



AG + OPEN SPACE
SONOMA COUNTY

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

REGULAR MEETING AGENDA

January 22, 2026 | 5:00 pm

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON

The January 22, 2026 Sonoma County Ag + Open Space Advisory Committee meeting will be held in person at Ag + Open Space's office located at 747 Mendocino Avenue, Santa Rosa, CA. The public may also participate virtually through Zoom.

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

1. **Zoom:** Join the Zoom meeting on your computer, tablet or smartphone by clicking: <https://sonomacounty.zoom.us/j/95865054803?pwd=6kK8lsDW02YfOtu6YOzFMFSwfDH2kQ.jyJdob-eS3CqTy4C>
If you have the Zoom app or web client, join the meeting using the **Password: 628163**

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

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

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

DISABLED ACCOMMODATION: If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please contact Michelle Nozzari by email to Michelle.Nozzari@sonoma-county.org by 12pm Wednesday, January 21, 2026 to ensure arrangements for accommodation.

1. Call to Order

2. Public Comment

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

3. Correspondence / Communications

Correspondence can email aos-admin@sonoma-county.org.

4. Approval of Minutes from October 23, 2025 Attachment A ACTION ITEM

5. General Manager's Report

Misti Arias, General Manager

6. Community Relations Update

INFORMATIONAL

Lauren Alpert, Community Relations Specialist

Irma Cuevas, Community Engagement Coordinator

7. 2025 Year in Review

INFORMATIONAL

Amy Ricard, Community Resources Manager

8. Advisory Committee Administration

Attachment B

ACTION ITEM

- a. Advisory Committee Rules of Procedures
- b. AB 2449 Overview
- c. Ad Hoc Subcommittee Assignments
- d. Committee Calendar & Roster
- e. Election of Committee Officers

9. Projects in Negotiations

Attachment C

10. Announcements from Advisory Committee Members

11. Adjournment

Next Advisory Committee Meeting is scheduled for February 26, 2026.



SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

P R O P O S E D M I N U T E S

747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401

October 23, 2025 | 5:00 pm

MEMBERS PRESENT:

Richard Hodges, Paul Martin, Ladi Asgill, Thembi Borras*, Michelle Whitman, Don McEhill, Emily

Albert, Brittany Jensen

***AB 2449 virtual attendance**

STAFF PRESENT:

Jennifer Kuszmar, Acquisition Manager; Lisa Pheatt, Deputy County Counsel, Lauren Alpert, Community Resources Specialist,

1. Call to Order

Chair Ladi Asgill called the meeting to order at 5:16 pm.

Roll Call attendance was taken.

Richard Hodges, Paul Martin, Ladi Asgill, Michelle Whitman, Don McEhill, Emily Albert, Brittany Jensen were present in person.

Member Borras attended the meeting virtually from Sacramento citing AB 2449, noting that she was traveling as part of her role with the California Department of Forestry and Fire Protection.

Chair Asgill noted that the meeting would move forward with abridged agenda. Items would be removed and continued.

2. Public Comment

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

No Public comment.

3. Correspondence/Communications

No correspondence was received.

4. Approval of the Minutes from September 25, 2025

PROPOSED Minutes



Member Whitman moved to approve the minutes. Member Jensen seconded the motion. Roll call vote was taken. Ayes: Richard Hodges, Paul Martin, Ladi Asgill, Thembu Borras*, Michelle Whitman, Don McEnhill, Emily Albert, Brittany Jensen
Abstain: None.

Public Comment: No Public Comment

5. FY 25-26 Budget Overview	INFORMATIONAL
Julie Mefferd, Administrative & Fiscal Services Manager	
Chair Asgill continued this item to the next meeting's agenda.	
6. Community Relations Update	INFORMATIONAL
Lauren Alpert, Community Relations Specialist	
Irma Cuevas, Community Engagement Coordinator	
Chair Asgill continued this item to the next meetings agenda.	
7. Acquisition Projects and Advisory Committee Input	WORKSHOP ITEM
Jennifer Kuszmar, Acquisition Manager	
Public Comment: Wendy Eliot	
8. General Managers Report	
Misti Arias, General Manager	
Chair Asgill moved this item to be after item 7. General Manager Arias provided a South Sonoma Mountain Conservation Easement.	
9. Projects in Negotiations Attachment B	
Public Comment: No Public Comment	
10. Adjournment	
Chair Asgill adjourned the meeting at 5:56pm.	

PROPOSED Minutes



AB 2449 – Teleconferencing Requirements

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

2026 AG + OPEN SPACE ADVISORY COMMITTEE MEMBERS

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

707-565-7360

openspace@sonoma-county.org

Vacant	First District Term Expires: X/202X
Richard (Rich) Hodges	First District Term Expires: 12/2026
Paul Martin	Second District Term Expires: 4/2027
Ladi Asgill (Chair)	Second District Term Expires: 7/2028
Steve Rabinowitz	Third District Term Expires: 4/2027
Thembi Borras	Third District Term Expires: 8/2026
Vacant	Fourth District Term Expires: X/202X
Paolo Tantarelli	Fourth District Term Expires: 4/2026
Wendy Eliot (Chair Pro Tem)	Fifth District Term Expires: 9/2027
Michelle Whitman	Fifth District Term Expires: 8/2026
John Shribbs, Petaluma City Council (Vice Chair)	Mayors' and Councilmembers' Term Expires: 4/2027
Alex DeCarli, Petaluma City Council	Mayors' and Councilmembers' Term Expires: 2/2027
Majorie Morgenstern, Cloverdale City Council	Mayors' and Councilmembers' Term Expires: 4/2027
Don McEnhill	Environmental Term Expires: 8/2027
Emily Albert	Real Estate Term Expires: 4/2026
Brittany Jensen	Agriculture Term Expires: 7/2027
Vacant	Business Term Expires: X/202X
Vacant	Youth Member
Vacant	Youth Member

ADVISORY COMMITTEE
2026 Calendar

Monthly Meetings on the 4th Thursday
Except for November (no meeting) and December (earlier meeting)
Meetings begin at 5:00 pm

2026

January 22

February 26

March 26

April 23

May 28

June 25

July 23

August 27

September 24

October 22

December 10

**(The committee meets on the second
Thursday due to the holidays)**

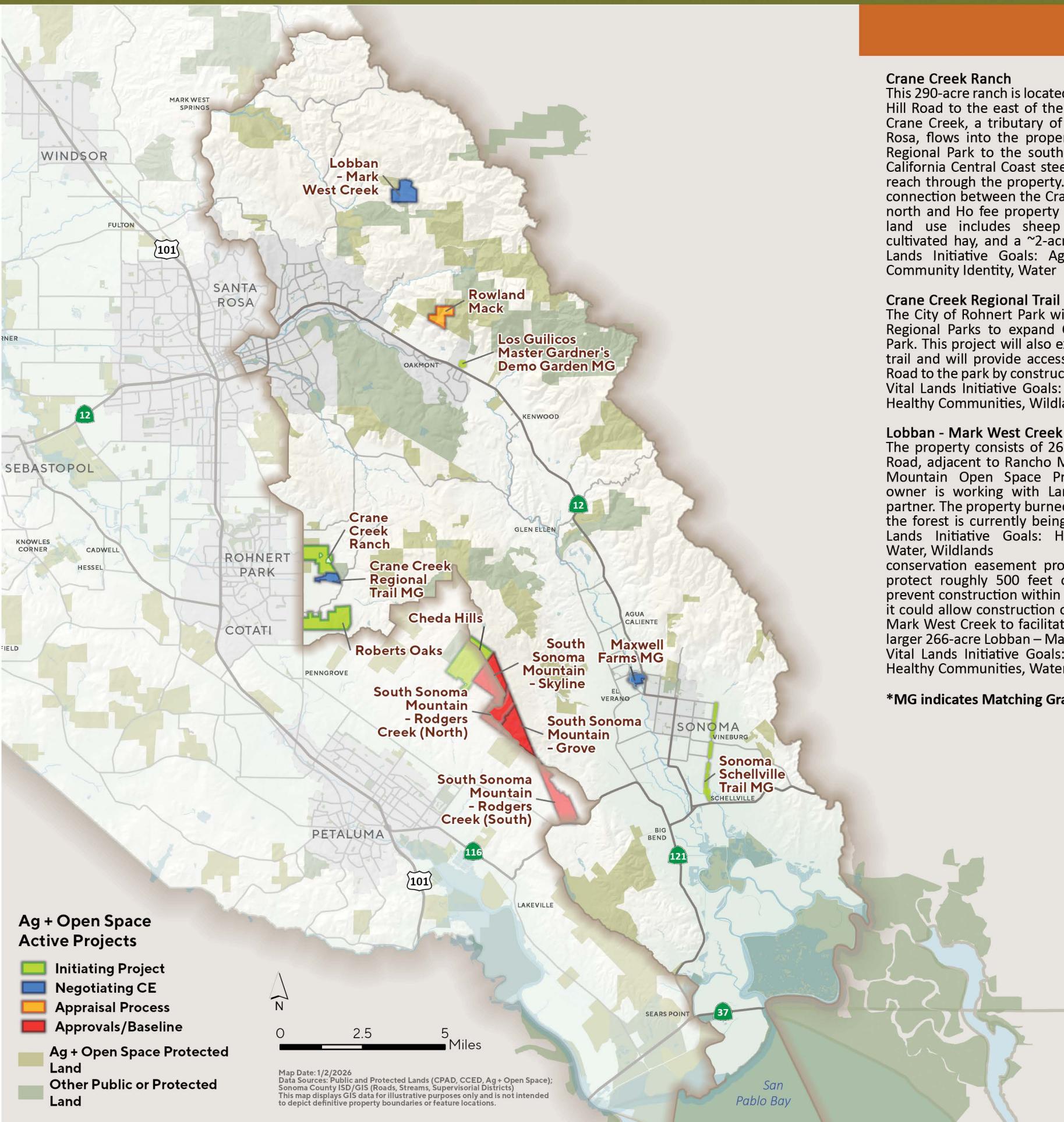
Meetings will be canceled, with notice provided, if there are insufficient items for an agenda.

Exhibit B

Agricultural Ad Hoc Subcommittee

<p>Description: This subcommittee aims to meet every other month. The role of this committee is to provide specialized input on Ag + Open Space agricultural activities including but not limited to agricultural conservation projects and priorities, new agricultural programs, and outreach and support to agricultural landowners.</p>	<p>Staff Lead: Mary Chambers, Agricultural Specialist</p> <p>Current members</p> <ul style="list-style-type: none">1. Paul Martin2. Alex DeCarli3. John Shribbs4. Ladi Asgill5. Richard Hodges6. Emily Albert <p>AC Members ONLY (6 members total)</p>
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Active Project



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. Vision Lands Initiative Goals: Agricultural Lands and Community Identity, Water

Crane Creek Regional Trail MG
The City of Rohnert Park will transfer 75 acres of Regional Parks to expand Crane Creek Regional Park. This project will also extend Copeland Creek trail and will provide access across Petaluma Highway to the park by constructing a new 1-mile trail.

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

*MG indicates Matching Grant.

ma Los Guilicos Master Gardner
Demonstration Garden MG

A project of the University of California Master Gardeners of Sonoma County, will transform once-devastated parcel on the Los Guilicos campus—burned in the 2020 Glass Fire—into 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 state-of-the-art greenhouse classroom. Planned features include an oak arbor picnic area, children's garden expansion, a native plant garden, an outdoor classroom, a fire-resilient garden, a greenhouse and shade house, an expanded orchard, and an outdoor natural classroom—offering a welcoming space for education, inspiration, and community connection.

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 State

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



Active Projects

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

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

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

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

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

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

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

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

Nadale Ranch

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

Petaluma Bounty Community Farm MG

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

Petaluma River Park MG

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

Peters Ranch

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

South Sonoma Mountain - Grove

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

Steamer Landing Park Development (McNear Peninsula) MG

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

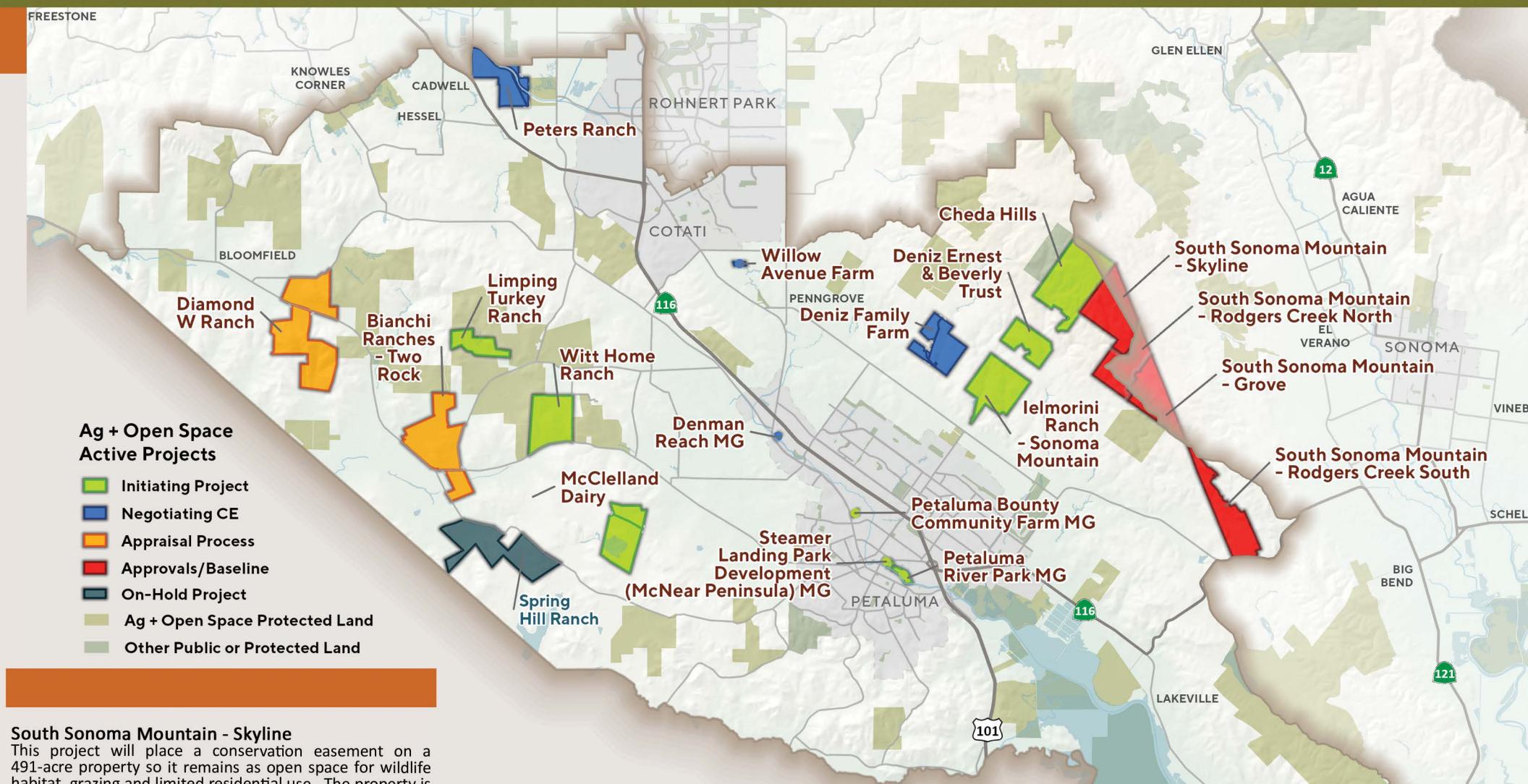
Spring Hill Ranch

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

Willow Avenue Farm

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

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



On Hold

Spring Hill Ranch

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

*MG indicates Matching Grant

Map Date: 12/19/2025
Data Sources: Public and Protected Lands (CPAD, CCEP, 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.

0 2.5 5 Miles

San Pablo Bay



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

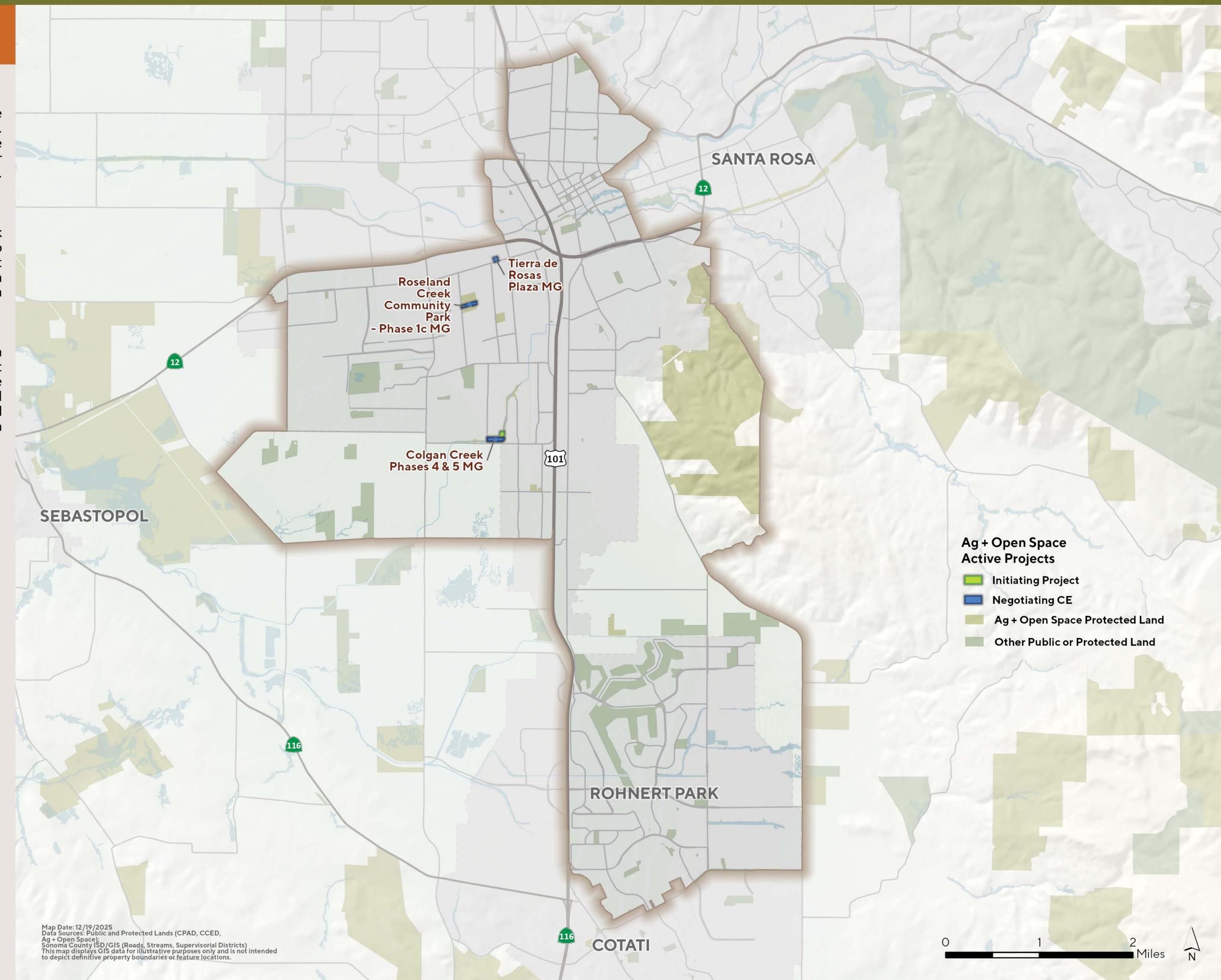
Roseland Creek Community Park - Phase 1c MG

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





Ag + Open Space Active Acquisition Projects

Active Projects

Badger Park MG

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 Vineyard

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, 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 MC

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 area for residents to cool down during hot weather. Vital Land 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 MS

Land for 33-acre Sonoma Park West
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 Tubb Fire. This project builds on the recent acquisition of the parkland, made possible by support from the Community Spaces Matching Grant Program and the Mark West Area Community Foundation. Phase 2 will focus on essential planning, design, and infrastructure improvements to make the park safe, accessible, and welcoming for all. Planned upgrades include an ADA pathway and parking enhancements, safety features like swing-arm gates and low fencing, water and power hookups, tree and vegetation plantings, a lawn, benches, picnic tables, an irrigation system, and interpretive signage. These improvements will help transform the space into a vibrant community resource for recreation, connection, and reflection.

Tierra Vegetable:

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 the property in 1998.

On Hold

Preston Fair

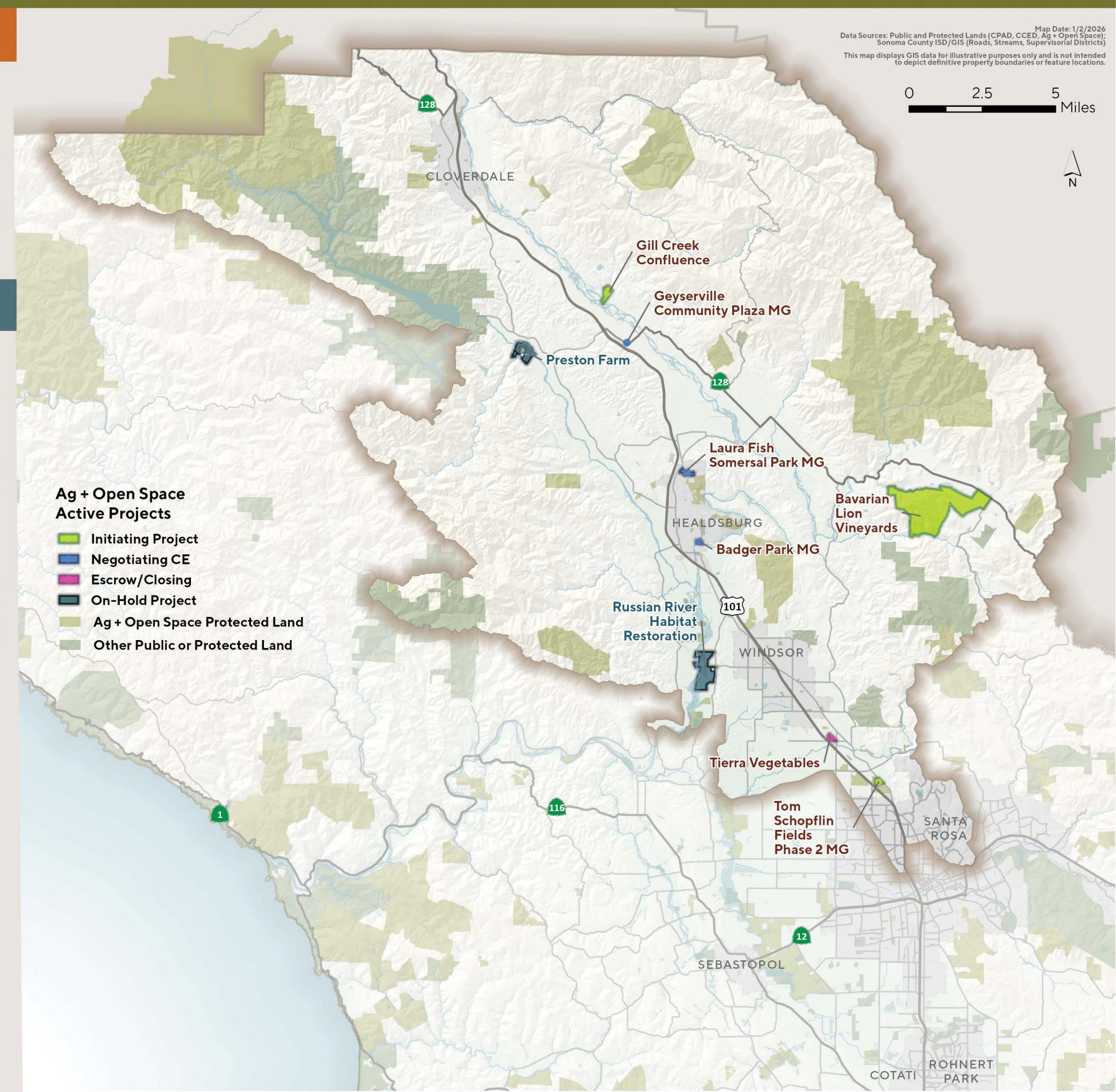
This project includes a conservation easement on 120 acres of agricultural land on the southwest side of Dry Creek. There is a narrow band of riparian habitat along Dry Creek and Penacreeks, but most of the property is developed or under intensive agricultural use. The landowners would like to convert 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

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

Ag + Open Space Active Projects

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





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 chaparral. 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

