



**AG + OPEN SPACE**  
SONOMA COUNTY

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

**REGULAR MEETING AGENDA**

**October 23, 2025 | 5:00 pm**

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

**MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON**

The October 23, 2025 Sonoma County Ag + Open Space Advisory Committee meeting will be held in person at Ag + Open Space's office located at 747 Mendocino Avenue, Santa Rosa, CA. The public may also participate virtually through Zoom.

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

1. **Zoom:** Join the Zoom meeting on your computer, tablet or smartphone by clicking:  
<https://sonomacounty.zoom.us/j/95865054803?pwd=6kK8lsDW02YfOtu6YOzFMFSwfDH2kQ.jyJdob-eS3CqTy4C>

If you have the Zoom app or web client, join the meeting using the **Password: 628163**

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

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

**PUBLIC COMMENT DURING THE MEETING:** You may email public comment to [Michelle.Nozzari@sonoma-county.org](mailto: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](mailto:Michelle.Nozzari@sonoma-county.org) by 12pm Wednesday, October 22, 2025 to ensure arrangements for accommodation.

## 1. Call to Order

## 2. Public Comment

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

### 3. Correspondence / Communications

Correspondence can email [aos-adminaide@sonoma-county.org](mailto:aos-adminaide@sonoma-county.org).

#### 4. Approval of Minutes from September 25, 2025      Attachment A      ACTION ITEM

## 5. General Manager's Report

Misti Arias, General Manager

## 6. FY 25-26 Budget Overview

Julie Mefferd, Administrative & Fiscal Services Manager

## 7. Community Relations Update

Lauren Alpert, Community Relations Specialist

Irma Cuevas, Community Engagement Coordinator

## 8. Acquisition Projects and Advisory Committee Input WORKSHOP ITEM

Jennifer Kuszmar, Acquisition Manager

## 9. Projects in Negotiations Attachment B

## 10. Announcements from Advisory Committee Members

## 11. Adjournment

**Next Public Webinar: Land For Agriculture is on November 13, 2025.**

**Next Advisory Committee Meeting is scheduled for December 11, 2025.**



SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

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**U N A P P R O V E D   M I N U T E S**

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

**S e p t e m b e r   2 5 ,   2 0 2 5   |   5 : 0 0   p m**

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**MEMBERS PRESENT:**

Paul Martin, Ladi Asgill, Steve Rabinowitsh, Thembi Borrass, Paolo Tantarelli, Wendy Eliot, Michelle Whitman, John Shribbs, Alex DeCarli, Marjorie Morganstern, Brittany Jensen

**1. Call to Order**

Chair Ladi Asgill called the meeting to order at 5:00 pm.

**2. Public Comment**

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

No Public comment.

**3. Correspondence/Communications**

Correspondence can email [aos-adminaide@sonoma-county.org](mailto:aos-adminaide@sonoma-county.org).

No Correspondence.

**4. Approval of Minutes from May 22, 2025 and July 24, 2025      Attachments A & B      ACTION ITEM**

**Committee Action:**

Chair Asgill called for a vote to approve the advisory minutes.

Chair Pro Tem Eliot noted a correction to her name. Vice Chair Shribbs motioned to approve minutes with spelling correction. Minutes were approved unanimously.

**5. General Manager's Report**

Amy Ricard, Community Resources Manager for Misti Arias, General Manager

**Public Comment:**

- Susan Kirks: Expressed support for the sale of Tierra Vegetables; welcomed Brittany Jensen to the Committee; spoke about sensitive habitat at Estero Americano Preserve and encouraged balance between public access and wildlife protection.

PROPOSED Minutes



6. Projects in Negotiations      **Attachment C**
7. Announcements from Advisory Committee Members

**Announcements:**

- John Shribbs: Spoke about a Groundwater Pump Pilot at Del Oro Park in Petaluma, CA that captures and stores stormwater runoff.

8. **Adjournment**

Chair Asgill adjourned the meeting at 5:17pm.



## Acquisition Project Status Chart | Conservation Easements

## Attachment B

## Acquisition Project Status Chart | Matching Grant Projects

|                                                     |                  |               | <div><div>Agricultural Lands</div><div>Community Identity</div><div>Healthy Communities</div><div>Water</div><div>Wildlands</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></div> |  |  |  |  |        |   |   |   |        |     |   |        |        |                    |                                                                                                                     |
|-----------------------------------------------------|------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--------|---|---|---|--------|-----|---|--------|--------|--------------------|---------------------------------------------------------------------------------------------------------------------|
| Matching Grant Project Name                         | Acreage (approx) | Sup. District | Vital Lands Initiative Goals                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  | Step 2 |   |   |   | Step 3 |     |   | Step 4 | Step 5 | Status             | Comments                                                                                                            |
| A Place to Play                                     | 87               | 5             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   | N/A    |     |   | N/A    |        | Initiating Project | Drafting MGA and CE.                                                                                                |
| AmeriCorps Trail                                    | 12               | 5             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   |        |        | Negotiating CE     | Implementation - CE and Rec Covenant will be recorded following trail construction. Grantee beginning construction. |
| Badger Park                                         | 20               | 4             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   |        |        | Initiating Project | MGA in negotiation. CE, RC are being reviewed by City.                                                              |
| Bodega Bay Trail                                    | 178              | 5             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   |        |        | Initiating Project | Letter of Intent submitted for Regional Parks Review. Matching Grant Agreement drafting pending review              |
| Colgan Creek Phase 4 MG                             | 4                | 3             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   |        |        | Negotiating CE     | Waiting for City response to legal documents review.                                                                |
| Colgan Creek Phase 5                                | 4                | 3             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   |        |        | Initiating Project | Pending closure of Colgan Creek Phase 4 MGA.                                                                        |
| Crane Creek Regional Trail                          | 75               | 1             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   |        |        | Negotiating CE     | Negotiating CE and Rec Covenant; meeting to align around                                                            |
| Denman Reach                                        | 2                | 2             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   |        |        | Negotiating CE     | City review of DRAFT MGA and CE.                                                                                    |
| Geyserville Community Plaza                         | 1                | 4             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   | + |        |     |   |        |        | Negotiating CE     | Grantee reviewing MGA, CE, RC                                                                                       |
| Graton Town Square                                  | 0.6              | 5             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   | +      |        | Escrow/Closing     | BOD approved Sept 22. Close end of Oct prior to new tax                                                             |
| Guerneville River Park Phase 2                      | 3                | 5             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        | + |   |   |        |     |   |        |        | Initiating Project | Reviewing Park Improvements, due diligence/title review.                                                            |
| Helen Putnam Regional Park Extension                | 21.5             | 2             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   | N/A    |     |   |        | +      | Completed Project  | escrow closed.                                                                                                      |
| Laura Fish Somersal Park                            | 36               | 4             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   |        |        | Initiating Project | MGA in negotiation. CE is being reviewed internally.                                                                |
| Los Guilicos Master Gardeners' Demonstration Garden | 4.5              | 1             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   |        |        | Initiating Project | Pending direction from Public Infrastructure                                                                        |
| Mark West Area Community Park Ph 2                  | 1                | 4             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   | N/A    | N/A | + |        |        | Escrow/Closing     | All legal documents signed by grantee. BOD date 10/21/25.                                                           |
| Maxwell Farms                                       | 79               | 1             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   | N/A    | N/A |   |        |        | Negotiating CE     | RP reviewing MGA. Drafting CE.                                                                                      |
| Occidental Community Plaza                          | 0.7              | 5             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   |        |        | Initiating Project | Pending direction from Public Infrastructure                                                                        |
| Petaluma Bounty Community Farm                      | 3                | 2             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   |        |        | Initiating Project | LOI in development.                                                                                                 |
| Petaluma River Park                                 | 20               | 2             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   |        |        | Initiating Project | Letter of Intent signed. Legal agreements in development.                                                           |
| Roseland Creek Community Park - Phase 1c            | 3                | 3             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   |        |        | Negotiating CE     | Negotiating CE, Rec Covenant.                                                                                       |
| Russian River Community Park                        | 3.8              | 5             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   |        |        | Initiating Project | Initiating project.                                                                                                 |
| Sonoma Schellville Trail                            | 21               | 1             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   |        |        | Initiating Project | Letter of Intent under Regional Parks review. MGA drafting and                                                      |
| Steamer Landing Park Development (McNear Peninsula) | 27**             | 2             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   | + |   |        |     |   |        |        | Negotiating CE     | MGA shared , CE and Recreation Covenant amendment in development. CE and RC will cover McNear as well as Steamer    |
| Tierra de Rosas Plaza                               | 1                | 3             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   |        |        | Initiating Project | LOI executed. MGA and conserving documents in development.                                                          |
| Tom Schopflin Fields Phase 2                        | 21               | 4             |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   |        |        | Negotiating CE     | Grantee reviewing MGA and RC.                                                                                       |
| Total Acres                                         |                  | 602.1         |                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |        |   |   |   |        |     |   |        |        |                    |                                                                                                                     |

\* 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)

## Acquisition Project Status Chart | Transfers

[illegible]



# Ag + Open Space Active Acquisition Projects (September 2025)

## Active Projects

### Supervisory District 1

**Crane Creek Ranch**  
This 290-acre ranch is located just east of Petaluma Hill Road to the east of the City of Crocker 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 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 Trail MG**  
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

**Labban - Mark West Creek**  
The property consists of 266 acres off St. Helena Road, adjacent to Rancho Mark West and Saddle Mountain Open Space Preserve. The current owner is working with LandPaths as a project partner. The property burned in the Glass Fire, and the forest is currently being salvage-logged. Vital Lands Initiative Goals: Healthy Communities, Water, Wildlands

**Los Guillos Master Gardeners Demonstration Garden MG**  
The Los Guillos Demonstration Garden, a project of the University of California Master Gardeners of Sonoma County, will transform a once-devastated parcel on the Los Guillos campus—burned in the 2020 Glass Fire—into a thriving, educational space. With support from the Community Spaces Matching Grant Program, the Master Gardeners will create a fully accessible demonstration garden, showcasing sustainable gardening practices that support native habitats, promote wildlifefriendly landscapes, address food insecurity, and enhance climate resilience. Visitors will have the opportunity to engage in hands-on learning through themed gardens and a state-of-the-art greenhouse classroom. Planned features include an oak-arbor picnic area, a children's garden expansion, a native plants garden, an outdoor classroom, a fire-resilient garden, a greenhouse and shade house, an expanded orchard, and an outdoor nature classroom—offering a welcoming space for education, inspiration, and community connection.

**Maxwell Farms MG**  
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 County Technology Center for an 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 218-acre property within the Santa Rosa City Limits. The property is adjacent to Saddle Mountain Open Space Preserve to the northeast, and City zoning could allow subdivision into more than 200 residential lots. The property is in the wildland-urban interface, and with appropriate vegetation management, could serve as a fire buffer for the City. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, Wildlands

**Roberts Oaks**  
Roberts Oaks is approximately 412 acres sited directly east of Rohnert Park across Petaluma Hill Road. The property has a 4.5-acre spring fed pond, undulating mature oak woodlands with spectacular views in multiple directions. With its spectacular scenery and proximity to urban populations, Ag + Open Space will acquire the property in fee and transfer it to Regional Parks. The property's excellent access, unique topography, water and habitat features including nurseries wooded and shady glades with bucolic views tie it up to be an outstanding park.

**Rowland Mack**  
This property 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 Maycamas 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-1980s, 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. Ellis, Lafferty, and Rodgers Creek, all intermittent, 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

**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

**Supervisory District 2**  
**Bianchi Ranches - Two Rock**  
This 632 acre property 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 Ranch MG**  
The City of Petaluma seeks to acquire a 2.1-acre parcel that is pivotal to the completion of a larger 23.5-acre riparian restoration, public trail, environmental education, and flood control project on the Petaluma River. Vital Lands Initiative Goals: Healthy Communities, Community Identity, Water, Wildlands

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

### Supervisory District 1

**Heien Putnam Regional Park Extension MGP**  
The Kelly Creek Project of the Earth Island Institute will acquire 44 acres and transfer fee title to Regional Parks to expand Heien 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 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 MG**  
For over 15 years, Petaluma People's Services' Bounty Community Farm has grown and sold affordable, locally-grown fruits and vegetables in the center of Petaluma, while prioritizing the creation of opportunities for low-income and vulnerable community members to have fresh and healthy food. Matching Grant funds will help them purchase the land they've long farmed and continue their work of bringing fresh, healthy food and sustainable agricultural education to their community

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

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

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

**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 and is potential habitat for yellow-legged frog. 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

**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 and agricultural property, 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

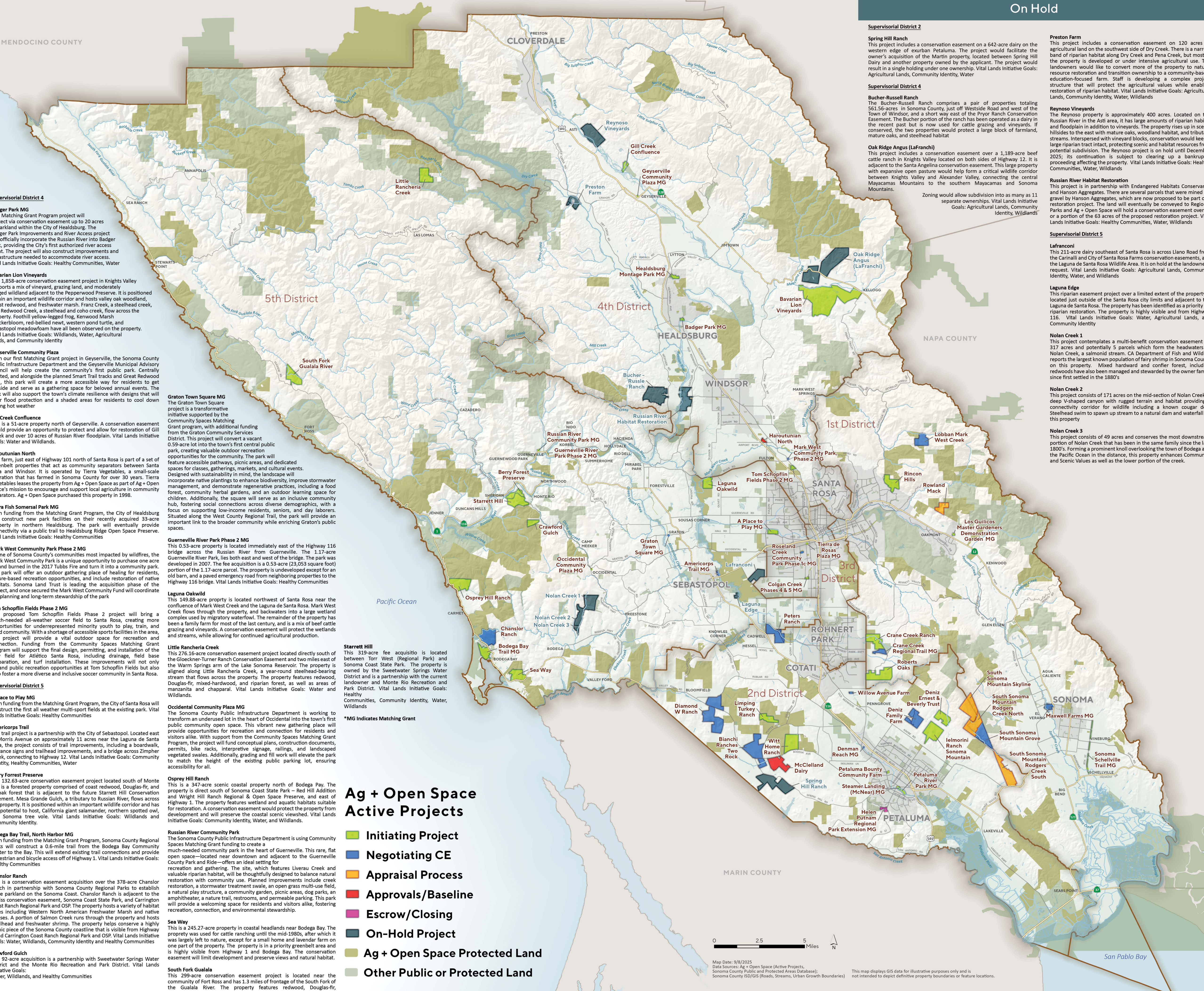
**Witt Home Ranch**  
This project includes a conservation easement on a 395-acre beef ranch just west of Petaluma on Bodega Ave. It is located between the McDowell open space easement and the Summit of Sonoma Mountain. The northwest half of the property is in the Sonoma Mountain Scenic Landscape Unit. 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

**Supervisory District 3**  
**Colgan Creek Phase 4 MG**  
This project is for the acquisition of a 4-acre parcel adjacent to the existing Colgan Creek restoration, park development and trail project. This additional parcel will allow increased creek meander in the ongoing creek restoration effort, and will provide additional land for additional recreational development, including a neighborhood park. Vital Lands Initiative Goals: Healthy Communities, Water

**Colgan Creek Phase 5 MG**  
The Colgan Creek Neighborhood Park Phase 5 improvement project, in partnership with the City of Santa Rosa, aims to bring a long-awaited 3.8-acre neighborhood park to the residents of Southwest Santa Rosa. Located next to the final segment of a multi-phase creek restoration and shared-use path project, the park will serve as a vital green space for the growing community. With support from the Community Spaces Matching Grant Program, this project will engage the community in updating the master plan and designing a park that reflects local needs. Planned improvements include enhanced public access, utility infrastructure, and a mix of active and passive recreation features. Potential amenities may include play and picnic areas, walking and biking paths, and spaces for various recreational activities—creating a welcoming and vibrant outdoor space for all to enjoy.

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

**Tierra de Rosas Plaza MG**  
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



### Active Projects

#### Crane Creek Regional Trail MG

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

#### Crane Creek Ranch

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

#### Lobban - Mark West Creek

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

**\*MG indicates Matching Grant**

#### Los Guilicos Master Gardner's Demonstration Garden MG

A project of the University of California Master Gardeners of Sonoma County, will transform a once-devastated parcel on the Los Guilicos campus—burned in the 2020 Glass Fire—into a thriving, educational space. With support from the Community Spaces Matching Grant Program, the Master Gardeners will create a fully accessible demonstration garden, showcasing sustainable gardening practices that support native habitats, promote wildlife-friendly landscapes, address food insecurity, and enhance climate resilience. Visitors will have the opportunity to engage in hands-on learning through themed gardens and a state-of-the-art greenhouse classroom. Planned features include an oak arbor picnic area, a children's garden expansion, a native plants garden, an outdoor classroom, a fire-resilient garden, a greenhouse and shade house, an expanded orchard, and an outdoor nature classroom—offering a welcoming space for education, inspiration, and community connection.

#### Maxwell Farms MG

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 218-acre property within the Santa Rosa City Limits. The property is adjacent to Saddle Mountain Open Space Preserve to the northeast, and City zoning could allow subdivision into more than 200 residential lots. The property is in the wildland-urban interface, and with appropriate vegetation management, could serve as a fire buffer for the City. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water, Wildlands

#### Roberts Oaks

Roberts Oaks is approximately 412 acres sited directly east of Rohnert Park across Petaluma Hill Road. The property has a 4.5-acre spring fed pond, undulating mature oak woodlands with spectacular views in multiple directions. With its spectacular scenery and proximity to urban populations, Ag + Open Space will acquire the property in fee and transfer it to Regional Parks. The property's excellent access, unique topography, water and habitat features including numerous wooded and shady glades with bucolic views tee it up to be an outstanding park.

#### 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 MG

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

#### South Sonoma Mountain - Grove

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

#### South Sonoma Mountain - Rogers Creek (North & South)

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

#### South Sonoma Mountain - Skyline

This project will place a conservation easement on a 491-acre property so it remains as open space for wildlife habitat, grazing and limited residential use. The property is contiguous with George Ranch and quite visible given its location near the summit of Sonoma Mountain. The northwest half of the property is in the Sonoma Mountain 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

#### Ag + Open Space Active Projects

- Initiating Project
- Negotiating CE
- Appraisal Process
- Ag + Open Space Protected Land
- Other Public or Protected Land



0 2.5 5 Miles

Map Date: 9/8/2025  
Data Sources: Public and Protected Lands (CPAD, CCED, Ag + Open Space); Sonoma County ISD/GIS (Roads, Streams, Supervisorial Districts)  
This map displays GIS data for illustrative purposes only and is not intended to depict definitive property boundaries or feature locations.

### 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 MG**

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

**Diamond W Ranch**

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

**Helen Putnam Regional Park Extension MGP Phase 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 MG**

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

**Petaluma River Park MG**

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

**Peters Ranch**

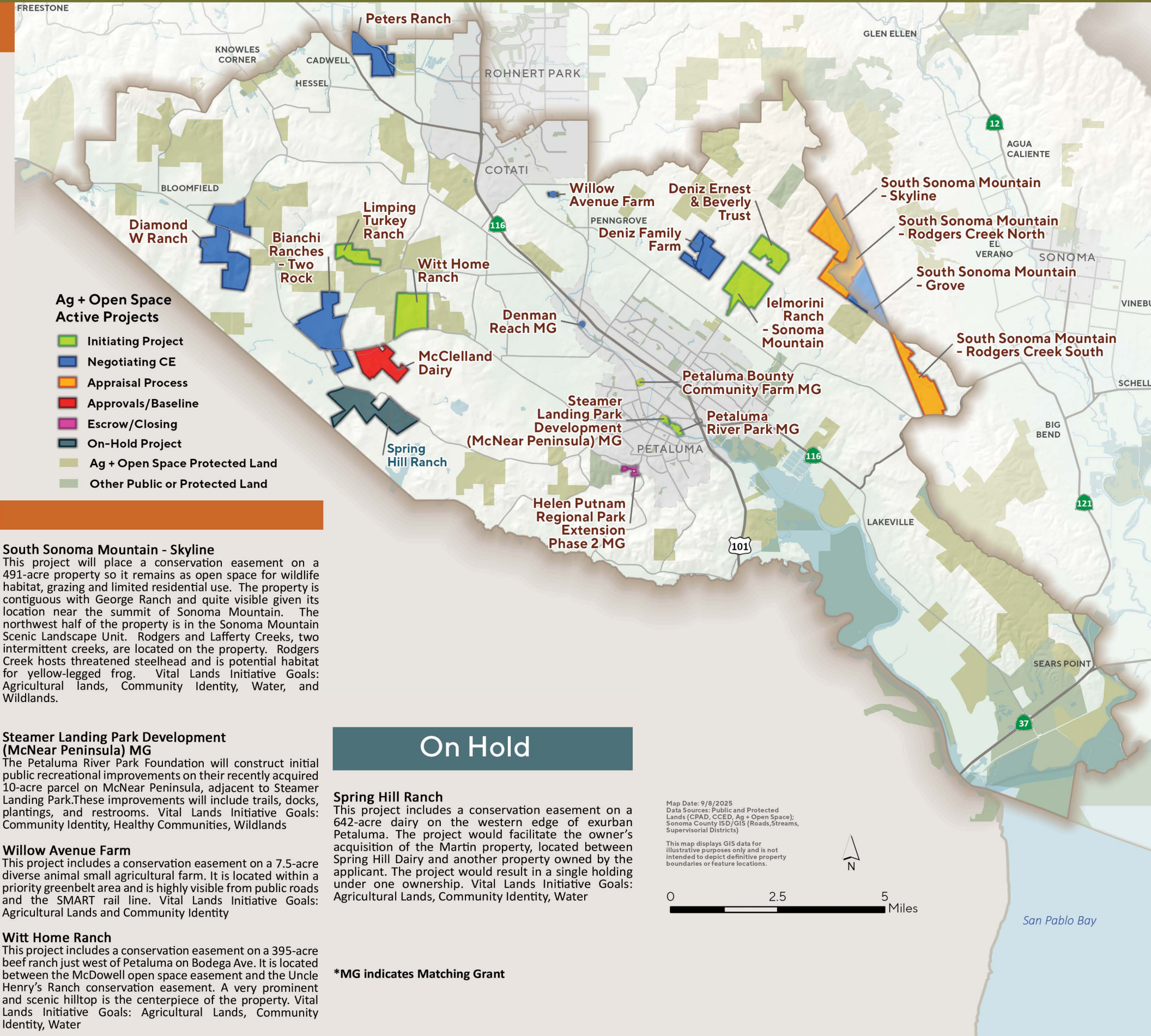
This project would include a conservation easement over a 277-acre dairy farm, located on Llano Road near the Laguna Treatment Plant. The property consists of rolling hills with mature oaks, woodlands, wetlands, and riparian habitats. Split by Laguna de Santa Rosa, it supports an active wildlife and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

**South Sonoma Mountain - Grove**

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

**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



\*MG indicates Matching Grant

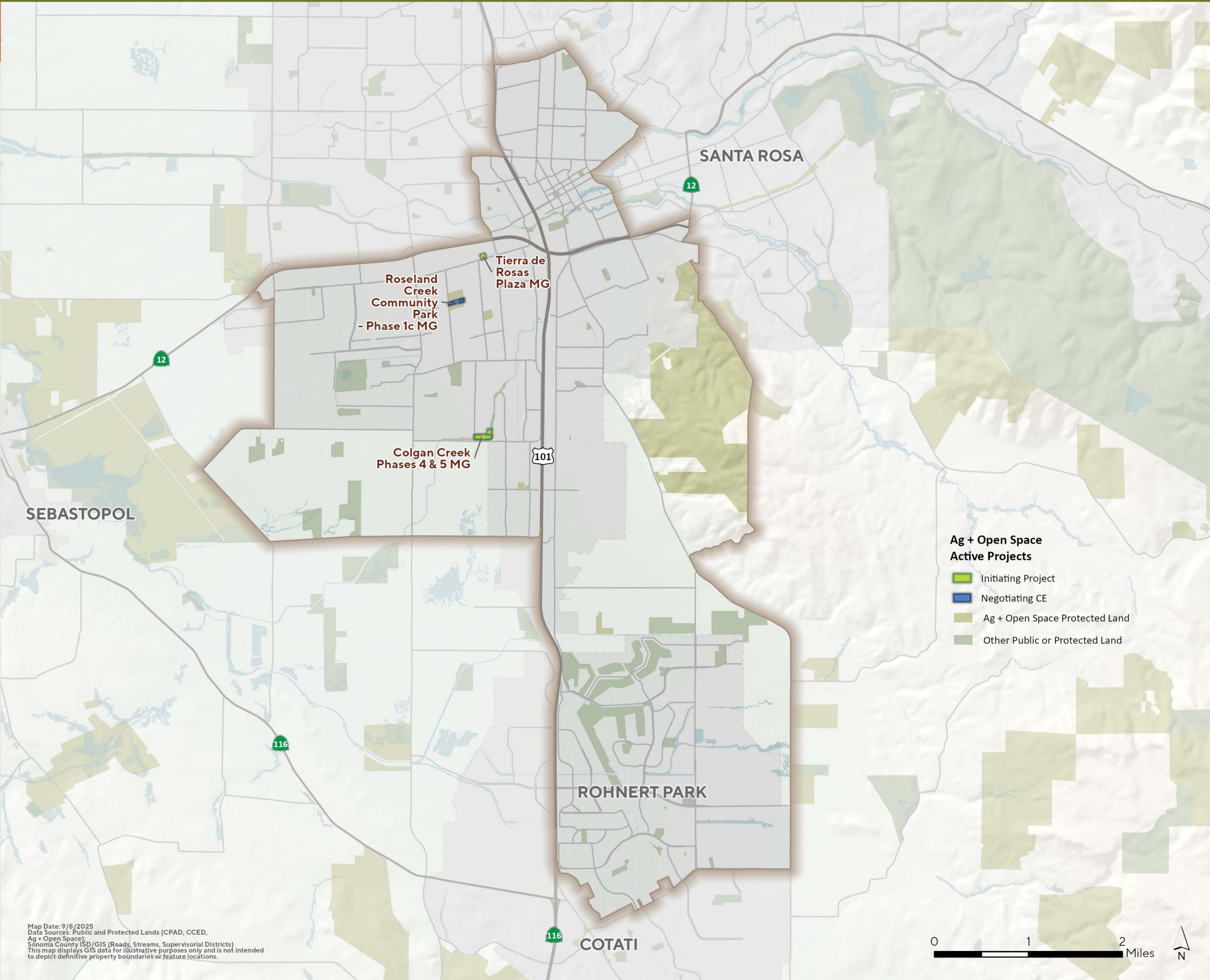
Active Projects

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

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

**Tierra de Rosas Plaza MG**  
As part of long-term dream of the Roseland community, the Sonoma County Community Development Commission's Tierra de Rosas project will create an open green space in the heart of a major mixed-use development. In addition to the beloved Mitote Food Park, this park will be a core element of the plan to convert what is mostly parking lots and empty storefronts into a vibrant gathering, celebration, and recreation hub for Roseland residents

\*MG indicates Matching Grant



### Active Projects

**Badger Park MG**  
This Matching Grant Program project will protect via conservation easement up to 20 acres of parkland within the City of Healdsburg. The Badger Park Improvements and River Access project will officially incorporate the Russian River into Badger Park, providing the City's first authorized river access point. The project will also construct improvements and infrastructure needed to accommodate river access. Vital Lands Initiative Goals: Healthy Communities

**Bavarian Lion 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

**Geyserville Community Plaza MG**  
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. Vital Lands Initiative Goals: Healthy Communities

**Gill Creek Confluence**  
This is a 51-acre property north of Geyserville. A conservation easement would provide an opportunity to protect and allow for restoration of Gill Creek and over 10 acres of Russian River floodplain. Vital Lands Initiative Goals: Water and Wildlands.

**Haroutunian North**  
This farm, just east of Highway 101 north of Santa Rosa is part of a set of greenbelt properties that act as community separators between Santa Rosa and Windsor. It is operated by Tierra Vegetables, a small-scale operation that has farmed in Sonoma County for over 30 years. Tierra Vegetables leases the property from Ag + Open Space as part of Ag + Open Space's mission to encourage and support local agriculture in community separators. Ag + Open Space purchased this property in 1998.

**Laura Fish Somersal Park MG**  
With funding from the Matching Grant Program, the City of Healdsburg will construct new park facilities on their recently acquired 33-acre property in northern Healdsburg. The park will eventually provide connectivity via a public trail to Healdsburg Ridge Open Space Preserve. Vital Lands Initiative Goals: Healthy Communities

**Mark West Community Park Phase 2 MG**  
An important step in creating the area's first central public park—a much-needed space for community gathering and healing in a neighborhood still recovering from the 2017 Tubbs Fire. This project builds on the recent acquisition of the parkland, made possible by support from the Community Spaces Matching Grant Program and the Mark West Area Community Foundation. Phase 2 will focus on essential planning, design, and infrastructure improvements to make the park safe, accessible, and welcoming for all. Planned upgrades include an ADA pathway and parking enhancements, safety features like swing-arm gates and low fencing, water and power hookups, tree and vegetation plantings, a lawn, benches, picnic tables, an irrigation system, and interpretive signage. These improvements will help transform the space into a vibrant community resource for recreation, connection, and reflection.

**Tom Schopflin Fields Phase 2 MG**  
The proposed project will bring a much-needed all-weather soccer field to Santa Rosa, creating more opportunities for underrepresented minority youth to play, train, and build community. With a shortage of accessible sports facilities in the area, this project will provide a vital outdoor space for recreation and connection. Funding from the Community Spaces Matching Grant Program will support the final design, permitting, and installation of the new field for Atlético Santa Rosa, including drainage, field base preparation, and turf installation. These improvements will not only expand public recreation opportunities at Tom Schopflin Fields but also help foster a more diverse and inclusive soccer community in Santa Rosa.

### On Hold

**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  
Vital Lands Initiative Goals: Wildlands, Water, Agricultural Lands, and Community Identity

**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

**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

**Reynoso Vineyards**  
The Reynoso property is approximately 400 acres. Located on the Russian River in the Asti area, it has large amounts of riparian habitat and floodplain in addition to vineyards. The property rises up in scenic hillsides to the east with mature oaks, woodland habitat, and tributary streams. Interspersed with vineyard blocks, conservation would keep a large riparian tract intact, protecting scenic and habitat resources from potential subdivision. The Reynoso project is on hold until December 2025; its continuation is subject to clearing up a bankruptcy proceeding affecting the property. 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



- Ag + Open Space  
Active Projects**
- Initiating Project
  - Negotiating CE
  - Approvals/Baseline
  - On-Hold Project
  - Ag + Open Space Protected Land
  - Other Public or Protected Land

Active Projects

**A Place to Play MG**  
With funding from the Matching Grant Program, the City of Santa Rosa will construct the first all weather multi-sport fields at the existing park. Vital Lands Initiative Goals: Healthy Communities

**Americorps Trail MG**  
This trail project is a partnership with the City of Sebastopol. Located east of Morris Avenue on approximately 11 acres near the Laguna de Santa Rosa, the project consists of trail improvements, including a boardwalk, entrance signs and trailhead improvements, and a bridge across Zimpher Creek, connecting to Highway 12. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water

**Berry Forest Preserve**  
This 132.63-acre conservation easement project located south of Monte Rio, is a forested property comprised of coast redwood, Douglas-fir, and tanoak forest that is adjacent to the future Starrett Hill Conservation Easement. Mesa Grande Gulch, a tributary to Russian River, flows across the property. It is positioned within an important wildlife corridor and has the potential to host, California giant salamander, northern spotted owl, and Sonoma tree vole. Vital Lands Initiative Goals: Wildlands and Community Identity.

**Bodega Bay Trail, North Harbor MG**  
With funding from the Matching Grant Program, Sonoma County Regional Parks will construct a 0.6-mile trail from the Bodega Bay Community Center to the Bay. This will extend existing trail connections and provide pedestrian and bicycle access off of Highway 1. Vital Lands Initiative Goals: Healthy Communities

**Chanslor Ranch**  
This is a conservation easement acquisition over the 378-acre Chanslor Ranch in partnership with Sonoma County Regional Parks to establish more parkland on the Sonoma Coast. Chanslor Ranch is adjacent to the Colliss conservation easement, Sonoma Coast State Park, and Carrington Coast Ranch Regional Park and OSP. The property hosts a variety of habitat types including Western North American Freshwater Marsh and native grasses. A portion of Salmon Creek runs through the property and hosts steelhead and freshwater shrimp. The property helps conserve a highly scenic piece of the Sonoma County coastline that is visible from Highway 1 and Carrington Coast Ranch Regional Park and OSP. Vital Lands Initiative Goals: Water, Wildlands, Community Identity and Healthy Communities

**Crawford Gulch**  
This 92-acre acquisition is a partnership with Sweetwater Springs Water District and the Monte Rio Recreation and Park District. Vital Lands Initiative Goals: Water, Wildlands, and Healthy Communities

**Graton Town Square MG**  
The Graton Town Square project is a transformative initiative supported by the Community Spaces Matching Grant program, with additional funding from the Graton Community Services District. This project will convert a vacant 0.59-acre lot into the town's first central public park, creating valuable outdoor recreation opportunities for the community. The park will feature accessible pathways, picnic areas, and dedicated spaces for classes, gatherings, markets, and cultural events. Designed with sustainability in mind, the landscape will incorporate native plantings to enhance biodiversity, improve stormwater management, and demonstrate regenerative practices, including a food forest, community herbal gardens, and an outdoor learning space for children. Additionally, the square will serve as an inclusive community hub, fostering social connections across diverse demographics, with a focus on supporting low-income residents, seniors, and day laborers. Situated along the West County Regional Trail, the park will provide an important link to the broader community while enriching Graton's public spaces.

**Guerneville River Park Phase 2 MG**  
This 0.53-acre property is located immediately east of the Highway 116 bridge across the Russian River from Guerneville. The 1.17-acre Guerneville River Park, lies both east and west of the bridge. The park was developed in 2007. The fee acquisition is a 0.53-acre (23,053 square foot) portion of the 1.17-acre parcel. The property is undeveloped except for an old barn, and a paved emergency road from neighboring properties to the Highway 116 bridge. Vital Lands Initiative Goals: Healthy Communities

**Laguna Oakwild**  
This 149.88-acre property is located northwest of Santa Rosa near the confluence of Mark West Creek and the Laguna de Santa Rosa. Mark West Creek flows through the property, and backwaters into a large wetland complex used by migratory waterfowl. The remainder of the property has been a family farm for most of the last century, and is a mix of beef cattle grazing and vineyards. A conservation easement will protect the wetlands and streams, while allowing for continued agricultural production.

**Little Rancheria Creek**  
This 276.16-acre conservation easement project located directly south of the Gloeckner-Turner Ranch Conservation Easement and two miles east of the Warm Springs arm of the Lake Sonoma Reservoir. The property is aligned along Little Rancheria Creek, a year-round steelhead-bearing stream that flows across the property. The property features redwood, Douglas-fir, mixed-hardwood, and riparian forest, as well as areas of manzanita and chaparral. Vital Lands Initiative Goals: Water and Wildlands.

**Occidental Community Plaza**  
The Sonoma County Public Infrastructure Department is working to transform an underused lot in the heart of Occidental into the town's first public community open space. This vibrant new gathering place will provide opportunities for recreation and connection for residents and visitors alike. With support from the Community Spaces Matching Grant Program, the project will fund conceptual plans, construction documents, permits, bike racks, interpretive signage, railings, and landscaped vegetated swales. Additionally, grading and fill work will elevate the park to match the height of the existing public parking lot, ensuring accessibility for all.

**Osprey Hill Ranch**  
This is a 347-acre scenic coastal property north of Bodega Pay. The property is direct south of Sonoma Coast State Park – Red Hill Addition and Wright Hill Ranch Regional & Open Space Preserve, and east of Highway 1. The property features wetland and aquatic habitats suitable for restoration. A conservation easement would protect the property from development and will preserve the coastal scenic viewshed. Vital Lands Initiative Goals: Community Identity, Water, and Wildlands.

**Russian River Community Park**  
The Sonoma County Public Infrastructure Department is using Community Spaces Matching Grant funding to create a much-needed community park in the heart of Guerneville. This rare, flat open space—located near downtown and adjacent to the Guerneville County Park and Ride—offers an ideal setting for recreation and gathering. The site, which features Liverau Creek and valuable riparian habitat, will be thoughtfully designed to balance natural restoration with community use. Planned improvements include creek restoration, a stormwater treatment swale, an open grass multi-use field, a natural play structure, a community garden, picnic areas, dog parks, an amphitheater, a nature trail, restrooms, and permeable parking. This park will provide a welcoming space for residents and visitors alike, fostering recreation, connection, and environmental stewardship

**Sea Way**  
This is a 245.27-acre property in coastal headlands near Bodega Bay. The propety was used for cattle ranching until the mid-1980s, after which it was largely left to nature, except for a small home and lavender farm on one part of the property. The property is in a priority greenbelt area and is highly visible from Highway 1 and Bodega Bay. The conservation easement will limit development and preserve views and natural habitat.

**South Fork Gualala**  
This 299-acre conservation easement project is located near the community of Fort Ross and has 1.3 miles of frontage of the South Fork of the Gualala River. The property features redwood, Douglas-fir, mixed-hardwood, and riparian forest. Vital Land Initiative Goals: Water and Wildlands.

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

**\*MG indicates Matching Grant**

Ag + Open Space Active Projects

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

On Hold

**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

**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

**Nolan Creek 1, 2 & 3**  
**NC1** 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.  
**NC2** 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.  
**NC3** 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. Vital Lands Initiative Goals: Water, and Wildlands

