



AG + OPEN SPACE
SONOMA COUNTY

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

REGULAR MEETING AGENDA

June 27, 2024 | 5:00 pm

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON

The June 27, 2024 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/98316944769?pwd=MURud1o3TDVRWStOSEF5Z25MdElzd09>

If you have the Zoom app or web client, join the meeting using the Password: 778144

Call-in and listen to the meeting: Dial 1 669 900 9128 Enter meeting ID: 983 1694 4769

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, June 26, 2024 to ensure arrangements for accommodation.

1. **Call to Order**
2. **Public Comment**
Comments on items not listed on the agenda. Time is limited to 3 minutes per person/item.
3. **Correspondence / Communications**
4. **Approval of Minutes from May 23, 2024 Attachment A ACTION ITEM**
5. **General Manager's Report**
Misti Arias, General Manager
6. **Budget Overview INFORMATIONAL**
Julie Mefferd, Administrative and Fiscal Services Manager
Misti Arias, General Manager
7. **Acquisition Update Attachment B INFORMATIONAL**
Jennifer Kuszmar, Acquisition Manager
8. **Projects in Negotiations Attachment C**
Jennifer Kuszmar, Acquisition Manager
9. **Announcements from Advisory Committee Members**
10. **Adjournment**

Next meeting is scheduled for August 22, 2024.

FUTURE MEETING TOPICS
(SUBJECT TO CHANGE)

7/25/24
No Meeting

8/22/24
TBD



SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

UNAPPROVED MINUTES

747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401
May 23, 2024 | 5:00 pm

MEMBERS PRESENT:

Jan McFarland, Paul Martin, Ladi Asgill, Bill Smith, Paolo Tantarelli, Wendy Eliot, Michelle Whitman, John Shribbs, Kevin McDonnell, Don McEnhill, Emily Albert

Call to Order

Vice Chair John Shribbs called the meeting to order at 5:00 pm.

Public Comment

Vice Chair Shribbs opened comments on items not listed on the agenda. No public comment.

Approval of Minutes from April 25, 2024

Attachment A ACTION ITEM

Committee Action:

Vice Chair Shribbs called for a vote to approve the advisory minutes.

Aye: Ladi Asgill, John Shribbs, Don McEnhill, Michelle Whitman, Wendi Eliot, Paolo Tantarelli, & Emily Albert

Abstain: Jan McFarland, Paul Martin, Bill Smith, and Kevin McDonnell

Absent: Steve Rabinowitsh, Thembi Borrás, Dayna Ghirardelli,

General Manager's Report

Misti Arias, General Manager

- **Upcoming Board Items:** 7/9 – Singing Stream Consultant Contract Amendment, Keiser Park Expansion, 7/16 – Lease for Office of Sonoma Ag Preservation and OS.
- Acquisition
- Matching Grant Program
- Stewardship Easement Monitoring

Public comment:

- Susan Kirks

Vegetation Management Update

INFORMATIONAL

Kim Batchelder, Vegetation Management Coordinator

Public comment:

- Susan Kirks

Projects in Negotiations

PROPOSED Minutes



Note these maps are updated quarterly. No public comment.

Announcements from Advisory Committee Members

- Michelle Whitman
- Paul Martin

Adjournment

Vice Chair Shribbs adjourned the meeting at 6:05 pm.

Next Scheduled Meeting: June 27, 2024.





MEMORANDUM

Date: June 24, 2024

To: Ag + Open Space Advisory Committee

From: Jennifer Kuszmar, Acquisition Manager

Subject: Acquisition Program Update for June 24, 2024 meeting

Acquisition Program Update

At the Ag + Open Space Advisory Committee meeting on June 27, 2024 staff will provide an update on the Acquisition Program activities. The presentation will focus on the current active projects on both a countywide and thematic level. The presentation will focus on conservation easement projects that are not funded by the Community Spaces Matching Grant Program (MGP). Staff will also seek input from the Committee on how to engage members in our work and in future updates.

The Acquisition team consists of 9 staff, including the Program Manager, a Senior Acquisition Specialist, a Senior Conservation Planner, 3 Acquisition Specialists, an Acquisition Assistant, a GIS Coordinator, and a GIS Analyst.

The acquisition process is generally categorized in 4 general steps.

1. Property Evaluation
2. Project Structure (includes initiating project through conservation easement negotiations)
3. Appraisal/Approvals
4. Escrow/Closing

At the time of drafting this memo, the Acquisition team is currently managing a project workload of 31 conservation easement projects. There are an additional 29 Community Spaces Matching Grant Program active projects. The breadth of this work is reflected in the "Projects in Negotiations" tables and active project maps provided in your packet.

Of the 31 active conservation easement projects:

- Six are in the initiation phase. The project initiation phase follows property evaluation and is a time when staff gather initial information about the property and are in communication with the landowner(s) about the property. In some cases, a project may remain in this phase for some time while staff work on other projects or until a landowner is ready to begin work on the conservation project.



- Seven projects are in what we call project structure. This is a critical phase of step 2 where Acquisition Specialists develop initial provisions of the conservation easement. During this phase staff complete a site assessment where information from both the application and Vital Lands Initiative evaluation are verified while on the ground information is also collected. Staff work closely with the landowner(s) to understand their current uses and future plans. Project structure lays the framework for drafting of the conservation easements, identifying our conservation values, and defines areas on the property where certain land uses, structures, and other improvements may (or may not) be permitted.
- Six projects are in conservation easement negotiations. Once we've settled on project structure, Acquisition Specialists draft conservation easement terms, starting with standardized language, customizing permitted and prohibited land uses, structures, improvements as well as other easement provisions.
- Ten projects are at the appraisal phase. For all Ag + Open Space acquisition projects (with a few exceptions for MGP Improvement Projects) we complete an appraisal to establish the fair market value of the property and our conservation easement. This value establishes the maximum amount Ag + Open Space can contribute to the acquisition. Appraisals are reviewed by a third-party appraiser and are presented to the Ag + Open Space Fiscal Oversight Commission to determine whether an appraisal meets our guidelines and standards and that the fair market value does not exceed the value of the real property interest received.
- Two projects are in the escrow/closing phase. Last month we closed on the Mark West Wikiup Open Space Preserve in partnership with Sonoma Water. We are in the final stages for closing on the acquisition of a conservation easement over the Spring Hill Ranch property. Additional details on these projects will be provided during the presentation.

All of our work at Ag + Open Space, including in the Acquisition program, reflects the goals and objectives outlined in the Vital Lands Initiative. In addition to our universal objectives, the five primary goals include the protection preservation of: Agricultural Lands, Community Identity, Healthy Communities, Water, and Wildlands. To learn more about these goals and objectives, please visit our website: https://www.sonomaopenspace.org/wp-content/uploads/FINAL-VLI-FULL-REPORT-01.26.2021_-ADA.pdf

In our presentation, staff will discuss how our current work is helping to achieve these goals and build upon our history of land conservation in Sonoma County for over 30 years. Specifically, we'll review current projects that are focused on protecting and preserving important agricultural lands, lands that provide new public recreation opportunities, and those that demonstrate a balanced approach to achieve multiple conservation objectives.

Finally, staff welcome input from the Advisory Committee on methods for keeping members informed about active projects, recently closed projects, and/or our acquisition and property evaluation processes.

Staff recommendations include:

- Quarterly updates to active project maps



- Ensuring active project maps are visible during the General Manager update and/or Projects in Negotiations agenda items as needed to orient members to project locations
- Staff provide overview of recently activated projects at AC meetings
- Staff to provide summary of recently closed projects at AC meetings
- Overview of the acquisition process
- Overview of the property evaluation process



Attachment C

				<div>Agricultural Lands Community Identity Healthy Communities Water Wildlands Project Evaluation Initiating Project Due Diligence Project Structure CE Negotiations Appraisal Process FOC BOD Escrow/ Closing Purchase Price (GCO Approved)</div>														
	Conservation Easement Project Name	Acreage (approx)	Sup. District	Vital Lands Initiative Goals				Step 1	Step 2			Step 3			Step 4		Status	Comments
1	Bavarian Lion Vineyards	1,858	4														Initiating Project	Initiaiting Project
2	Bianchi Ranches - Two Rock	633	5														Initiating Project	Initiating Project
3	Blucher Creek Headwaters	212	5														Initiating Project	Project back to active - initiating project structure
4	Bucher-Russell Ranch	562	4														Initiating Project	Initiating project
5	Camp Meeker Forest Open Space Preserve (formerly Baumert Springs)	372	5														Negotiating CE	Baseline underway, negotiating CE
6	Crane Ranch (name pending)	290	1						+	+							Initiating Project	Initiating project
7	Crawford Gulch	92	5														Initiating Project	Project Structure - development
8	Deniz Ernest & Beverly Trust	217	2														Initiating Project	Project Structure - development
9	Deniz Family Farm	315	2														Initiating Project	Project Structure - development
10	Diamond W Ranch	849	2														Negotiating CE	internal review of CE.
11	Ielmorini Ranch - Sonoma Mountain	417	2														Initiating Project	Initiating project
12	Laguna Edge	29	5														Initiating Project	Initiating project; may only seek riparian protections
13	Limping Turkey Ranch	158	2														Initiating Project	Initiating project
14	Lobban – Creekside Addition	3	1														Appraisal Process	Working on project structure
15	Lobban – Mark West Creek	266	1														Appraisal Process	Working on project structure
16	Lobban – Miyashiro Addition	5	1														Appraisal Process	Working on project structure
17	Mark West Wikiup Preserve	31	4													\$5,100,000	Completed Project	Project closed 5/8/2024
18	McClelland Dairy	348	2														Appraisal Process	Appraisal work underway, FUnder reviewing CE
19	Peters Ranch	278	2														Initiating Project	Project Structure - development
20	Preston Farm	133	4														Negotiating CE	Project Structure - development and CE negotiations
21	Rincon Hills	218	1														Negotiating CE	Project Structure - development and CE negotiations
22	Rowland Mack	168	1														Negotiating CE	Project Structure - development and CE negotiations
23	Russian River Redwoods	394	5										+				Negotiating CE	Negotiating CE while preparing for an appraisal update.
24	South Sonoma Mountain - Grove	366	1 & 2										+				Initiating Project	Project Structure - development
25	South Sonoma Mountain - Rodgers Creek North	393	1 & 2										+				Negotiating CE	Appraisal work underway + internal review of CE
26	South Sonoma Mountain - Rodgers Creek South	421	2										+				Negotiating CE	Appraisal work underway + internal review of CE
27	South Sonoma Mountain - Skyline	480	1 & 2										+				Negotiating CE	Appraisal work underway + internal review of CE
28	Spring Hill Ranch	579	2													\$2,620,000	Approvals/Baseline	Baseline under review by landowner. Legal description
29	Starrett Hill	319	5														Initiating Project	Project Structure - development
30	Willow Avenue Farm	8	2														Initiating Project	Project Structure - development
31	Witt Home Ranch	395	2														Initiating Project	Initiating project
Total Acres		12,004																

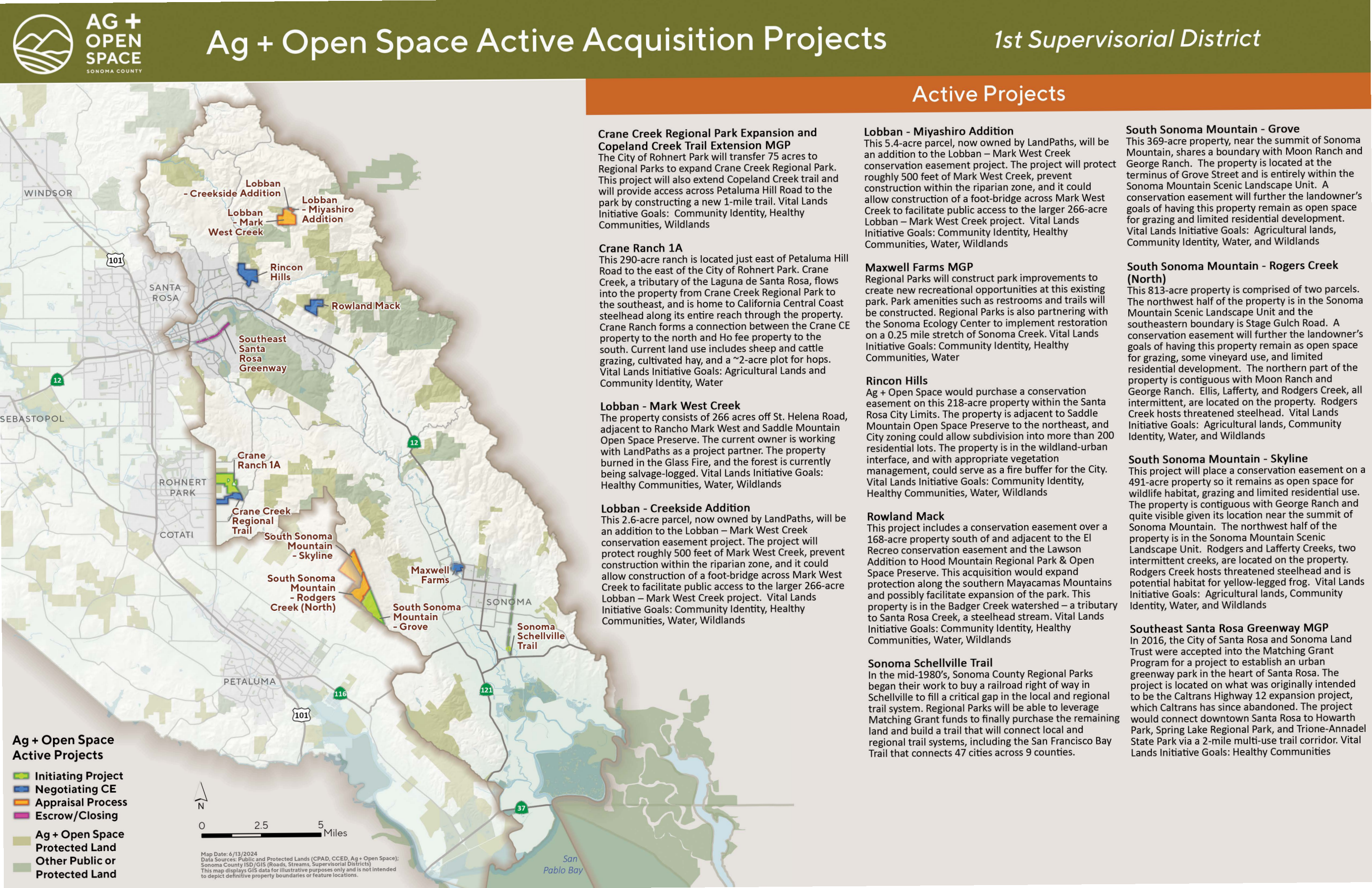
+ indicates change in phase since last update

On Hold - On Hold projects

[illegible]

							Project Evaluation	Initiating Project	Due Dilligence	Project Structure	CE Negotiations + Transfer Agreement	Appraisal Process	FOC	BOD	Escrow/ Closing	
Transfer Project Name	Database Conservation Easement Project Name	Acreage (approx)	Sup. District	Transaction Type	Vital Lands Goals	Step 1	Step 2				Step 3			Step 4	Comments	
Saddle Mountain Open Space Preserve		960	1	Transfer	Healthy Communities											Initiating project
Tierra Vegetables		15	4	Resale	Community Identity, Healthy Community, Wildlands											CE and Covenant negotiation
Chanslor Ranch (Transfer)	Chanslor_Ranch	378	5	Transfer	Healthy Communities, Community Identity, Water, Wildlands					+						Closed on fee purchase, negotiating transfer and CE
Young-Armos		56	5	Transfer/Sale	Healthy Communities, Water											Initiating project
Total Acres		1,409														

			<div>Project Evaluation</div>	<div>Initiating Project</div>	<div>Due Diligence</div>	<div>Project Structure</div>	<div>CE Negotiations</div>	<div>Appraisal Process</div>	<div>FOC</div>	<div>BOD</div>	<div>Escrow/Closing</div>	<div>Implementation + Tracking Match</div>	
Matching Grant Project Name	Acreage (approx)	Sup. District	Step 1	Step 2				Step 3		Step 4	Step 5	Status	Comments
A Place to Play	87	5										Initiating Project	Initiating project
AmeriCorps Trail	12	5										Other	Implementation - CE and Rec Covenant will be recorded following trail construction
Badger Park	20	4			+							Initiating Project	Letter of Intent and Matching Grant Agreement submitted to City of Healdsburg for review.
Bayer Farm Development ***	6**	3		N/A	N/A	N/A	N/A	N/A	N/A	N/A		Other	Final improvements and reimbursement ongoing; grant extended
Bodega Bay Trail	178	5										Initiating Project	Letter of Intent and Matching Grant Agreement drafting pending review
Colgan Creek Phase 4 MG	4	3										Initiating Project	Project structure launching
Crane Creek Regional Trail	75	1										Negotiating CE	Negotiating CE and Rec Covenant; meeting to align around Matching Grant Agreement
Denman Reach	2	2										Negotiating CE	Negotiating CE
Geyserville Community Plaza	1	4		+								Initiating Project	Board accepted 8/22/2023
Guerneville River Park Phase 2	3	5										Initiating Project	
Healdsburg Montage Park	36	4										Initiating Project	Letter of Intent and Matching Grant Agreement drafting, City reviewing.
Helen Putnam Regional Park Extension	56	2					+					Negotiating CE	Revised Letter of Intent underway; appraisal review
Helen Putnam Regional Park Extension Phase 2	47	2										Negotiating CE	Letter of Intent, Matching Grant Agreement, and CE initiating
Keiser Park Expansion 2	2	4							+			Approvals/Baseline	Baseline under review. Anticipated BOD date: July 9
Mark West Community Park	1	4				+						Negotiating CE	Initiating project
Maxwell Farms	79	1										Negotiating CE	Drafting Documents
Petaluma Bounty Community Farm	3	2										Initiating Project	Board accepted 8/22/2023
Petaluma River Park	20	2										Initiating Project	Letter of Intent in negotiation
River Lane***	1	5										Escrow/Closing	10/25/25 extension, proceeding to closing pending legal direction
Roseland Creek Community Park - Phase 1c	3	3										Negotiating CE	Negotiating CE, Rec Covenant, Draft EIR Public Notice
Sonoma Schellville Trail	21	1										Initiating Project	Board accepted 8/22/2023
Southeast Santa Rosa Greenway***	49	1								+		Escrow/Closing	City of Santa Rosa got State approval 5/16 to acquire property
Steamer Landing Park Development (McNear Peninsula)	27**	2			+							Initiating Project	Initiating project
Tierra de Rosas Plaza	1	3										Initiating Project	Board accepted 8/22/2023; Groundbreaking Ceremony 5/3
Total Acres		701											
* District approved a 2-year extension ** Restoration/Development Project on previous acquisition. *** District approved 5-year extension (MGP 2 year, fire 3 year) + indicates change in phase since last update (October 2023)													
Out of Program (funding request withdrawn)													
SMART Pathway - Payran to Southpoint	14	2										Out of Program (other)	Funding request withdrawn by SMART 7/10/2023



Active Projects

Bianchi Ranches - Two Rock

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

Deniz Ernest & Beverly Trust

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

Deniz Family Farm

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

Denman Reach 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 Phases 1 & 2

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

Ielmorini Ranch - Sonoma Mountain

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

Limping Turkey Ranch

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

McClelland Dairy

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

Petaluma Bounty Community Farm MGP

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 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

Peters Ranch

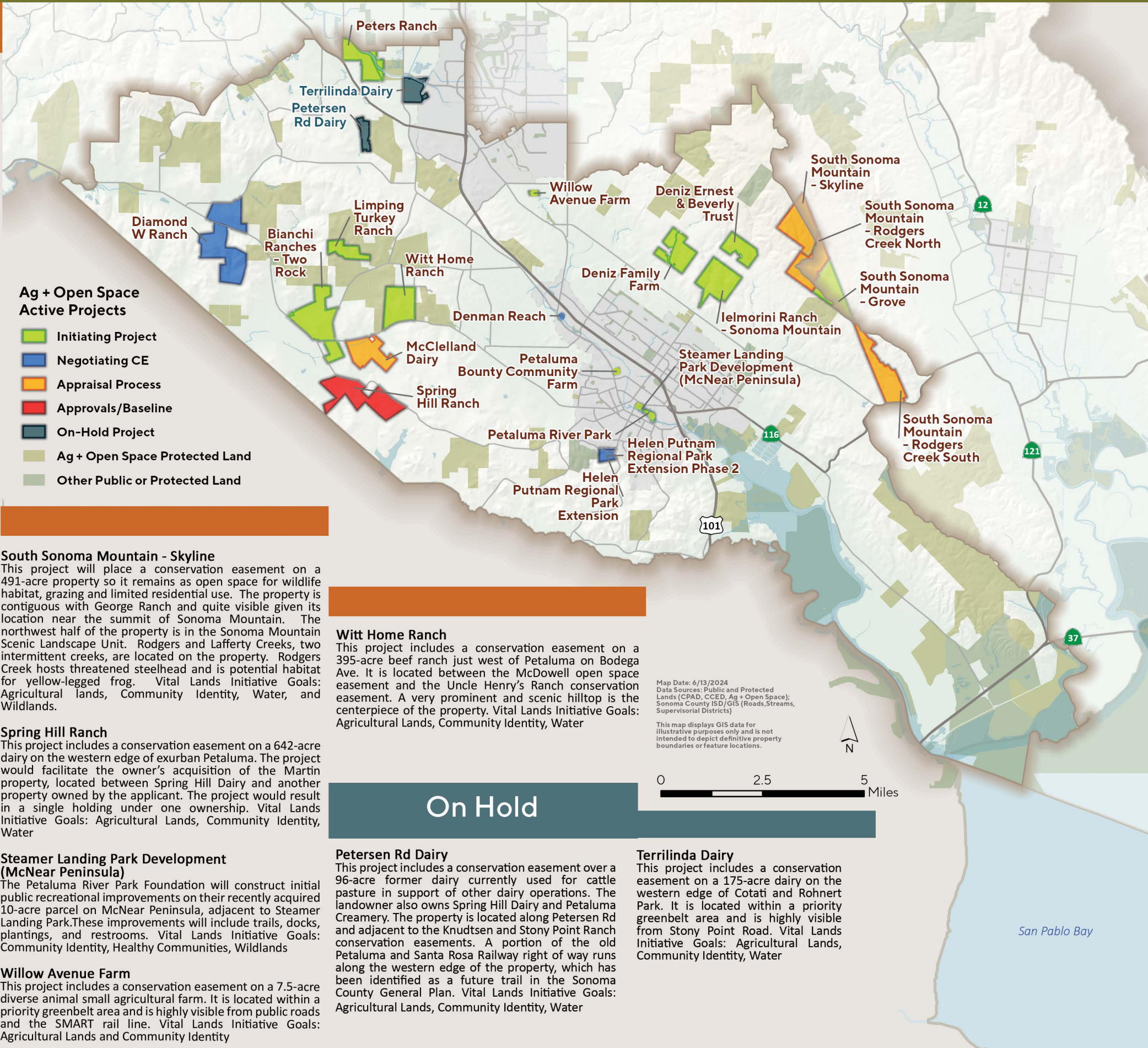
This project would include a conservation easement over a 277-acre dairy farm, located on Llano Road near the Laguna Treatment Plant. The property consists of rolling hills with mature oaks, woodlands, wetlands, and riparian habitats. Split by Laguna de Santa Rosa, it supports an active wildlife and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

South Sonoma Mountain - Grove

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

South Sonoma Mountain - Rogers Creek (North & South)

This 813-acre property is comprised of two parcels. The northwest half of the property is in the Sonoma Mountain Scenic Landscape Unit and the southeastern boundary is Stage Gulch Road. A conservation easement will further the landowner's goals of having this property remain as open space for grazing, some vineyard use, and limited residential development. The northern part of the property is contiguous with Moon Ranch and George Ranch. Ellis, Lafferty, and Rodgers Creek, all intermittent, are located on the property. Rodgers Creek hosts threatened steelhead. Vital Lands Initiative Goals: Agricultural lands, Community Identity, Water, and Wildlands



South Sonoma Mountain - Skyline

This project will place a conservation easement on a 491-acre property so it remains as open space for wildlife habitat, grazing and limited residential use. The property is contiguous with George Ranch and quite visible given its location near the summit of Sonoma Mountain. The northwest half of the property is in the Sonoma Mountain Scenic Landscape Unit. Rodgers and Lafferty Creeks, two intermittent creeks, are located on the property. Rodgers Creek hosts threatened steelhead and is potential habitat for yellow-legged frog. Vital Lands Initiative Goals: Agricultural lands, Community Identity, Water, and Wildlands.

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)

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

Willow Avenue Farm

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

Witt Home Ranch

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

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

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

Active Projects

Colgan Creek Phase 4 MGP

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

Crane Ranch 1A

This 290-acre ranch is located just east of Petaluma Hill Road to the east of the City of Rohnert Park. Crane Creek, a tributary of the Laguna de Santa Rosa, flows into the property from Crane Creek Regional Park to the southeast, and is home to California Central Coast steelhead along its entire reach through the property. Crane Ranch forms a connection between the Crane CE property to the north and Ho fee property to the south. Current land use includes sheep and cattle grazing, cultivated hay, and a ~2-acre plot for hops. Vital Lands Initiative Goals: Agricultural Lands and Community Identity, Water

Crane Creek Regional Park Expansion and Copeland Creek Trail Extension 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

Roseland Creek Community Park - Phase 1c MGP

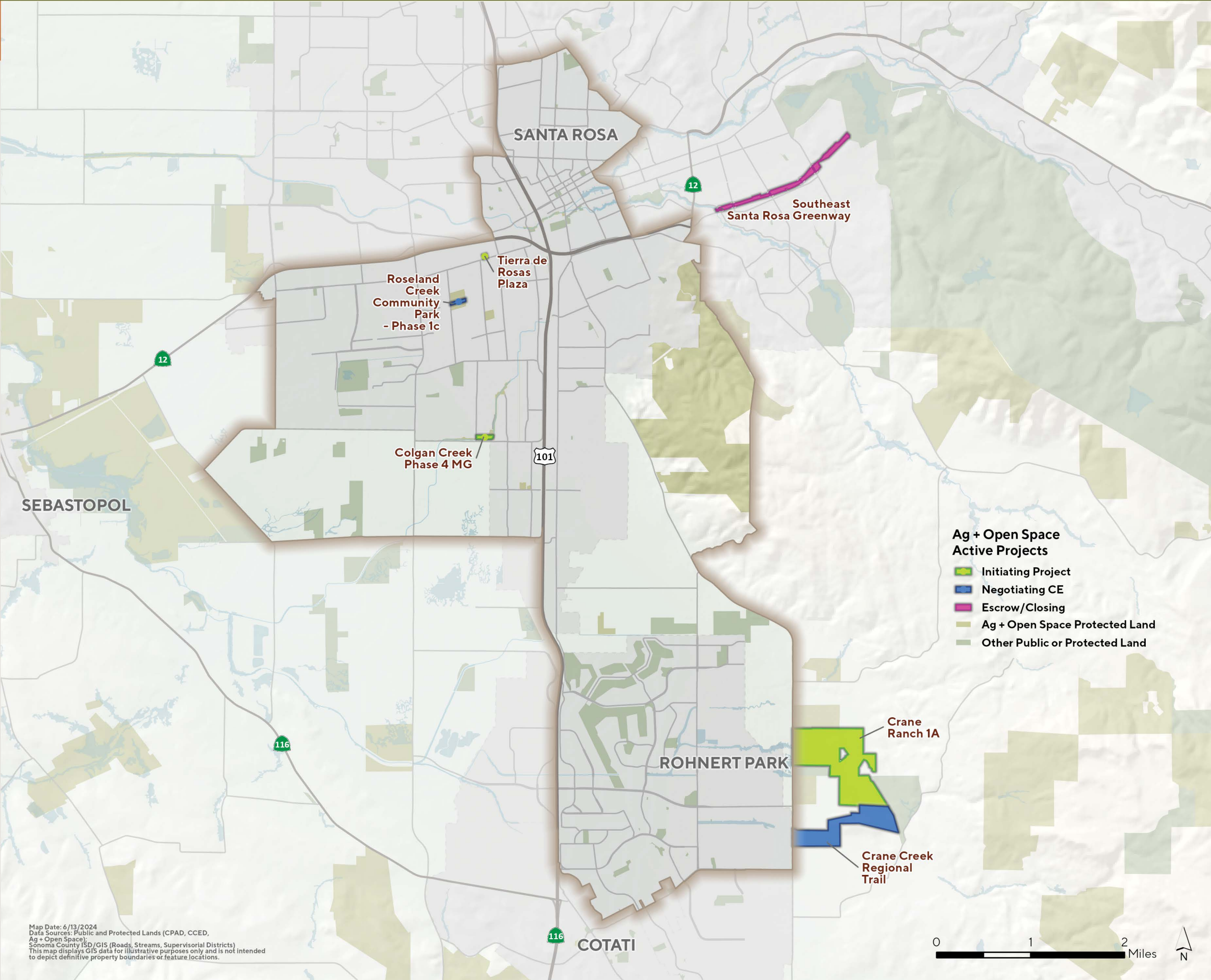
This project is a 3-acre addition to Roseland 1a and 1b Community Park Matching Grant projects. We are working with the City of Santa Rosa to amend and replace the 1a and 1b conservation easements, so that there is one easement over the new park. This park is located between Burbank Ave and McMinn Ave in the Roseland neighborhood of Santa Rosa. Vital Lands Initiative Goals: Healthy Communities, Water

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

Tierra de Rosas Plaza MGP

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



Active Projects

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

Bavarian Lion Vineyards

This 1,858-acre conservation easement project in Knights Valley supports a mix of vineyard, grazing land, and moderately rugged wildland adjacent to the Pepperwood Preserve. It is positioned within an important wildlife corridor and hosts valley oak woodland, Coast redwood, and freshwater marsh. Franz Creek, a steelhead creek, and Redwood Creek, a steelhead and coho creek, flow across the property. Foothill yellow-legged frog, Kenwood Marsh checkerbloom, red-bellied newt, western pond turtle, and Sebastopol meadowfoam have all been observed on the property. Vital Lands Initiative Goals: Wildlands, Water, Agricultural Lands, and Community Identity

Bucher-Russell Ranch

The Bucher-Russell Ranch comprises a pair of properties totaling 561.56-acres in Sonoma County, just off Westside Road and west of the Town of Windsor, and a short way east of the Pryor Ranch Conservation Easement. The Bucher portion of the ranch has been operated as a dairy in the recent past but is now used for cattle grazing and vineyards. If conserved, the two properties would protect a large block of farmland, mature oaks, and steelhead habitat

Geyserville Community Plaza

With our first Matching Grant project in Geyserville, the Sonoma County Public Infrastructure Department and the Geyserville Municipal Advisory Council will help create the community's first public park. Centrally located, and alongside the planned Smart Trail tracks and Great Redwood Trail, this park will create a more accessible way for residents to get outside and serve as a gathering space for beloved annual events. The park will also support the town's climate resilience with designs that will offer flood protection and a shaded areas for residents to cool down during hot weather

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 Community Park

In one of Sonoma County's communities most impacted by wildfires, the Mark West Community Park is a unique opportunity to purchase one acre of land burned in the 2017 Tubbs Fire and turn it into a community park. The park will offer an outdoor gathering place of healing for residents, nature-based recreation opportunities, and include restoration of native habitats. Sonoma Land Trust is leading the acquisition phase of the project, and once secured the Mark West Community Fund will coordinate the planning and long-term stewardship of the park

Preston Farm

This project includes a conservation easement on 120 acres of agricultural land on the southwest side of Dry Creek. There is a narrow band of riparian habitat along Dry Creek and Pena Creek, but most of the property is developed or under intensive agricultural use. The landowners would like to convert more of the property to natural resource restoration and transition ownership to a community-based, education-focused farm. Staff is developing a complex project 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

Abril Ranch

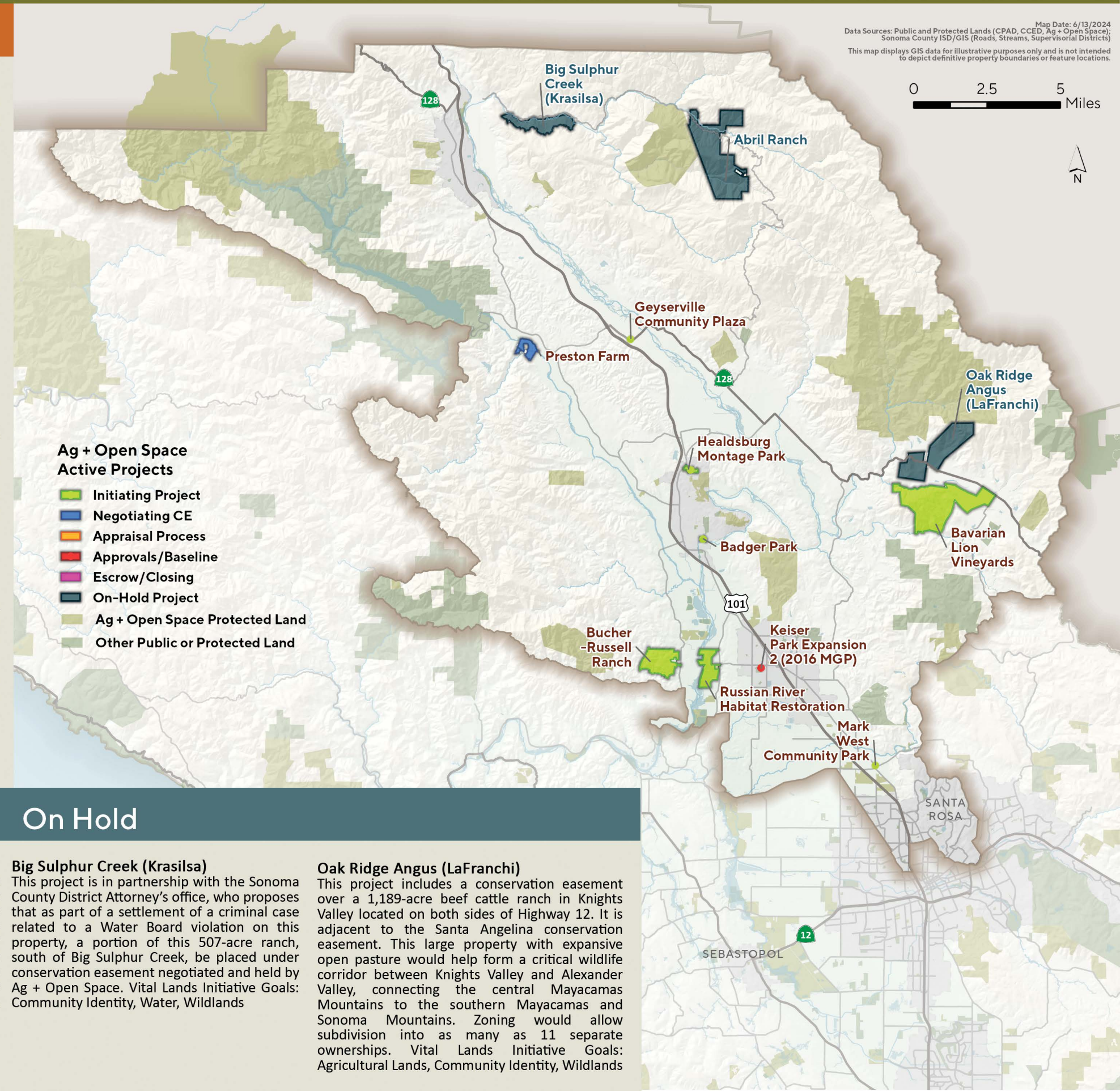
This project includes a conservation easement on a 1,929-acre property east of Cloverdale and adjacent to the Klesko conservation easement. This is an opportunity to expand protection along the Big Sulphur Creek drainage in the heart of the Mayacamas Mountains—an area critical for biodiversity, climate 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

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

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



Active Projects

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

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

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

Camp Meeker Forest Open Space Preserve
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

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
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 Edge
This riparian easement project over a limited extent of the property is located just outside of the Santa Rosa city limits and adjacent to the Laguna de Santa Rosa. The property has been identified as a priority for riparian restoration. The property is highly visible and from Highway 116. Vital Lands Initiative Goals: Water, Agricultural Lands, and Community Identity

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

Russian River Redwoods
This 394-acre conservation easement project in Guerneville is located along the Russian River. The property supports mixed conifer forestland featuring second growth and old-growth redwoods, including the Clar tree, and Douglas fir, as well as oaks and riparian hardwoods. The property is visible form Highway 116. Vital Lands Initiative Goals: Wildlands, Water, Community Identity, Healthy Communities

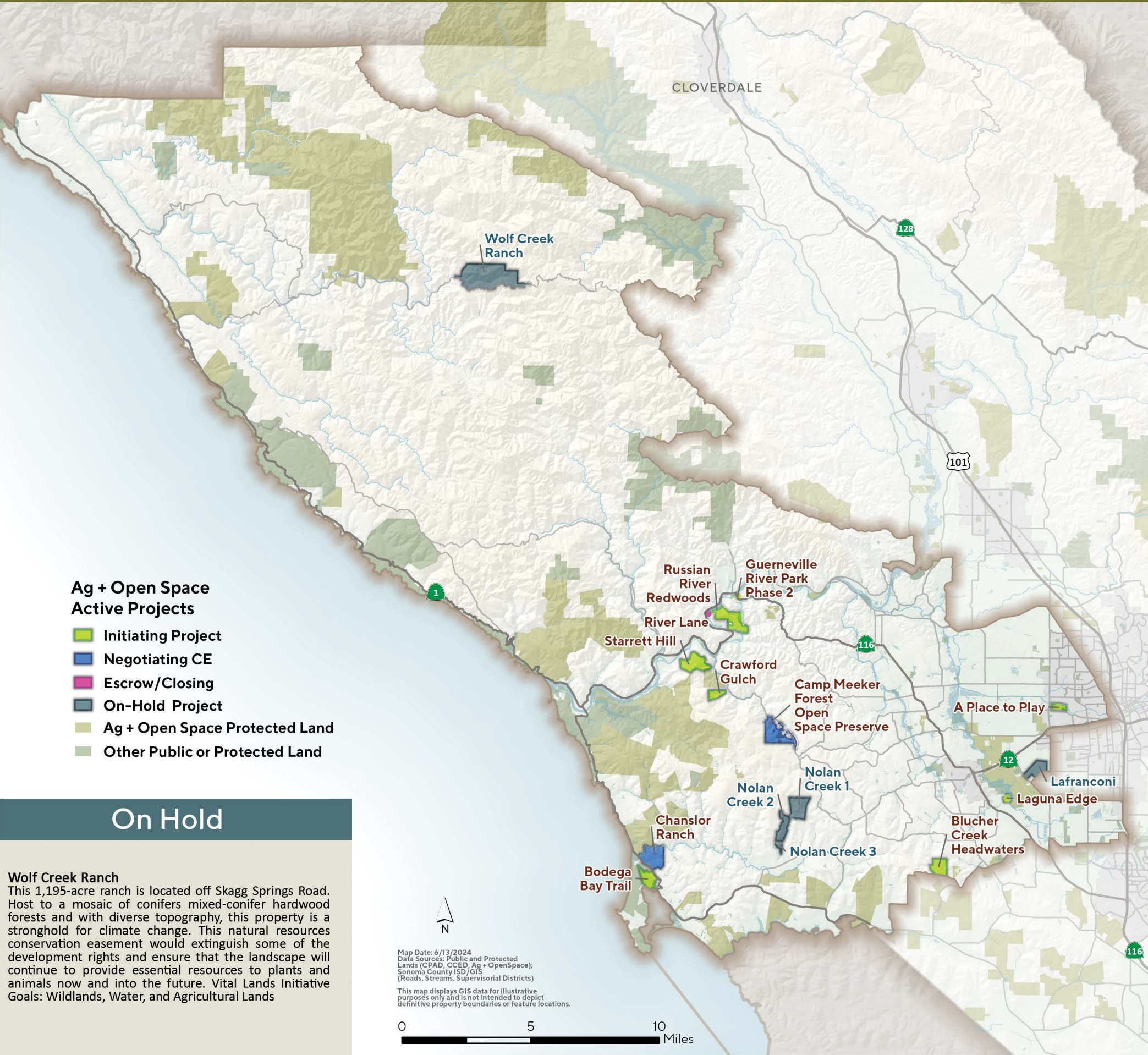
Starrett Hill
This 319-acre fee acquisition is located between Torr West (Regional Park) and Sonoma Coast State Park. The property is owned by the Sweetwater Springs Water District and is a partnership with the current landowner and Monte Rio Recreation and Park District. Vital Lands Initiative Goals: Healthy Communities, Community Identity, Water, Wildlands

Lafranconi
This 211-acre dairy southeast of Santa Rosa is across Llano Road from the Carinalli and City of Santa Rosa Farms conservation easements, and the Laguna de Santa Rosa Wildlife Area. It is on hold at the landowners' request. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, and Wildlands

Nolan Creek 1
This project contemplates a multi-benefit conservation easement on 317 acres and potentially 5 parcels which form the headwaters of Nolan Creek, a salmonid stream. CA Department of Fish and Wildlife reports the largest known population of fairy shrimp in Sonoma County on this property. Mixed hardward and conifer forest, including redwoods have also been managed and stewarded by the owner family since first settled in the 1880's

Nolan Creek 2
This project consists of 171 acres on the mid-section of Nolan Creek, a deep V-shaped canyon with rugged terrain and habitat providing a connectivity corridor for wildlife including a known cougar den. Steelhead swim to spawn up stream to a natural dam and waterfall on this property

Nolan Creek 3
This project consists of 49 acres and conserves the most downstream portion of Nolan Creek that has been in the same family since the late 1800's. Forming a prominent knoll overlooking the town of Bodega and the Pacific Ocean in the distance, this property enhances Community and Scenic Values as well as the lower portion of the creek





Ag + Open Space Active Acquisition Projects (April 2024)

Active Projects

Supervisory 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 along Petaluma Hill Road to the park by constructing a new 1-mile trail. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Wildlands.

Crane Ranch 1A
This 290-acre ranch is located just east of Petaluma Hill Road to the east of the City of Rohnert Park. Crane Creek, a tributary of the Laguna de Santa Rosa, flows into the property from Crane Creek Regional Park to the southeast, and is home to California Central Coast steelhead along its entire reach through the property. Crane Ranch forms a connection between the Crane CE property to the north and Ho fee property to the south. Current land use includes sheep and cattle grazing, cultivated hay, and a 2-acre plot for hops. Vital Lands Initiative Goals: Agricultural Lands and Community Identity, Water

Lobban - Mark West Creek
This project 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

Lobban - Creekside Addition
This 2.6-acre parcel, now owned by LandPaths, will be an addition to the Lobban - Mark West Creek conservation easement project. The project will protect roughly 500 feet of Mark West Creek, prevent construction within the riparian zone, and it could allow reconstruction 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

Lobban - Miyashiro Addition
This 5.4-acre parcel, now owned by LandPaths, will be an addition to the Lobban - Mark West Creek conservation easement project. The project will protect roughly 500 feet of Mark West Creek, prevent construction within the riparian zone, and it could allow reconstruction 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

Maxwell Farms MGP
Regional Parks will construct park improvements to create new recreational opportunities at this existing park. Park amenities such as restrooms and trails will be constructed. Regional Parks is also partnering with the Sonoma Ecology Center to implement restoration on a 0.25 mile stretch of Sonoma Creek. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water

Rincon Hills
Ag + Open Space would purchase a conservation easement on this 21.9-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 100 residential lots. The property is in the wildland-urban interface, and with appropriate vegetation management, could serve as a fire buffer for the City. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, Wildlands

Rowland Mack
This project includes a conservation easement over a 168-acre property south of and adjacent to the El Recreo conservation easement and the Lawson Addition to Hood Mountain Regional Park & Open Space Preserve. This acquisition would expand protection along the southern Mayacamas Mountains and possibly facilitate expansion of the park. This property is in the Badger Creek watershed - a tributary to Santa Rosa Creek, a steelhead stream. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, Wildlands

Sonoma Schellville Trail
In the mid-1980's, Sonoma County Regional Parks began their work to buy a railroad right of way in Schellville to fill a critical gap in the local and regional trail system. Regional Parks will be able to leverage Matching Grant funds to finally purchase the remaining land and build a trail that will connect local and regional trail systems, including the San Francisco Bay Trail that connects 47 cities across 9 counties.

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

South Sonoma Mountain - Rogers Creek (North)
This 813-acre property is comprised of two parcels. The northwest half of the property is in the Sonoma Mountain Scenic Landscape Unit and the 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 and Rogers Creek, all intermittent, are located on the property. Rogers 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 is located near the summit of Sonoma Mountain. The northwest half of the property is in the Sonoma Mountain Scenic Landscape Unit. Rodgers and Lafferty Creeks, two intermittent creeks, are located on the property. Rogers Creek hosts threatened steelhead and is potential habitat for yellow-legged frog. Vital Lands Initiative Goals: Agricultural lands, Community Identity, Water, and 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-Annapolis State Park via a 2-mile multi-use trail corridor. Vital Lands Initiative Goals: Healthy Communities

Supervisory District 2

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

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

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

Denman Reach 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 Slemple 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 Phases 1 & 2
The Kelly Creek Project of the Earth Island Institute will acquire 44 acres and transfer fee title to Regional Parks to expand Helen Putnam Regional Park and provide a new access point off of D Street. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, Wildlands

Ielmorini Ranch - Sonoma Mountain

This 417-acre cattle ranch is located northeast of Petaluma on the lower slopes of Sonoma Mountain. There is a year-round stream, Washington Creek, on the property, and the landowner has expressed interest in riparian conservation as well as continued agricultural operations. A conservation easement would preserve the land for agricultural uses while also protecting natural areas, wildlife corridors, and scenic resources. Vital Lands Initiative Goals: Agricultural Lands and Water. The property also ranked highly in the Vital Lands Risk of Loss scoring category due to zoning and development of surrounding properties.

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, per se tests, and defined legal lots. A conservation easement on this property would likely consist of an amendment to the Camozzi easement to add this land with protection of its natural resource values. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, Wildlands

McClelland Dairy

This project includes a conservation easement on a 348-acre dairy in the Two Rock area. This well-known dairy hosts an annual pumpkin festival each fall and portions of the property are highly visible from Bodega Ave, a designated Scenic Corridor. There is strong interest from the Sustainable Agricultural Lands Conservation (SALC) program to fund an easement on this property. The owner has the project, which Caltrans has since abandoned. The project would connect downtown Santa Rosa to Howarth Park, Spring Lake Regional Park, and Trione-Annapolis State Park via a 2-mile multi-use trail corridor. Vital Lands Initiative Goals: Healthy Communities, Water

Petaluma Bounty Community Farm
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. The property is 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. The owner has the project, which Caltrans has since abandoned. The project would connect downtown Santa Rosa to Howarth Park, Spring Lake Regional Park, and Trione-Annapolis State Park via a 2-mile multi-use trail corridor. Vital Lands Initiative Goals: Healthy Communities, Water

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

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, 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 while preserving the natural resources of a complex pasture, wetland, woodland, and riparian park. Vital Lands Initiative Goals: Agricultural Lands, Community Identity and Water.

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

South Sonoma Mountain - Rogers Creek (North & South)
This 813-acre property is comprised of two parcels. The northwest half of the property is in the Sonoma Mountain Scenic Landscape Unit and the southeastern boundary is Stage Gulch Road. A conservation easement will further the landowner's goals of having this property remain as open space for grazing, some vineyard use, and limited residential development. The northern part of the property is contiguous with Moon Ranch and George Ranch and Rogers Creek, all intermittent, are located on the property. Rogers 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 is located near the summit of Sonoma Mountain. The northwest half of the property is in the Sonoma Mountain Scenic Landscape Unit. Rodgers and Lafferty Creeks, two intermittent creeks, are located on the property. Rogers Creek hosts threatened steelhead and is potential habitat for yellow-legged frog. Vital Lands Initiative Goals: Agricultural lands, Community Identity, Water, and 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-Annapolis State Park via a 2-mile multi-use trail corridor. Vital Lands Initiative Goals: Healthy Communities

Steamer Landing Park Development (McNear Peninsula)

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

Willow Avenue Farm
This project includes a conservation easement on a 7.5-acre diverse animal small agricultural farm. It is located within a priority centerpiece of the property. Vital Lands Initiative Goals: Agricultural Lands and Community Identity

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

Supervisory District 3

Colgan Creek Phase 4 MGP
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 and riparian habitat and will provide additional riparian habitat and for additional recreational development, including a neighborhood park. Vital Lands Initiative Goals: Healthy Communities, Water

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

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

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-Annapolis State Park via a 2-mile multi-use trail corridor. Vital Lands Initiative Goals: Healthy Communities

Tierra de Rosas Plaza 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 McMinn Ave in the Roseland neighborhood of Santa Rosa. Vital Lands Initiative Goals: Healthy Communities, Water

Supervisory District 4

Badger Park MGP

This Matching Grant Program project will protect via conservation easement up to 200 acres of parkland within the City of Healdsburg. The Badger Park Improvements and River Access project will officially incorporate the Russian River into Badger Park, providing the City's first authorized river access point. The project will also construct improvements and infrastructure needed to accommodate river access. Vital Lands Initiative Goals: Healthy Communities, Water

Bavarian Lion Vineyards

This 1,858-acre conservation easement project in Knights Valley supports a mix of vineyard, grazing land, and moderately rugged farmland adjacent to the Pepperwood Preserve. It is positioned within an important wildlife corridor and hosts valley oak woodland, Coast redwood, and freshwater marsh. Franz Creek, a steelhead creek, and Redwood Creek, a steelhead and coho creek, flow across the property. Foothill yellow-legged frog, Kenwood Marsh checkerbloom, red-bellied newt, western pond turtle, and Sebastopol meadowfoam have all been observed on the property. Vital Lands Initiative Goals: Wildlands, Water, Agricultural Lands, and Community Identity

Bucher-Russell Ranch

The Bucher-Russell Ranch comprises a pair of properties totaling 561.56 acres in Sonoma County, just off Westside Road and west of the Town of Windsor, and a short way east of the Pryor Ranch Conservation Easement. The Bucher portion of the ranch has been operated as a dairy in the recent past but is now used for cattle grazing and vineyards. If preserved, the two properties would protect a large block of farmland, mature oaks, and steelhead habitat

Geyserville Community Plaza

With our first Matching Grant project in Geyserville, the Sonoma County Public Infrastructure Department and the Geyserville Municipal Advisory Council will help create the community's first public park. Centrally located, and alongside the planned Smart Trail tracks and Great Redwood Trail, this park will create a more accessible way for residents to get outside and serve as a gathering space for beloved annual events. The park will also support the town's climate resilience with designs that will offer flood protection and a shaded areas for residents to cool down during hot weather

Healdsburg Montage Park MGP

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 Rectory, a camp owned by the Episcopal Diocese. Vital Lands Initiative Goals: Healthy Communities, Water, Wildlands

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 Colliis 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 MGP

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 Edge

This riparian easement project over a limited extent of the property is located just outside of the Santa Rosa city limits and adjacent to the Laguna de Santa Rosa. The property has been identified as a priority for riparian restoration. The property is highly visible from Highway 116. Vital Lands Initiative Goals: Water, Agricultural Lands, and Community Identity

River Lane MGP

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 Rectory, a camp owned by the Episcopal Diocese. Vital Lands Initiative Goals: Healthy Communities, Water, Wildlands

Russian River Redwoods

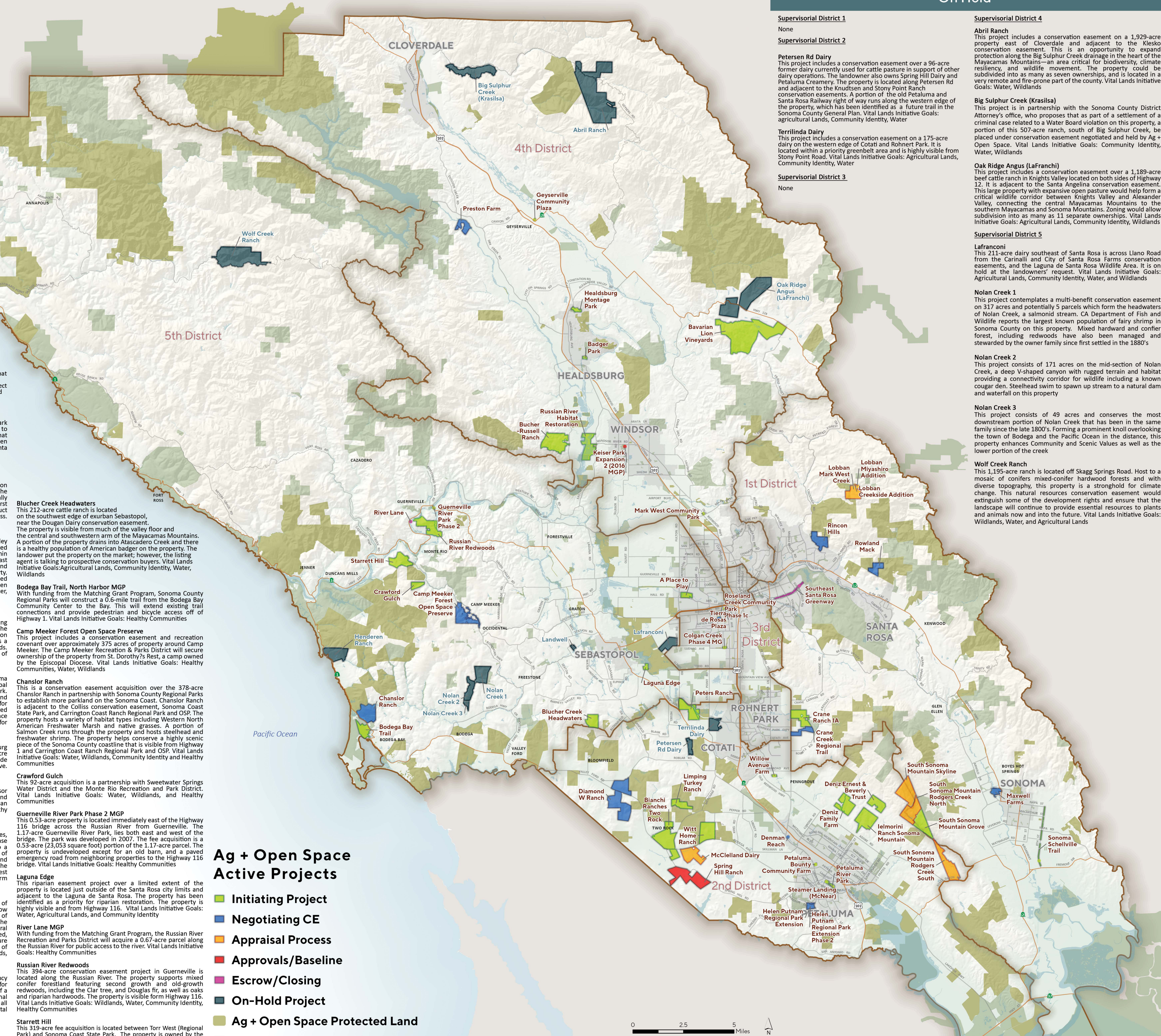
This 1,858-acre conservation easement project in Knights Valley supports a mix of vineyard, grazing land, and moderately rugged farmland adjacent to the Pepperwood Preserve. It is positioned within an important wildlife corridor and hosts valley oak woodland, Coast redwood, and freshwater marsh. Franz Creek, a steelhead creek, and Redwood Creek, a steelhead and coho creek, flow across the property. Foothill yellow-legged frog, Kenwood Marsh checkerbloom, red-bellied newt, western pond turtle, and Sebastopol meadowfoam have all been observed on the property. Vital Lands Initiative Goals: Wildlands, Water, Agricultural Lands, and Community Identity

Starrett Hill

This 339-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 landowners and Monte Rio Recreation and Park District. Vital Lands Initiative Goals: Healthy Communities, Community Identity, Water, Wildlands

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 field at the existing park. Vital Lands Initiative Goals: Healthy Communities



Ag + Open Space Active Projects

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

On Hold

Supervisory District 1

None

Supervisory District 2

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

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

Supervisory District 3

None

Supervisory District 5

Supervisory 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

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

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 Anzuela 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

Supervisory District 5

Lafranconi
This 211-acre dairy southeast of Santa Rosa is across Llano Road from the Carlini and Sonoma Coast State Park. The property has easements, and the Laguna de Santa Rosa Wildlife Area. It is on hold at the landowners' request. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, and Wildlands

Nolan Creek 1

This project contemplates a multi-benefit conservation easement on 317 acres and potentially 5 parcels which form the headwaters of Nolan Creek, a salmonid stream. The Department of Fish and Wildlife reports the largest known population of fairy shrimp in Sonoma County on this property. Mixed hardwood and conifer forest, including redwoods have also been managed and stewarded by the owner family since first settled in the 1880's

Nolan Creek 2

This project consists of 171 acres on the mid-section of Nolan Creek, a deep V-shaped canyon with rugged terrain and habitat providing a connectivity corridor for wildlife including a knotted cougar den. Steelhead swim to spawn up stream to a natural dam and waterfall on this property

Nolan Creek 3

This project consists of 49 acres and conserves the most downstream portion of Nolan Creek that has been in the same family since the late 1800's. Forming a prominent knoll overlooking the town of Bodega and the Pacific Ocean in the distance, this property enhances Community and Scenic Values as well as the lower portion of the creek

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 provide a connectivity corridor for wildlife including a knotted cougar den. Steelhead swim to spawn up stream to a natural dam and waterfall on this property



Map Date 6/12/2024
Data Sources: Ag + Open Space (Active Projects), Sonoma County Public and Protected Areas Database, Sonoma County ISD/GIS (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.