other dairy operations. The landowner also owns Spring Hill Dairy and Petaluma Creamery. The property is located along Petersen Rd and adjacent to the Knudtsen and Stony Point Ranch conservation easements. A portion of the old Petaluma and Santa Rosa Railway right of way runs along the western edge of the property, which has been identified as a future trail in the Sonoma County General Plan. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water

SMART Pathway – Payran to Southpoint MGP

The Matching Grant Program helped to fund a multi-use paved pathway, approximately 1.2 miles long and 12 feet wide, parallel to the SMART tracks between Payran Ave and Southpoint Boulevard in Petaluma. This project also includes an existing 200-foot long bridge across the Petaluma River. Vital Lands Initiative Goals: Healthy Communities

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

Steamer Landing Park Development (McNear Peninsula) MGP

With funding from the Matching Grant Program, the Friends of Petaluma River, in partnership with the City of Petaluma, will construct new accessible docks at Steamer Landing Park. Vital Lands Initiative Goals: Healthy Communities

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

Supervisorial District 3

Bayer Farm Development

This project is providing funding for LandPaths to develop the two-acre farm portion of the Santa Rosa Bayer Park & Gardens. Funding has or will assist with site clean-up, farm and community gardens establishment, and minimal infrastructure development, including installation of a permanent shade structure. The farm welcomes everyone young to old with activities that connect people to food production. Vital Lands Initiative Goals: Healthy Communities, Agricultural Lands

Colgan Creek Phase 3 MGP

This 7-acre project was/is an extension of earlier restoration efforts a short distance down-stream to add meander and restore riparian vegetation along Colgan Creek in southwest Santa Rosa. Colgan Creek was, at one time, a very impaired waterway. This restoration project has increased flood capacity, improved pedestrian access, and restored native vegetation that will cool the creek. The ongoing restoration efforts are improving the water quality and increasing wildlife use and biodiversity along the creek. Vital Lands Initiative Goals: Healthy Communities, Water

Tierra de Rosas MGP

With funding from the Matching Grant Program, the County's Community Development Commission, in partnership with the City of Santa Rosa, will construct a public park and plaza as a central hub and gathering place in the heart of Roseland. Vital Lands Initiative Goals: Healthy Communities

Roseland Creek Community Park - Phase 1c MGP

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 McMin Ave in the Roseland neighborhood of Santa Rosa. Vital Lands Initiative Goals: Healthy Communities, Water

Supervisorial District 4

Abril Ranch

This project includes a conservation easement on a 1,929-acre property east of Cloverdale and adjacent to the Klecko conservation easement. This is an opportunity to expand protection along the Big Sulphur Creek drainage in the heart of the Mayacamas Mountains—an area critical for biodiversity, climate resiliency, and wildlife movement. The property could be subdivided into as many as seven ownerships, and is located in a very remote and fire-prone part of the county. Vital Lands Initiative Goals: Water, Wildlands

Badger Park MGP

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

Big Sulphur Creek (Krasilisa)

This project is in partnership with the Sonoma County District Attorney's office, who proposes that as part of a settlement of a criminal case related to a Water Board violation on this property, a portion of this 507-acre ranch, south of Big Sulphur Creek, be placed under conservation easement negotiated and held by Ag + Open Space. Vital Lands Initiative Goals: Community Identity, Water, Wildlands

Callahan (Fee)

This is a conservation easement over the 149-acre Callahan (Fee) property, south of the Healdsburg Ridge Open Space Preserve. The property has the potential to facilitate public access and trail connectivity with the neighboring open space preserve. The property is highly visible throughout the City of Healdsburg. A portion of the Russian River runs through the property and hosts steelhead, coho, and chinook salmon. The property helps conserve unique oak woodlands species and will also secure a greenbelt buffer, for the benefit of scenic values and wildfire protection for the City of Healdsburg. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water

Healdsburg Montage Park MGP

With funding from the Matching Grant Program, the City of Healdsburg will construct new park facilities on their recently acquired 200-foot long bridge across the Petaluma River. The park will eventually provide connectivity via a public trail to Healdsburg Ridge Open Space Preserve. Vital Lands Initiative Goals: Healthy Communities

Keiser Park Expansion 2 MGP

With funding from the Matching Grant Program, the Town of Windsor will acquire new parcels adjacent to the existing Keiser Park to expand public recreational opportunities and offer a new access point from an adjacent neighborhood. Vital Lands Initiative Goals: Healthy Communities

Mark West Wikiup Preserve

This project would include a conservation easement on up to 31 acres in the Wikiup/Mark West neighborhood. The project provides an opportunity to preserve 0.5 miles of the north bank of Mark West Creek, as well as facilitate public recreational use. The project is a partnership with the Banks-Jackson Family (landowners), Sonoma Water, National Marine Fisheries Service, and Department of Fish and Wildlife. Sonoma Water will own the property after closing. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, 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

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

Soda Springs Ranch Open Space Preserve

This project is a conservation easement over 209 acres, (three separate parcels owned by the same landowner, currently for sale), located west of downtown Cloverdale. The City of Cloverdale is interested in acquiring the property as a park and open space preserve. This is an opportunity to preserve a rather large property on the west edge of Cloverdale and help the City expand its offering of open space and recreation, as well as provide a greenbelt for the City. Vital Lands Initiative Goals: Healthy Communities, Healthy Communities, Water, Wildlands

Supervisorial District 5

A Place to Play MGP

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 MGP

This trail project is a partnership with the City of Sebastopol. Located east of Morris Avenue on approximately 11 acres near Zimphar Creek, connecting to Highway 12. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water

Armstrong Redwoods State Natural Reserve - Ayers Addition

This project is a partnership between State Parks, the current landowners (Jonathan and Laura Ayers) and Ag + Open Space to acquire a conservation easement and recreation covenant over a 320-acre addition to Armstrong Redwoods State Reserve. This property contains eight acres of old-growth redwood forest and the headwaters of Hulbert Creek. Vital Lands Initiative Goals: Healthy Communities, Water, Wildlands

Baumert Springs

This project includes a conservation easement and recreation covenant over approximately 375 acres of property around Camp Meeker. The Camp Meeker Recreation & Parks District will secure ownership of the property from St. Dorothy's Rest, a camp owned by the Episcopal Diocese. Vital Lands Initiative Goals: Healthy Communities, Water, Wildlands

Bodega Bay Trail, North Harbor MGP

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

Denner Ranches

This is a conservation easement over the 489-acre Denner Ranch, adjacent to the Laguna de Santa Rosa. The project will protect agricultural lands and riparian areas, as well as provide restoration opportunities around Mark West Creek, Laguna de Santa Rosa, and Ballard Lake. This conservation easement is being partially funded through the Natural Resource Conservation Service (NRCS) Regional Conservation Partnership Program. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, and Wildlands

Lafranchi (Laguna)

This project is a conservation easement on 127-187 acres (still being negotiated) within the Laguna de Santa Rosa, on a property upstream from the confluence with Mark West Creek and immediately south of Denner Ranch. The interest is in conserving only a portion of the property, over which Sonoma Water plans to implement a wetlands restoration project. Vital Lands Initiative Goals: Water/Wildlands

Miguel-Toeci

This is a 489-acre conservation easement project located in the wildland urban interface between Freestone and Occidental. The property hosts a mosaic of habitat types as well as a livestock grazing operation. A portion of Nolan Creek runs through the property, and hosts steelhead habitation below a natural waterfall. It can be subdivided into as many as seven parcels and is in an area with some rural residential development. Vital Lands Initiative Goals: Agricultural Lands, Water, and Wildlands Healthy Communities

River Lane MGP

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

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

Wolf Creek Ranch

This 1,195-acre ranch is located off Skagg Springs Road. Host to a mosaic of conifers mixed-conifer hardwood forests and with diverse topography, this property is a stronghold for climate change. This natural resources conservation easement would extinguish some of the development rights and ensure that the landscape will continue to provide essential resources to plants and animals now and into the future. Vital Lands Initiative Goals: Wildlands, Water, and Agricultural Lands

Ag + Open Space Active Projects

Active Project

On-Hold Project

Ag + Open Space Protected Land

Other Public or Protected Land

Supervisorial District

On Hold

Supervisorial District 2

Corda

This project includes a conservation easement on a 687-acre property near Schultz Slough in the Petaluma Marsh used for seasonal cattle grazing. The property includes significant marsh habitat and Neils Island, which is grazed with dairy cows from the adjacent dairy in Marin County. The marsh habitat and Neils Island are separated from the main pastures by the SMART tracks. Vital Lands Initiative Goals: Water, Wildlands, Agricultural Lands

Mahrt

This project includes a conservation easement on a 200-acre dairy west of Petaluma. This is one of a few seasonal dairies, meaning they shut down for calving. The landowner has the project on hold while they work out details on a possible 1031 exchange to acquire a neighboring property. Vital Lands Initiative Goals: Agricultural Lands, Water

Terrilinda Dairy

This project includes a conservation easement on a 175-acre dairy on the western edge of Cotati and Rohnert Park. It is located within a priority greenbelt area and is highly visible from Stony Point Road. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water

Supervisorial District 4

Oak Ridge Angus (LaFranchi)

This project includes a conservation easement over a 1,188-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

Supervisorial District 5

Fornage Ranch

This project includes a conservation easement over a 1,360-acre ranch located off Skagg Springs Road. The project is on hold until we confirm the reported landowner's interest in selling a conservation easement. Vital Lands Initiative Goals: Agricultural Lands, Water, Wildlands

Lafranchi

This 211-acre dairy southeast of Santa Rosa is across Llano Road from the Carrinalli and City of Santa Rosa Farms conservation easements, and the Laguna de Santa Rosa Wildlife Area. It is on hold at the landowners' request.

Blucher Creek Headwaters

This 212-acre cattle ranch is located on the southwest edge of exurban Sebastopol, near the Dougan Dairy conservation easement. The property is visible from much of the valley floor and the central and southwestern arm of this Mayacamas Mountains. A portion of the property drains into Atascadero Creek and there is a healthy population of American badger on the property. The landowner put the property on the market; however, the listing agent is talking to prospective conservation buyers. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, Wildlands

Map Date 6/20/2022
Data Sources: Ag + Open Space (Active Projects, Sonoma County Public and Protected Areas Database), Sonoma County (Roads, Streams, Urban Growth Boundaries)

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



Ag + Open Space Active Acquisition Projects (June 2022)

Active Projects

Supervisorial District 1

Crane Creek Regional Park Expansion and Copeland Creek Trail Extension MGP
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

El Recreo

This project includes a conservation easement over a 289-acre property off Pythian Rd, adjacent to Hood Mountain Regional Park & Open Space Preserve. Used as a family retreat for three generations, the owners plan to extinguish all but two development rights, under a single ownership. Highly visible from Highway 12, the property contains important natural resources, including the headwaters to steelhead streams and serpentine flora. Vital Lands Initiative Goals: Community Identity, Water, Wildlands

Maxwell Farms

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

McCormick Ranch – Regional Parks

This 253-acre property straddles Sonoma and Napa Counties and is located between Hood Mountain Regional Park & Open Space Preserve and Sugarloaf Ridge State Park. Ag + Open Space would purchase a new conservation easement over the property, which burned in the Glass Fire. Project partners include Sonoma Land Trust, Sonoma County Regional Parks, Land Trust of Napa County, and the Napa County Open Space District. The project offers wildlife corridor protection and a potential Bay Area Ridge Trail connection. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, Wildlands

Rincon Hills

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

Saddle Mountain Open Space Preserve – Lobban Addition

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

Sonoma Developmental Center 5 (Transformation)

This project seeks to acquire a conservation easement over a 946-acre portion of the Sonoma Developmental Center. Preservation of the property would help protect a critical habitat corridor between Sonoma Mountain and the Mayacamas. It could expand and connect public parks and facilitate development of a Bay Area Ridge Trail connection. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, Wildlands

Sonoma Mountain Vernal Pools

This project includes a conservation easement over a 174-acre property adjacent to the southeast corner of Trione-Annadel State Park. Sonoma Land Trust will purchase the property and transfer it to Regional Parks. Preservation of the property will help protect vernal pools, oak woodlands, and tributaries to an important salmonid-bearing stream, and will provide an important segment of the Bay Area Ridge Trail between Jack London State Park and Trione-Annadel. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, Wildlands

Southeast Santa Rosa Greenway MGP

In 2016, the City of Santa Rosa and Sonoma Land Trust were accepted into the Matching Grant Program for a project to establish an urban greenway park in the heart of Santa Rosa. The project is located on what was originally intended to be the Caltrans Highway 12 expansion project, which Caltrans has since abandoned. The project would connect downtown Santa Rosa to Howarth Park, Spring Lake Regional Park, and Trione-Annadel State Park via a 2-mile multi-use trail corridor. Vital Lands Initiative Goals: Healthy Communities

Supervisorial District 2

Correia

This is a 146-acre dairy located east of Two Rock. It is adjacent to the Mazzezza conservation easement and across Pepper Road from the Mickelsen conservation easement. A tributary to Stemple Creek runs through the property. A conservation easement will add to a large block of protected agricultural land in this area. Vital Lands Initiative Goals: Agricultural Lands, Water, Wildlands

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 355-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 MGP

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

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

Limping Turkey Ranch

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, 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 River Park MGP

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

Petersen Rd Dairy

This project includes a conservation easement over a 96-acre former dairy currently used for cattle pasture in support of other dairy operations. The landowner also owns Spring Hill Dairy and Petaluma Creamery. The property is located along Petersen Rd and adjacent to the Knudsen and Stony Point Ranch conservation easements. A portion of the old Petaluma and Santa Rosa Railway right of way runs along the western edge of the property, which has been identified as a future trail in the Sonoma County General Plan. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water

SMART Pathway – Payran to Southpoint MGP

The Matching Grant Program helped to fund a multi-use paved pathway, approximately 1.2 miles long and 12 feet wide, parallel to the SMART tracks between Payran Ave and Southpoint Boulevard in Petaluma. This project also includes an existing 200-foot long bridge across the Petaluma River. Vital Lands Initiative Goals: Healthy Communities

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

Steamer Landing Park Development (McNear Peninsula) MGP

With funding from the Matching Grant Program, the Friends of Petaluma River, in partnership with the City of Petaluma, will construct new accessible docks at Steamer Landing Park. Vital Lands Initiative Goals: Healthy Communities

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 hillside is the centerpiece of the property. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water

Supervisorial District 3

Bayer Farm Development

This project is providing funding for LandPaths to develop the two-acre farm portion of the Santa Rosa Bayer Park & Gardens. Funding has or will assist with site clean-up, farm and community gardens establishment, and minimal infrastructure development, including installation of a permanent shade structure. The farm welcomes everyone young to old with activities that connect people to food production. Vital Lands Initiative Goals: Healthy Communities, Agricultural Lands

Colgan Creek Phase 3 MGP

This 7-acre project was/is an extension of earlier restoration efforts a short distance down-stream to add meander and restore riparian vegetation along Colgan Creek in southwest Santa Rosa. Colgan Creek was, at one time, a very impaired waterway. This restoration project has increased flood capacity, improved pedestrian access, and restored native vegetation that will cool the creek. The ongoing restoration efforts are improving the water quality and increasing wildlife use and biodiversity along the creek. Vital Lands Initiative Goals: Healthy Communities, Water

Tierra de Rosas MGP

With funding from the Matching Grant Program, the County's Community Development Commission, in partnership with the City of Santa Rosa, will construct a public park and plaza as a central hub and gathering place in the heart of Roseland. Vital Lands Initiative Goals: Healthy Communities

Roseland Creek Community Park - Phase 1c MGP

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 McNeil Ave. in the Roseland neighborhood of Santa Rosa. Vital Lands Initiative Goals: Healthy Communities, Water

Supervisorial District 4

Abril Ranch

This project includes a conservation easement on a 1,929-acre property east of Cloverdale and adjacent to the Klesko conservation easement. This is an opportunity to expand protection along the Big Sulphur Creek drainage in the heart of the Mayacamas Mountains—an area critical for biodiversity, climate resiliency and wildlife movement. The property could be subdivided into as many as seven ownerships, and is located in a very remote and fire-prone part of the county. Vital Lands Initiative Goals: Water, Wildlands

Badger Park MGP

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

Big Sulphur Creek (Krasisa)

This project is in partnership with the Sonoma County District Attorney's office, who proposes that as part of a settlement of a criminal case related to a Water Board violation on this property, a portion of this 507-acre ranch, south of Big Sulphur Creek, be placed under conservation easement negotiated and held by Ag + Open Space. Vital Lands Initiative Goals: Community Identity, Water, Wildlands

Callahan (Fee)

This is a conservation easement over the 149-acre Callahan (Fee) property, south of the Healdsburg Ridge Open Space Preserve. The property has the potential to facilitate public access and trail connectivity with the neighboring open space preserve. The property is highly visible throughout the City of Healdsburg. A portion of the Russian River runs through the property and hosts steelhead, coho, and chinook salmon. The property helps conserve unique oak woodlands species and will also secure a greenbelt buffer, for the benefit of scenic values and wildlife protection for the City of Healdsburg. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water

Healdsburg Montage Park MGP

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

Keiser Park Expansion 2 MGP

With funding from the Matching Grant Program, the Town of Windsor will acquire new parcels adjacent to the existing Keiser Park to expand public recreational opportunities and offer a new access point from an adjacent neighborhood. Vital Lands Initiative Goals: Healthy Communities

Mark West Wikiup Preserve

This project would include a conservation easement on up to 31 acres in the Wikiup/Mark West neighborhood. The project provides an opportunity to preserve 0.5 miles of the north bank of Mark West Creek, as well as facilitate public recreational use. The project is a partnership with the Banke-Jackson Family (landowners), Sonoma Water, National Marine Fisheries Service, and Department of Fish and Wildlife. Sonoma Water will own the property after closing. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, 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

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

Soda Springs Ranch Open Space Preserve

This project is a conservation easement over 209 acres, (three separate parcels owned by the same landowner, currently for sale), located west of downtown Cloverdale. The City of Cloverdale is interested in acquiring the property as a park and open space preserve. This is an opportunity to preserve a rather large property on the west edge of Cloverdale and help the City expand its offering of open space and recreation, as well as provide a greenbelt for the City. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, Wildlands

Supervisorial District 5

A Place to Play MGP

With funding from the Matching Grant Program, the City of Santa Rosa will construct the first all-weather multi-use fields at the existing park. Vital Lands Initiative Goals: Healthy Communities

AmeriCorps Trail MGP

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

Armstrong Redwoods State Natural Reserve – Ayers Addition

This project is a partnership between State Parks, the current landowners (Jonathan and Laura Ayers) and Ag + Open Space to acquire a conservation easement and recreation covenant over a 320-acre addition to Armstrong Redwoods State Reserve. This property contains eight acres of old-growth redwood forest and the headwaters of Hulbert Creek. Vital Lands Initiative Goals: Healthy Communities, Water, Wildlands

Baumert Springs

This project includes a conservation easement and recreation covenant over approximately 375 acres of property around Camp Meeker. The Camp Meeker Recreation & Parks District will secure ownership of the property from St. Dorothy's Rest, a camp owned by the Episcopal Diocese. Vital Lands Initiative Goals: Healthy Communities, Water, Wildlands

Bodega Bay Trail, North Harbor MGP

With funding from the Matching Grant Program, Sonoma County Register of Claims 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 Collins 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

Denner Ranches

This is a conservation easement over the 489-acre Denner Ranch, adjacent to the Laguna de Santa Rosa. The project will protect agricultural lands and riparian areas, as well as provide restoration opportunities around Mark West Creek, Laguna de Santa Rosa, and Ballard Lake. This conservation easement is being partially funded through the Natural Resource Conservation Service (NRCS) Regional Conservation Partnership Program. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, and Wildlands

Lafranchi (Laguna)

This project is a conservation easement on 127-187 acres (still being negotiated) within the Laguna de Santa Rosa, on a property upstream from the confluence with Mark West Creek and immediately south of Denner Ranch. The interest is in conserving only a portion of the property, over which Sonoma Water plans to implement a wetlands restoration project. Vital Lands Initiative Goals: Water, Wildlands

Miguel-Tocci

This 148-acre conservation easement project located in the wildland urban interface between Freestone and Occidental. The property hosts a mosaic of habitat types as well as a livestock grazing operation. A portion of Nolan Creek runs through the property, and hosts steelhead habitation below a natural waterfall. It can be subdivided into as many as seven parcels and is in an area with some rural residential development. Vital Lands Initiative Goals: Agricultural Lands, Water, and Wildlands Healthy Communities

Ag + Open Space Active Projects

- Active Project
- On-Hold Project
- Ag + Open Space Protected Land
- Other Public or Protected Land
- Supervisorial District

ATTACHMENT 2

River Lane MGP

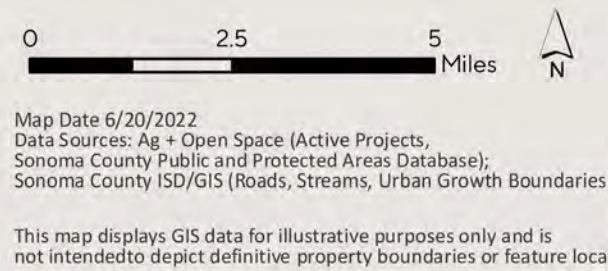
With funding from the Matching Grant Program, the Russian River Recreation and Parks District will acquire a 0.67-acre parcel along the Russian River for public access to the river. Vital Lands Initiative Goals: Healthy Communities

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

Wolf Creek Ranch

This 1,195-acre ranch is located off Skagg Springs Road. Host to a mosaic of conifers mixed-conifer hardwood forests and with diverse topography, this property is a stronghold for climate change. This natural resources conservation easement would extinguish some of the development rights and ensure that the landscape will continue to provide essential resources to plants and animals now and into the future. Vital Lands Initiative Goals: Wildlands, Water, and Agricultural Lands



On Hold

Supervisorial District 2

Corda
This project includes a conservation easement on a 687-acre property near Schultz Slough in the Petaluma Marsh used for seasonal cattle grazing. The property includes significant marsh habitat and Neils Island, which is granted to the City of Santa Rosa. The adjacent area in Marin County. The marsh habitat and Neils Island are separated from the main pastures by the SMART tracks. Vital Lands Initiative Goals: Water, Wildlands, Agricultural Lands

Mahrt

This project includes a conservation easement on a 200-acre dairy west of Petaluma. This is one of a few seasonal dairies, meaning they shut down for calving. The landowner has the project on hold while they work out details on a possible 1031 exchange to acquire a neighboring property. Vital Lands Initiative Goals: Agricultural Lands, Water

Terrilinda Dairy

This project includes a conservation easement on a 175-acre dairy on the western edge of Cotati and Rohnert Park. It is located within a priority greenbelt area and is highly visible from Stony Point Road. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water

Supervisorial District 4

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

Supervisorial District 5

Fornage Ranch

This project includes a conservation easement over a 1,360-acre ranch located off Skagg Springs Road. The project is on hold until we confirm the reported landowner's interest in selling a conservation easement. Vital Lands Initiative Goals: Agricultural Lands, Water, Wildlands

Lafranchi

This 211-acre dairy southeast of Santa Rosa is across Llano Road from the Carnilli and City of Santa Rosa Farms conservation easements, and the Laguna de Santa Rosa Wildlife Area. It is on hold at the landowners' request.

Blucher Creek Headwaters

This 212-acre cattle ranch is located on the southwest edge of exurban Sebastopol, near the Dougan Dairy conservation easement. The property is visible from much of the valley floor and the central and southwestern arm of the Mayacamas Mountains. A portion of the property drains into Atascadero Creek and there is a healthy population of American badger on the property. The landowner put the property on the market; however, the listing agent is talking to prospective conservation buyers. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, Wildlands

ATTACHMENT 2
Sonoma County Agricultural Preservation and Open Space District

| PROJECT | Acreage (approximate) | Supervisory District | Acquisition Plan Category | Project Design | Appraisal Process | Approvals/Baseline | Escrow | Comments |
|--|-----------------------|----------------------|---------------------------------|----------------|-------------------|--------------------|--------|--|
| Abril Ranch | 1,929 | 4 | Water, Wildlife & Natural Areas | x | | | | Due diligence - mineral rights review |
| Armstrong Redwoods State Natural Reserve | 320 | 5 | Water, Wildlife & Natural Areas | x | | | | Project Structure - development |
| Baumert Springs | 372 | 5 | Water, Wildlife & Natural Areas | | | | | Due Dilligence - Awaiting prelim update |
| Big Sulphur Creek (Krasilisa) | 507 | 4 | Water, Wildlife & Natural Areas | x | | | | Initiating project |
| Chanslor Ranch | 378 | 5 | Water, Wildlife & Natural Areas | | x | | | Initiating project - Letter of Intent to landowner |
| Correia | 146 | 2 | Farms & Ranches | | | | | Initiating project |
| Crawford Gulch | 92 | 5 | Recreation & Education | x | | | | Project Structure - development |
| Deniz Ernest & Beverly Trust | 217 | 2 | Farms & Ranches | x | | | | Project Structure - development |
| Deniz Family Farm | 355 | 2 | Farms & Ranches | x | | | | Project Structure - development |
| Denner Ranches | 489 | 5 | Farms & Ranches | x | | | | appraisal phase - seeking appraiser |
| Diamond W Ranch | 849 | 2 | Farms & Ranches | x | | | | Project Structure - development |
| El Recreo | 289 | 1 | Greenbelts & Scenic Hillside | x | x | x | | Escrow and Closing |
| Healdsburg Ridge Open Space Preserve - S | 149 | 4 | Recreation & Education | x | x | | | Deadline for appraisal proposals - 8/5/2022 |
| Lafranchi (Laguna) | 127 | 5 | Water, Wildlife & Natural Areas | x | | | | Negotiating CE - Landowner review |
| Limping Turkey Ranch | 158 | 2 | Farms & Ranches | | | | | Initiating project |
| Mark West Wikiup Preserve | 31 | 4 | Water, Wildlife & Natural Areas | x | x | | | Appraisal phase - Offer under consideration |
| McClelland Dairy | 337 | 2 | Farms & Ranches | x | | | | Negotiating CE |
| McCormick Ranch - Regional Parks | 253 | 1 | Water, Wildlife & Natural Areas | x | x | | | Appraisal process - boundary issues |
| Miguel-Tocci | 489 | 5 | Farms & Ranches | | | | | Initiating project |
| Preston Farm | 133 | 4 | Farms & Ranches | x | | | | Project Structure phase |
| Riebli Family Dairy | 139 | 2 | Farms & Ranches | x | | | | Project Structure phase |
| Rincon Hills | 218 | 1 | Greenbelts & Scenic Hillside | | | | | Project Structure phase - development |
| Rowland Mack | 168 | 1 | Greenbelts & Scenic Hillside | x | | | | Project Structure phase - development |
| Russian River Habitat Restoration | 63 | 4 | Water, Wildlife & Natural Areas | | | | | Initiating project |
| Saddle Mountain Open Space Preserve - L | 266 | 1 | Recreation & Education | x | x | | | Project Structure; Fee appraisal reviewed |
| Soda Springs Ranch Open Space Preserve | 209 | 4 | Recreation & Education | x | x | | | CE Negotiations - landowner review |
| Sonoma Developmental Center 5 (Transfo | 945 | 1 | Greenbelts & Scenic Hillside | | | | | Project Structure phase - waiting for county process |
| Sonoma Mountain Vernal Pools | 174 | 1 | Recreation & Education | x | x | | | CE Negotiations - landowner review |
| Spring Hill Ranch | 642 | 2 | Farms & Ranches | x | | | | Project Structure phase - development |
| Starrett Hill | 319 | 5 | Water, Wildlife & Natural Areas | | | | | Project Structure phase |
| Triangle G Ranch | 1,782 | 2 | Farms & Ranches | | | | | Initiating project |
| Witt Home Ranch | 395 | 2 | Farms & Ranches | | | | | Initiating project |
| Wolf Creek Ranch | 1,195 | 5 | Water, Wildlife & Natural Areas | | | | | Initiating project |
| Total Acres: | 14,135 | | | | | | | |

ATTACHMENT 2

Project Status Chart
7/22/2022

Sonoma County Agricultural Preservation and Open Space District

| Matching Grant Project | Acreage (approximate) | Supervisory District | Location | Begin Grant Process | Appraisal Process | Approvals/Baseline | Escrow | Comments |
|---|-----------------------|----------------------|----------------------|---------------------|-------------------|--------------------|--------|---|
| A Place to Play | 87 | 5 | Western Santa Rosa | | | | | Initiating project |
| AmeriCorps Trail | 12 | 5 | Sebastopol | x | n/a | x | | Implementation - CE/RC will be recorded following trail construction. |
| Badger Park | 20 | 4 | Healdsburg | | | | | On hold at applicants request |
| Bayer Farm Development*** | 6** | 3 | Southwest Santa Rosa | x | x | x | x | Reimbursement ongoing, Grant extended |
| Bodega Bay Trail | 179 | 5 | Bodega Bay | | | | | Initiating project |
| Colgan Creek Phase 3 MG*** | 7 | 3 | Southwest Santa Rosa | x | n/a | x | x | Extension granted to 10/14/24 |
| Crane Creek Regional Trail | 6 | 1 | East of Rohnert Park | x | n/a | | | Negotiating CE, Rec Covenant |
| Denman Reach | 2 | 2 | North Petaluma | x | n/a | | | CE negotiations |
| Falletti Ranch | 4 | 2 | Cotati | x | x | x | x | Tracking match |
| Forever Forestville*** | 4 | 5 | Downtown Forestville | x | x | x | x | Tracking match |
| Graton Green | 1 | 5 | Downtown Graton | x | x | x | | Completed |
| Healdsburg Montage Park | 36 | 4 | North Healdsburg | | | | | Initiating project |
| Helen Putnam Regional Park Extension | 56 | 2 | Petaluma | | | | | Initiating project |
| Keiser Park Expansion 2 | 2 | 4 | Windsor | | | | | Initiating project |
| Maxwell Farms | 79 | 1 | Northwest of Sonoma | x | n/a | | | Drafting Documents |
| Paula Lane Open Space Preserve | 11 | 2 | West Petaluma | x | x | x | x | Tracking match |
| Petaluma River Park | 20 | 2 | Petaluma | | | | | Project structure phase |
| River Lane*** | 1 | 5 | West of Guerneville | x | x | x | x | Finalizing docs; Grant extended to 10/25/24 |
| Roseland Creek Community Park - Phase 1 | 3 | 3 | Southwest Santa Rosa | x | x | | | Negotiating CE, Rec Covenant |
| SMART Pathway – Hearn to Bellevue* | 6 | 3 | Southwest Santa Rosa | x | n/a | x | | Finalizing documents |
| SMART Pathway - Payran to Southpoint | 14 | 2 | Petaluma | x | n/a | | | Negotiating CE, Rec Covenant |
| Southeast Santa Rosa Greenway*** | 61 | 1 | Southeast Santa Rosa | x | | x | | Initiating project; extended to 10/25/24 |
| Steamer Landing Park Development (McN) | 27** | 2 | Downtown Petaluma | x | n/a | | | Initiating project |
| Taylor Mountain Regional Park & Open Sp | 54 | 3 | Southeast Santa Rosa | x | | | | Closed 4/1/20. Tracking match |
| Tierra de Rosas*** | 1 | 3 | Southwest Santa Rosa | x | n/a | | | Drafting documents |
| Total Acres: | 665 | | | | | | | |

* District approved a 2-year extension

** Restoration/Development Project on previous acquisition.

*** District approved 5-year extension (MGP 2 year, fire 3 year)

| TRANSFER | Acreage (approximate) | Supervisory District | Transaction Type | Project Design | Transfer Agreement | Approvals/Baseline | Escrow | Comments |
|-------------------------------------|-----------------------|----------------------|------------------|----------------|--------------------|--------------------|--------|--------------------|
| Saddle Mountain Open Space Preserve | 960 | 1 | Transfer | | | | | Initiating project |
| Tierra Vegetables | 15 | 4 | Resale | x | | | | Resale |
| Young-Armos | 56 | 5 | Transfer/Sale | x | | | | Initiating project |
| Total Acres: | | 1,031 | | | | | | |