



## AG + OPEN SPACE

SONOMA COUNTY

# LAND CONSERVATION PROGRAM APPLICATION

## INSTRUCTIONS AND INFORMATION

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### MISSION

The Sonoma County Agricultural Preservation and Open Space District (Ag + Open Space) permanently protects the diverse agricultural, natural resource, and scenic open space lands in Sonoma County for future generations.

### INSTRUCTIONS

Thank you for your interest in applying to Ag + Open Space's Land Conservation Program. Please fill out this application form and be sure that all forms are legible and complete in order to be accepted. If you have any questions about and/or need help filling out the application, please reach out to Acquisition Assistant Olivia Fiori at 707.565.7349 or [olivia.fiori@sonoma-county.org](mailto:olivia.fiori@sonoma-county.org). You may email forms to [olivia.fiori@sonoma-county.org](mailto:olivia.fiori@sonoma-county.org). When emailing your application, please write the subject line as "Land Conservation Program Application" followed by the applicant's first and last name and the property name. You may also mail or deliver forms to Ag + Open Space at: 747 Mendocino Avenue, Suite 100, Santa Rosa, CA 95401-4850.

### REQUIREMENTS

For your application to be considered, please submit the following items:

1. **Land Conservation Program Application**, signed by each property owner(s). (In the case of conservation buyers, the application must be signed by all buyers)
2. **Assessor Parcel Number(s)** must be listed on the Application to identify the entire property for evaluation. Assessor Parcel Maps (if needed to help identify Assessor Parcels), are available at the County Assessor's office at 585 Fiscal Drive, #103F. For Assessor office hours, please call 707.565.1888. For those with advanced computer technical skills, Assessor Parcel maps are available on the County's ActiveMap Viewer at <https://sonomacounty.ca.gov/PRMD/Administration/GIS/ActiveMap/#general-maps>. Using the *Zoning and Land Use Map*, applicants can retrieve the Assessor Parcel number and a PDF version of the corresponding Assessor's Parcel Map by zooming to an individual parcel and clicking within the parcel to activate a pop-up window.

### EVALUATION PROCESS

Following submission of a Land Conservation Program Application, Ag + Open Space staff will review and evaluate how acquiring a conservation easement over your property may further Ag + Open Space's conservation goals and objectives. Once we complete the evaluation process, Ag + Open Space staff will contact you regarding our determination. For further information on timing, the application and approval process, and answers to frequently asked questions, please refer to the included documents or visit our website at [sonomaopenspace.org/protect-your-land/conserving-your-land/](https://sonomaopenspace.org/protect-your-land/conserving-your-land/). For additional information and support for enhanced stewardship of your land's resources, please visit our website at [sonomaopenspace.org/protect-your-land/landowner-resources/](https://sonomaopenspace.org/protect-your-land/landowner-resources/).

### QUESTIONS?

Olivia Fiori, Acquisition Assistant  
707.565.7349, [olivia.fiori@sonoma-county.org](mailto:olivia.fiori@sonoma-county.org)

**Property Owner Information:** If there are multiple landowners with different addresses, please provide the name(s) and address(es) where documents can be e-mailed and/or mailed.

1. Owner(s)/Buyer(s): \_\_\_\_\_  
\_\_\_\_\_

**Representation:** If a real estate broker, legal counsel, or other agent represents the landowner, that agent should complete the following section. A representative shall be an individual who is able to respond to Ag + Open Space staff in a timely and efficient manner. Leave blank if not applicable.

2. Agent: \_\_\_\_\_  
\_\_\_\_\_

**3. Primary contact person:** (Owner or an agent – this person will be contacted by Ag + Open Space for all matters pertaining to the application)

Primary Contact:	_____		
Mailing Address:	_____		
City:	_____	State:	_____ Zip: _____
Phone:	_____	Cell Phone:	_____
E-mail:	_____		

**Interest in Ag + Open Space:** Please indicate your interest in applying to Ag + Open Space's Land Conservation Program by checking the appropriate box(es) below..

4.

<input type="checkbox"/>	Selling a Conservation Easement
<input type="checkbox"/>	Donating a Conservation Easement
<input type="checkbox"/>	Selling a Property
<input type="checkbox"/>	Donating a Property

**5. Are you a prospective property owner who wants to purchase the property as a conservation buyer?** (For additional information on conservation buyers and conservation buyer transactions, please refer to the Frequently Asked Questions (FAQs) on our [website](#)).

Yes    No

**6. If you answered yes to Question 5, please provide a letter of intent to sell from the existing landowner or a purchase or option to purchase contract. This documents must be submitted with this application.**

## **Property Information**

7. Property Name (the name you would want Ag + Open Space to refer to for your property in public facing documents):

Assessor's Parcel Number(s):

Assessor Parcel Maps (if needed to help identify Assessor Parcels) are available at the County Assessor's office at 585 Fiscal Drive, #103F, Santa Rosa, CA 95403. For Assessor office hours, please call 707.565.1888. For those with advanced computer technical skills, Assessor Parcel maps are available on [the County's ActiveMap Viewer](#). Using the *Zoning and Land Use Map*, applicants can retrieve the Assessor Parcel number and a PDF version of the corresponding Assessor's Parcel Map by zooming to an individual parcel and clicking within the parcel to activate a pop-up window.

Site Address(es):

Acreage:

Website (if applicable):

8. Approximately when did you or your family/organization/partnership acquire the property?

9. Is the property on the real estate market?      Yes      No

Real Estate Agent:

Listing Expiration:

Date:

Listing Price:

**CONTINUE TO NEXT PAGE**

# 10. Present and Future Use of the Property.

- a. Present Use of the Property Select all that apply
- b. What land uses would you like to retain or pursue in the future? Select all that apply

Use that Applies to Most of the Property		Use that Applies to Less than ½ of the Property		Not Present on Property		
Present	Future	Present	Future	Present	Future	
						<b>Agriculture</b>
						Livestock grazing (cattle, hogs, chickens, goats, sheep, other)
						Dairy
						Agricultural processing
						Vineyard
						Orchard (apple, stone fruit, olive, other)
						Annual or perennial food crops (fruits, vegetables, culinary herbs, other)
						Annual or perennial non-food crops (cut flowers, hay/silage, other)
Present	Future	Present	Future	Present	Future	<b>Non-Agricultural Commercial Uses (Income Producing)</b>
						Weddings
						Events
						Short-term overnight rentals (vacation rentals, farm stays)
						Private recreation (campground, guest ranch, resort, etc.)
						Equestrian facilities
						Tasting room (winery, cideries, meaderies, olive oil taproom, creamery)
						Mineral extraction/processing (including geothermal energy)
						Commercial timber production (logging, onsite mill)
						Private communication facilities (cell towers, radio towers, etc.)
Present	Future	Present	Future	Present	Future	<b>Non-Commercial Uses (Non-Income Producing)</b>
						Personal recreation (immediate friends and family, including hiking, hunting/fishing, etc.)
						Public recreation (hiking, camping, picnic areas, hunting/fishing, educational tours, events, other)
						Public communications facilities (fire cameras, weather stations, etc.)
						Forest/vegetation management (thinning, prescribed fire, etc.)
						Habitat restoration (meadow, stream, other)
						Cultural (foraging, harvesting, burning, gatherings, etc.)
Present	Future	Present	Future	Present	Future	<b>Wildlands</b>
						Wildlife Habitat/Undeveloped Wildland
						Mitigation Bank
						Preserve/reserve
Present	Future	Present	Future	Present	Future	<b>Other (Please Describe)</b>

Please provide additional information on the future uses noted above: (i.e., type of livestock, agricultural crops, timber type, recreational activities, etc.)

**11. Existing Residential Units:** Does the property have existing residences?      **Yes**      **No**

If yes, please fill out the table below.

Quantity	Existing Residential Units
	Primary residences (single family homes, including modular homes, but not including agricultural residences*)
	Agricultural residences*
	Secondary residences/guesthouses
	Other - Please Describe below:

**12. Future Residential Units:** Does the property have future planned residences?      **Yes**      **No**

If yes, please fill out the table below.

Quantity	Planned Residential Units
	Primary residences (single family homes, including modular homes, but not including agricultural residences*)
	Agricultural residences*
	Secondary residences/guesthouses
	Other - Please Describe below:

**13. Is the property, a portion of the property, and/or some specific use of the property, subject to an active lease (e.g., land lease, building lease, grazing lease, hunting rights)?**      **Yes**      **No**

If yes, please describe:

**14. Does the property have on-site processing or storage facility(ies) for agricultural or forest-related products produced on or off the property (e.g., cold storage for meat, produce, or tree seedlings; meat processing; facility for producing value-added products; mill; equipment sheds; barns; large permanent greenhouses (larger than a 2-car garage), etc.**

**Yes**      **No**

If yes, please fill out the table on next page.

\* Agricultural residences (including the following types and as defined by Permit Sonoma: Agricultural Employee Dwelling Unit, Caretaker Unit, Farm Family Dwelling Unit, Seasonal Farmworker Housing, and/or Year-Round and Extended Seasonal Farmworker Housing). Note that Temporary Farmworker Camps is not included in the list since these are temporary structures (e.g., travel trailers).

Facility Type	Condition	Use	Type of Products
	Operational Non-Operational Other	On the Property Off the Property Both	
	Operational Non-Operational Other	On the Property Off the Property Both	
	Operational Non-Operational Other	On the Property Off the Property Both	
	Operational Non-Operational Other	On the Property Off the Property Both	
	Operational Non-Operational Other	On the Property Off the Property Both	
	Operational Non-Operational Other	On the Property Off the Property Both	

**15. Are you planning to build a new on-site agricultural or forest product processing or storage facility or to make improvements to an existing, non-operational facility?**

**Yes No**

**If yes, have you submitted permits and/or procured funding for such facilities?**

**Yes No** If yes, please describe anticipated updates to facilities below.

**16. Water Access:** (Please check all that apply)

Present	Access Type
	Riparian water right
	Water right for livestock pond
	Water right for small irrigation use
	Well
	Spring Box
	Access to municipal water recycled water or tertiary treated water
	Access to municipal
	Other – Please Describe:

**Please provide additional information on the water access type(s) noted above (e.g. quantity, condition, etc.):**

## Unique Property Features

- 17. Please describe any particularly scenic, unique, or special landscape features on the property** (e.g. rock outcroppings, vernal pools, natural ponds, waterfalls, sensitive or special habitats, wildlife corridors, old growth trees, etc.):

## Land Management

- 18. Are products and/or management practices associated with your property certified under a sustainability certification body?** If yes, please provide a copy of the certification and any reports prepared to support the development of the certification. Additionally, please complete the table below.

	Certified	Pending Certification	Date of Expected Certification if Pending	Interested in Certification (but have not yet applied)
American Grassfed Association				
CCOF - California Certified Organic Farmers				
Climate Action Reserve Carbon Project				
Demeter Biodynamic Certification				
Fish Friendly Farming				
FSC - Forest Stewardship Council				
Regenerative Organic Certified				
SFI - Sustainable Forestry Initiative				
Other, please list:				

**CONTINUE TO NEXT PAGE**

**19. Have you done, or are you planning to do, any land management projects on the property in partnership with any of the following organizations?** Please check all that apply and describe the land management project or projects that have been completed or that are currently being planned in the additional details.

<input type="checkbox"/>	Cal Fire
Additional Details:	
<input type="checkbox"/>	CDFW - California Department of Fish and Wildlife
Additional Details:	
<input type="checkbox"/>	Gold Ridge RCD – Gold Ridge Resource Conservation District
Additional Details:	
<input type="checkbox"/>	Point Blue Conservation Science
Additional Details:	
<input type="checkbox"/>	Sonoma RCD – Sonoma Resource Conservation District
Additional Details:	
<input type="checkbox"/>	NRCS - USDA Natural Resource Conservation Service
Additional Details:	
<input type="checkbox"/>	UCCE – University of California Cooperative Extension
Additional Details:	
<input type="checkbox"/>	Other, please list and provide details:
Additional Details:	



**20. Have you completed, are you in the process of implementing, or would you consider allowing or implementing projects for the enhancement of natural and/or agricultural resources on your property, including any of the following actions? Check all that apply.**

Activity	Plan Completed Please insert adopted date:	Plan In Progress Please insert anticipated adoption date:	Interested in Developing	Not Interested
Removal of invasive vegetation or exotic species				
Pest management				
Treatment and establishment of native cover				
Hedgerow planting				
Critical area planting				
Pollinator habitat planting				
Other wildlife habitat planting				
Native tree planting or enhancement within grazing areas				
Cover cropping				
Residue and tillage management				
Soil nutrient management				
Compost application				
Mulch application				
Dry farming				
Installing drip irrigation to reduce water usage				
Crop diversification				
Crop rotation				
Rotational/regenerative grazing				
Installing fencing to facilitate livestock management practices that enhance rangeland productivity and health.				
Installing fencing to facilitate livestock management practices that enhance riparian habitat				
Removing or replacing fencing with wildlife-friendly fencing to enhance wildlife movement				
Native riparian planting or enhancement				
Wetland restoration or enhancement				
Fish habitat improvement				
Streambank protection				
Relocating, updating, or decommissioning structures, roads, or other improvements within riparian area				
Gully/erosion repair and control				
Improving road/trail system drainage				
Enhancing groundwater recharge				
Water storage system installation for dust abatement and/or fire suppression				

20. Continued...

Water storage system installation for drought mitigation				
Removing old debris				
Removing hazardous waste				
Other, please list below:				

**21. Have you already developed, are you working to develop, or are you interested in developing a management plan for the property in consultation with a qualified professional that includes best management practices?** If yes, please provide a copy of the management plan and any reports prepared to support the development of the plan. This does not include regulatory plans, such as nutrient management plans or pesticide management plans.

Plan Type	Plan Completed Please insert adopted date:	Plan In Progress Please insert anticipated adoption date:	Interested in Developing	Not Interested
Fuels Management Plan				
Forest Management Plan				
Road and Drainage Assessment				
Habitat Restoration Plan				
Agricultural Management Plan				
Crop Rotation Plan				
Farm Plan				
Whole Farm Plan				
Grazing or Grassland Management Plan				
Carbon Farm Plan				
Conservation Plan/LandSmart Plan				
Other, please list below:				

**CONTINUE TO NEXT PAGE**

**22. Have any fuels management projects been done on the property? Are you interested in doing any fuels management projects on the property?** If yes, please provide a copy of the fuels management plan and any reports prepared to support the development of the plan. Additionally, please complete the table below.

Management Projects Performed	Project Completed Please insert completion date:	Project In Progress Please insert anticipated completion date:	Interested in Developing	Not Interested
Thinning				
Ladder fuel removal				
Shaded fuel breaks or calming zones				
Roadside ingress/egress improvement				
Prescribed burning				
Cultural burning				
Prescribed grazing				
Prescribed fire training exchange				
Mowing				
Other, please list below:				

**23. Have you done, or are you planning to do, any multi-property conservation, restoration, or land management projects on the property (e.g. shaded fuel break, habitat restoration, etc.)?**

**Yes      No      Not sure**

If yes, please describe:

**24. Has a feasibility study been conducted that investigates the property's potential (e.g. vineyard study, soil study, grazing assessment, etc.)?** **Yes      No**

If yes, please provide a copy of the report if you would like us to consider the study in our evaluation.

**25. Have you submitted any land use permit applications for the property within the last year?**

**Yes      No      Not sure**

### **Additional Information**

- 26. Is there any additional information you would like to share about the property?** (Plans for the future, interest in conservation, property history, other, etc.)

**CONTINUE TO NEXT PAGE**

## **Next Steps**

Properties identified in an application will receive a thorough assessment by staff, who may reach out to get clarification or ask additional questions. An internal Property Evaluation Committee will review the assessment and make a recommendation to the Management Team. The Management Team will determine whether to pursue protection or decline to move forward on a project.

*I understand that Ag + Open Space's evaluation of my property is based upon the information submitted with my application, current use, and configuration of my property. I also understand that changes in the way in which I use my property, or commencement of any new land uses not noted in the application, may result in re-evaluation of the project by Ag + Open Space.*

*All owners of the title of the described property are required to sign this application. An additional page can be attached if more space is needed for signature of owners.*

**Signature/Name of Property Owner(s)\*** \_\_\_\_\_ **Date**\_\_\_\_\_

Email Address \_\_\_\_\_

**Signature/Name of Property Owner(s)\*** \_\_\_\_\_ **Date**\_\_\_\_\_

Email Address \_\_\_\_\_

**Signature/Name of Property Owner(s)\*** \_\_\_\_\_ **Date**\_\_\_\_\_

Email Address \_\_\_\_\_

**Signature/Name of Property Owner(s)\*** \_\_\_\_\_ **Date**\_\_\_\_\_

Email Address \_\_\_\_\_

\*If the property owner of the subject application is not signing at this time, a signed authorization letter from the property owner(s) must be submitted, giving the above signed the right to represent the property owner(s).