



AG + OPEN SPACE
SONOMA COUNTY

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

REGULAR MEETING AGENDA

Online Meeting Due to Sonoma County's Shelter in Place Order
July 28, 2022 | 5:00 pm

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

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 July 28, 2022 Sonoma County Ag + Open Space Advisory Committee meeting will be held virtually.

MEMBERS OF THE PUBLIC MAY NOT ATTEND THIS MEETING IN PERSON

***UPDATE REGARDING VIEWING AND PUBLIC PARTICIPATION IN
July 28, 2022 ADVISORY COMMITTEE MEETING***

July 28, 2022 Advisory Committee Meeting will be facilitated virtually through Zoom. There will be no option for attending in person. Members of the public can watch or listen to the meeting using one of the following methods:

Join the Zoom meeting on your computer, tablet or smartphone by clicking:

<https://sonomacounty.zoom.us/j/98316944769?pwd=MURud1o3TDVRWStOSEF5Z225MdElzdz09>

1. If you have the Zoom app or web client, join the meeting using the Password: 778144
2. Call-in and listen to the meeting: Dial 1 669 900 9128 Enter meeting ID: 983 1694 4769

PUBLIC COMMENT DURING THE MEETING: You may email public comment to Mariah.Robson@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 Mariah Robson by email to Mariah.Robson@sonoma-county.org by 12pm Wednesday, July 27, 2022 to ensure arrangements for accommodation.

1. **Call to Order**
2. **Public Comment**
Comments on items not listed on the agenda. Time is limited to 2 minutes per person/item.
3. **Approval of Minutes from June 23, 2022 Attachment A** **ACTION ITEM**
4. **General Manager's Report**
5. **Resolution of Appreciation for John Nagle** **INFORMATIONAL**
Misti Arias, General Manager
6. **New Member Appointment to Agricultural Subcommittee** **ACTION ITEM**
7. **Formation of Matching Grant Program Subcommittee** **ACTION ITEM**
Amy Ricard, Community Resources Manager
8. **Farmland for All Presentation** **WORKSHOP**
Jennifer Kuszmar, Acquisition Manager
Mary Chambers, Agricultural Specialist
9. **Projects in Negotiations Attachment B**
10. **Announcements from Advisory Committee Members**
11. **Adjournment**
Next Scheduled Meeting: September 22, 2022



FUTURE MEETING TOPICS

(SUBJECT TO CHANGE)

8/25/22

Summer Break

9/22/22

New Monitoring Tools & Technology (Remote Monitoring)

10/27/22

Acquisition Projects Overview

Stewardship Reserve





AG + OPEN SPACE
SONOMA COUNTY

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

UNAPPROVED MINUTES

Virtual Meeting Due to Sonoma County's Shelter in Place Order
June 23, 2022 | 5:00 pm

MEMBERS PRESENT:

Curt Nichols	Kristina Tierney	Brian Barnacle	Don McEnhill
Michelle Whitman	Bill Smith	Wendy Eliot	
Paul Martin	Sue Conley	Jesús Guzmán	

MEMBERS ABSENT:

Osvaldo Jimenez	Jan McFarland	Steve Rabinowitsh	Cary Fargo
Tawny Tesconi	John Nagle	Neysa Hinton	

STAFF PRESENT:

Amy Ricard, Community Resources Manager; Allison Schichtel, Senior Conservation Planner; Sheri Emerson, Stewardship Manager; Lauren Alpert, Community Relations Assistant; Monica Delmartini, Stewardship Specialist; Cieara McKetchnie-Stanley, Administrative Aide; Aldo Mercado, County Counsel; Mariah Robson, Advisory Committee Clerk.

Call to Order

Chair Michelle Whitman called the meeting to order at 5:02 pm.

Chair Whitman took a roll call:

Steve Rabinowitsh, no; Neysa Hinton, no; Curt Nichols, yes; Kristina Tierney, no; Bill Smith, yes; Cary Fargo, no; Wendy Eliot, yes; Paul Martin, yes; Jan McFarland, no; Sue Conley, yes; Osvaldo Jimenez, no; Jesús Guzmán, yes; Don McEnhill, yes; Brian Barnacle, yes; Tawny Tesconi, no; John Nagle, no; Michelle Whitman, yes.

Public Comment

Chair Whitman asked for any public comments on items not on the agenda.

There were none.

Approval of Minutes from May 26, 2022

Chair Whitman asked for any comments or revisions regarding the May 26, 2022 minutes. There were none. Wendy Eliot motioned for the minutes to be approved as is. Bill Smith seconded the motion. All in favor except Brian Barnacle, Jesús Guzmán, and Don McEnhill who abstained as they were not present at the May meeting.

General Manager's Report

- Amy Ricard, Community Resources Manager, presented the General Manager report for Misti Arias, General Manager. The El Recreo property is closing soon. This property is located in Sonoma Valley and is 289 acres adjacent to Hood Mountain.
- Ag + Open Space is participating in Diversity, Equity and Inclusion training with a company called Promise54. Staff will be involved in several groups trainings and surveys over the summer.
- The Matching Grant Program is coming to a close, with the application deadline of July 1, 2022. We will form the Advisory Committee MGP Subcommittee at the next meeting.
- The Grants Coordinator position has opened and will close on July 21, 2022. This position will oversee the Matching Grant program, as well as oversee management of grants and other related tasks.
- The Acquisitions Specialist recruitment is ongoing as we are now filling two positions.
- The Senior Stewardship Specialist position closed and interviews will be held soon.
- We are recruiting for the two youth positions on the Advisory Committee. If any Advisory Committee members know of anyone, please refer them to Ms. Ricard.
- The Laguna de Santa Rosa Foundation Restoration Projects at Sonoma Valley Regional Park, Trail and Haroutunian South will be going to the Board on July 12, 2022.
- The Eighth Amendment to lease the building that Ag + Open Space is housed in will go to the Board on July 12, 2022 as well.
- The Alternative Funding Arrangements grant under Natural Resource Conservation Service will go to the Board for approval on August 2, 2022.

Chair Whitman opened the meeting for discussion with the Advisory Committee members and members of the public. There were no public comments.

Stewardship – Oken Riparian Restoration Update

Sheri Emerson, Stewardship Manager, introduced this habitat restoration project located north of Rohnert Park.

Monica Delmartini, Stewardship Specialist, presented a PowerPoint presentation giving the status of the project. Over the past few years, there has been erosion repair and planting on the property. The property was acquired in 1998 as a greenbelt acquisition. It is 76 acres, located north of Rohnert Park at the foot of Taylor Mountain, and is currently leased to a local family for a commercial cattle grazing operation. There are seasonal creeks, grasslands, and some mature native willows on the property but not much tree or shrub coverage. In the past the cows have had year-round access to the creek areas and had denuded these of vegetation, creating significant erosion and water quality concerns. With design input from a company called Prunuske Chatham and funding and technical support from Point Blue Conservation Science, Ag + Open Space has been able



to repair and revegetate the riparian areas and add fencing to allow seasonal grazing. A grant from Sonoma Water has allowed high school students to contribute to the restoration project by planting acorns and other native species. During the late fall rains last year, the improvements held up well.

Chair Whitman opened the meeting for discussion with the Advisory Committee members and members of the public. There was no public comment.

For more information, please feel free to contact Ms. Delmartini at Ag + Open Space. The PowerPoint presentation is available upon request.

Outings & Education Program

Lauren Alpert, Community Relations Assistant, presented a PowerPoint presentation to report out on public outings and educational programs that Ag + Open Space is involved in. Ms. Alpert discussed the history and program review, current status, hybrid programming, outcomes and looking ahead. Ag + Open Space has been running this program for over 15 years. The goal is to educate the community. The programs run in all five supervisorial districts and the contracts run for 3-year cycles. These are free programs that offer field trips and outings to students and community members. We partner with Sonoma Land Trust, Sonoma Ecology Center, Laguna de Santa Rosa Foundation, LandPaths, and Sonoma and Gold Ridge Resource Conservation Districts. Through a new partnership with Sonoma Land Trust, we have expanded the program to Baylands along San Pablo Bay. The outings usually last anywhere from three to six hours, and field trips are multi-touch with 1–6-hour classroom visits and field trips. Our current contracts began in April 2020 just when shelter in place started and the programs immediately shifted to virtual and now are hybrid. In person field trips and outings returned in March of this year but virtual programs are also still being offered. The virtual outings connect to new and more diverse audiences. They are more accessible to audiences that may have mobility and language barriers and can allow for much larger groups and can cover more than one property per outing.

Chair Whitman opened the meeting for discussion with the Advisory Committee members and members of the public. The Chair and committee members noted that they would be supportive of additional funding for these programs.

For more information, please feel free to contact Ms. Alpert at Ag + Open Space. The PowerPoint presentation is available upon request.

Projects in Negotiations

Chair Whitman announced that there was a question from a member of the public that came to us as an email and asked if it is easy for public to get questions answered directly by staff and by contacting the Ag + Open Space directly. Ms. Ricard assured that public can call us directly on the main line and via emails and direct phone calls. Ms. Ricard answered the question from the public regarding how long it takes for a project to appear on the Projects in Negotiations spreadsheet after an application has been submitted. Ms. Ricard explained that there is a 4-to-6-week window from when the application is received, and if it is approved, will then appear on the Projects in Negotiations spreadsheet. Advisory Committee members and members of the public discussed different properties and questions were answered by staff.



Announcements from Advisory Committee Members

Wendy Eliot

The Sonoma County Climate Resilient Lands Strategy was released on June 15, 2022 and members of the public are invited to review the document online and provide feedback over the course of a 30 day public comment period. On June 27, 2022 County staff will be hosting an information webinar to further engage with members of the public.

Brian Barnacle

Petaluma River Park finished a multi-purpose trail. The Petaluma Fair will take place this weekend and 38 Special will be performing along with other bands.

Adjournment

Chair Whitman adjourned the meeting at 6:18.

Next Meeting: July 28, 2022

Respectfully submitted,

Mariah Robson
Advisory Committee Secretary



Project Status Chart
7/22/2022

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							

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						

M E M O R A N D U M

Date: July 21, 2022

To: Advisory Committee, 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 Advisory Committee's request, staff has prepared some 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 somewhat confidential, we have some limitations on what information we can share publicly.

A map of all active projects with a brief description of each project is attached. A brief visual summary of project status by phase will be provided during the meeting of the Advisory Committee during their meeting on July 28, 2022.

XXXX



AG +
OPEN
SPACE
SONOMA COUNTY

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-Anadel 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-Anadel. 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-Anadel 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 Mazetta 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 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 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 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 (Krasilis)

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 over 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 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 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

Baunert 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 riparian 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, Wildlands

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

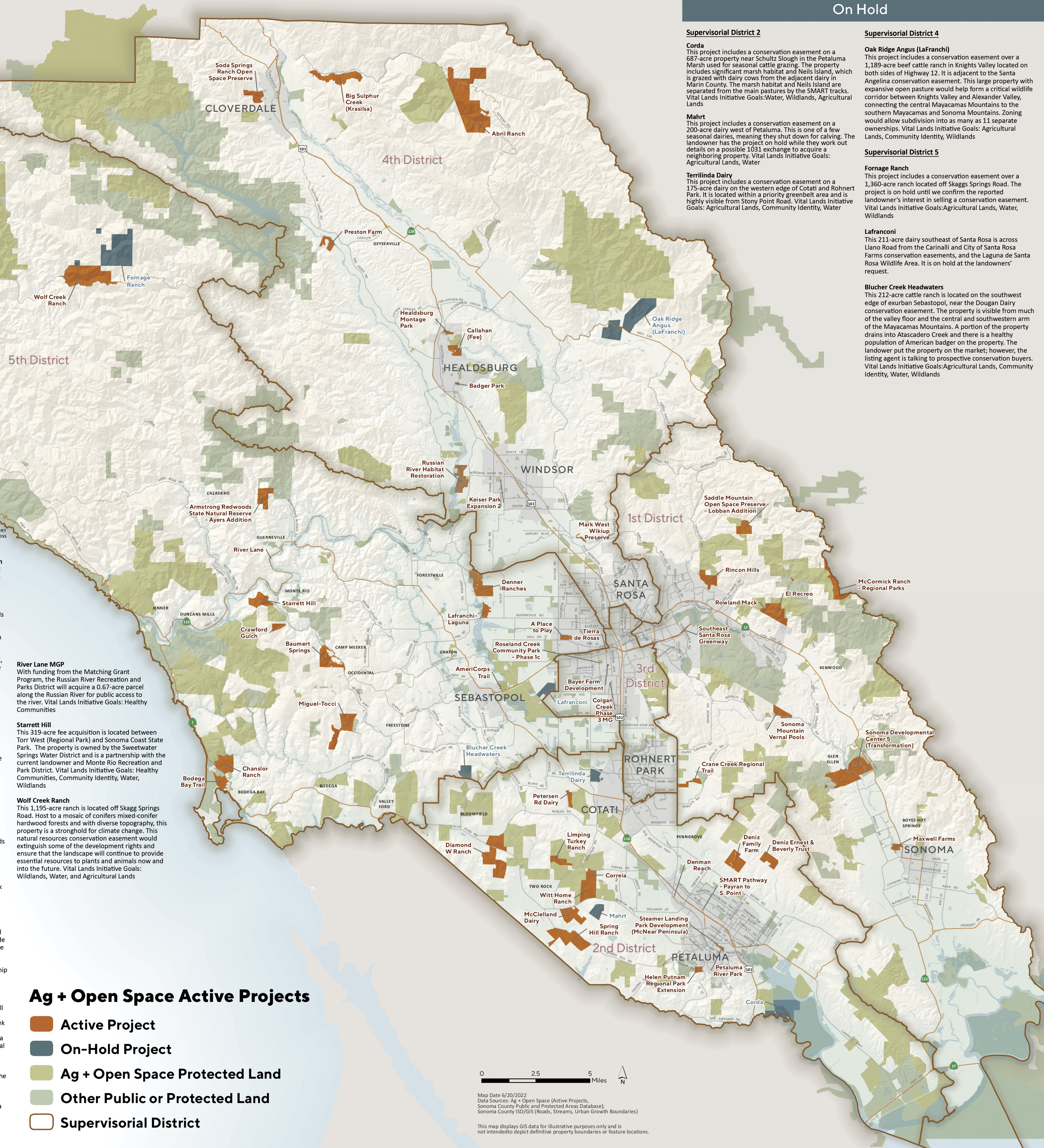
This is a conservation easement over the 489-acre Denner Ranch, adjacent to the Laguna de Santa Rosa. The project will protect agricultural lands and riparian areas, as well as provide restoration opportunities around Mark West Creek, Laguna de Santa Rosa, and Ballard Lake. This conservation easement 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 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



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 USTI 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

Forname Ranch

This project includes a conservation easement over a 1,360-acre ranch located off Skaggs 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

Lafranconi

This 211-acre dairy southeast of Santa Rosa is across Llano Road from the Carrnalli 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