

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:

- Zoom: Join the Zoom meeting on your computer, tablet or smartphone by clicking: https://sonomacounty.zoom.us/j/95865054803?pwd=6kK8lsDW02YfOtu6YOzFMFSwfDH2 kQ.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.

<u>PUBLIC COMMENT DURING THE MEETING</u>: You may email public comment to <u>Michelle.Nozzari@sonoma-county.org</u>. 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.

<u>DISABLED ACCOMMODATION</u>: 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 <u>Michelle Nozzari@sonoma-county.org</u> 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.
- 4. Approval of Minutes from September 25, 2025 Attachment A ACTION ITEM
- 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.

UNAPPROVED MINUTES

747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401 September 25, 2025 | 5:00 pm

MEMBERS PRESENT:

Paul Martin, Ladi Asgill, Steve Rabinowitsh, Thembi Borras, 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 <u>aos-adminaide@sonoma-county.org</u>. 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

Accessed by Mal Lands Initiative Wild Lands Initiative															_					
	Conservation Easement Project Name	Acreage (approx)	Sup. Distric	ct V	ital L	ands Ir Goals	nitiat	ive	Step 1		Ste				Step 3		Step 4	Status	Comments	Project Manager
1	Bavarian Lion Vineyards	1,858	4					212 (A)										Initiating Project	Initiaiting Project	Curtis Kendall
2	Berry Forest Preserve	133	5					110										Initiating Project	Project Structure - development	Olivia Fiori
3	Bianchi Ranches - Two Rock	633	2	£	(c)		3											Negotiating CE	Draft CE in Internal Review	Pierre Ratte
4	Crane Creek Ranch	290	1	9	(P)													Initiating Project	Initiating project	Curtis Kendall
5	Crawford Gulch	92	5			B	3	2200										Initiating Project	Project Structure - development	Olivia Fiori
6	Deniz Ernest & Beverly Trust	217	2	9	(Page		9											Initiating Project	Project Structure - development	Curtis Kendall
7	Deniz Family Farm	315	2		(P)													Negotiating CE	Project Structure - development	Curtis Kendall
8	Diamond W Ranch	849	2	1	(e)		3											Negotiating CE	Landowner review of CE	Steph Tavares
9	Gill Creek Confluence	51	4				9	1.20										Initiating Project	Project Structure - development	Olivia Fiori
10	Landwell	22	5	+0			3	2200										Other	Project Structure - development	Pending
11	Ielmorini Ranch - Sonoma Mountain	417	2	-m	6P)		3					+						Initiating Project	Project Structure - development	Curtis Kendall
12	Limping Turkey Ranch	158	2		6ª)		3	_										Initiating Project	Initiating project	Steph Tavares
13	Laguna Oakwild	168.9	5	•••	(P)		3	2289										Initiating Project	Initiating project	Steph Tavares
14	Little Rancheria Creek	276	5				3	202				+						Initiating Project	Project Structure - development	Olivia Fiori
15	Lobban – Mark West Creek	266	1				3							+				Negotiating CE	Initiating Project	Curtis Kendall
16	McClelland Dairy	348	2	40	(Pa)												\$2,610,00.00	Completed Project	CE recorded 9/17/25. Working on post closing work.	Steph Tavares
17	Nadale Ranch	390	2	F	(a)				+	+								Initiating Project	Initiating Project	Curtis Kendall
18	Osprey Hill Ranch	347	5		(a)	(A)	3	222				+					İ	Initiating Project	Project Structure - development	Olivia Fiori
19	Peters Ranch	278	2		(P)		9											Negotiating CE	Draft CE in Internal Review	Pierre Ratte
20	Roberts Oaks	398	1		(P)	8	3	112		+	+	+						Initiating Project	Developing Project Structure with RP	Pierre Ratte
21	Rowland Mack	168	1	1			3										İ	Appraisal Process	Appraisal work underway + internal review of CE	Olivia Fiori
22	Sea Way	247	5	1	(P2)		9	112	+	+							İ	Initiating Project	Initiating project	Pierre Ratte
23	South Fork Gualala River	299	5	1			3	112									İ	Initiating Project	Project Structure - development	Olivia Fiori
24	South Sonoma Mountain - Grove	366	1 & 2		(Pa		3								+		İ	Appraisal Process	Project Structure - development	Jen Kuszmar/Brenda
25	South Sonoma Mountain - Rodgers Creek North	393	1 & 2		(A)		®								+		İ	Appraisal Process	Appraisal work underway + internal review of CE	Jen Kuszmar/Brenda
26	South Sonoma Mountain - Rodgers Creek South	421	2	<u></u>	(P)		3								+		İ	Appraisal Process	Appraisal work underway + internal review of CE	Jen Kuszmar/Brenda
27	South Sonoma Mountain - Skyline	480	1 & 2	<u></u>	(all)		9	2.2							+		İ	Appraisal Process	Appraisal work underway + internal review of CE	Jen Kuszmar/Brenda
28	Starrett Hill	319	5		(A)		3										İ	Initiating Project	Project Structure - development	Olivia Fiori
29	Willow Avenue Farm	8	2	-	(A)													Negotiating CE	Negotiating CE	Olivia Fiori
30	Witt Home Ranch	395	2		A		6					+						Initiating Project	Project Structure - development	Curtis Kendall
	Total Acres																•			

+ indicates change in phase since last update

	On Hold projects														
1	Bucher-Russell Ranch	562	4	9	A)	19	e e	9					On-Hold	On hold as property listed for sale	
2	Lafranconi		5		A)	(8)	E S						On-Hold	On hold at request of owner	
3	Laguna Edge	29	5			(8)	The Fr						On-Hold	Project is on hold at landowner's request	
4	Nolan Creek 1	317	5					9					On-Hold	Project Structure - development	
5	Nolan Creek 2	171	5			9							On-Hold	Project Structure - development	
6	Nolan Creek 3	49	5										On-Hold	Project Structure - development	
7	Oak Ridge Angus (LaFranchi)		4		A	9		9					On-Hold	On hold	
8	Preston Farm	133	4		A	9		9					On-Hold	Project Structure - development and CE negotiations	
0	Reynoso Vineyard	395	4		1	3		9					On-Hold	On-Hold due to landowner finances	
9	Reylloso Villeyaru	393	4										OII-HOIU	Site Evaluation October 16	
10	Rincon Hills	218	1		A	9							On-Hold	Updating project structure/transaction Jen Kuszmar/	Brenda
11	Russian River Habitat Restoration	63	4	1	A)	9	9						On-Hold	On-Hold	
12	Spring Hill Ranch	579	2										On-Hold	On hold pending subordination of loans Steph Tavares	5

Acquisition Project Status Chart | Matching Grant Projects

					\$ J			Init		Pro.		POL			Tra lin	plerento	
Matching Grant Project Name	Acreage (approx)	Sup. District	Vi	tal La	ands I Goal	nitiativo s	•	Si	tep 2			Step 3	1	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			3	112										Negotiating CE	Implementation - CE and Rec Covenant will be recorded following trail construction. Grantee beginning construction.
Badger Park	20	4				3										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				3										Negotiating CE	Waiting for City response to legal documents review.
Colgan Creek Phase 5	4	3		6P)												Initiating Project	Pending closure of Colgan Creek Phase 4 MGA.
Crane Creek Regional Trail	75	1		<u>a</u>		12 D										Negotiating CE	Negotiating CE and Rec Covenant; meeting to align around
Denman Reach	2	2		64												Negotiating CE	City review of DRAFT MGA and CE.
Geyserville Community Plaza	1	4		<u>A</u>						+						Negotiating CE	Grantee reviewing MGA, CE, RC
Graton Town Square	0.6	5		64										+		Escrow/Closing	BOD approved Sept 22. Close end of Oct prior to new tax
Guerneville River Park Phase 2	3	5		A CONTRACTOR				+								Initiating Project	Reviewing Park Improvements, due dilligence/title review.
Helen Putnam Regional Park Extension	21.5	2		A CONTRACTOR							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		(H)							N/A	N/A	+			Escrow/Closing	All legal documents signed by grantee. BOD date 10/21/25.
Maxwell Farms	79	1		A CONTRACTOR							N/A	N/A				Negotiating CE	RP reviewing MGA. Drafting CE.
Occidental Community Plaza	0.7	5	e n	<u></u>												Initiating Project	Pending direction from Public Infrastructure
Petaluma Bounty Community Farm	3	2		54ª												Initiating Project	LOI in development.
Petaluma River Park	20	2		<u></u>		\$ 2.50										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	Ш	5P)		(2)										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

 $[\]begin{tabular}{ll} ** Restoration/Development Project on previous acquisition. \end{tabular}$

^{***} 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

					Projec	et Evaluation in the last of t	The strik	diations * Agree distributions of the second	Appri	ist to be	DP Lector Clairie	
Transfer Project Name	Acreage (approx)	Sup. District	Transaction Type	Vital Lands Goals	Step 1		Step 2		S	tep 3	Step 4	Comments
Haroutunian North	16	4	Resale	Community Identity, Healthy Community, Wildlands							+	escrow phase
Chanslor Ranch (Transfer)	378	5	Transfer	Healthy Communities, Community Identity, Water, Wildlands				n/a	а			Closed on fee purchase, negotiating transfer and CE.
Young-Armos	56	5	Transfer/Sale	Healthy Communities, Water								Initiating project
Total Acres	450											

MENDOCINO COUNTY

This Matching Grant Program project will

protect via conservation easement up to 20 acres

Badger Park Improvements and River Access project

will officially incorporate the Russian River into Badger

infrastructure needed to accommodate river access.

Park, providing the City's first authorized river access

point. The project will also construct improvements and

Vital Lands Initiative Goals: Healthy Communities, Water

supports a mix of vineyard, grazing land, and moderately

property. Foothill yellow-legged frog, Kenwood Marsh

Lands, and Community Identity

checkerbloom, red-bellied newt, western pond turtle, and

Vital Lands Initiative Goals: Wildlands, Water, Agricultural

Sebastopol meadowfoam have all been observed on the property.

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

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

This farm, just east of Highway 101 north of Santa Rosa is part of a set of

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

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

With funding from the Matching Grant Program, the City of Santa Rosa will

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

tanoak forest that is adjacent to the future Starrett Hill Conservation

Easement. Mesa Grande Gulch, a tributary to Russian River, flows across

separators. Ag + Open Space purchased this property in 1998.

Tom Schopflin Fields Phase 2 MG

rugged wildland adjacent to the Pepperwood Preserve. It is positioned

of parkland within the City of Healdsburg. The

Active Projects

Supervisorial District 1

Crane Creek Ranch

This 290-acre ranch is located just east of Petaluma Hill Road to the east of

The Kelly Creek Project of the Earth Island Institute will the City of Rohnert Park. Crane Creek, a tributary of the Laguna de Santa acquire 44 acres and transfer fee title to Regional Parks Rosa, flows into the property from Crane Creek Regional Park to the to expand Helen Putnam Regional Park and provide a new southeast, and is home to California Central Coast steelhead along its access point off of D Street. Vital Lands Initiative Goals: 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

This 417-acre cattle ranch is located northeast of Petaluma on the lower

Crane Creek Trail MG

Identity, Healthy Communities, Wildlands 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 conservation easements. The property's grasslands, terrain, abundant

Initiative Goals: Healthy Communities, Water, Wildlands

The Los Guilicos Demonstration Garden, a project of the University of

Los Guilicos Master Gardeners Demonstration Garden MG

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 Visitors will have the opportunity to engage in hands-on learning through native plants garden, an outdoor classroom, a fire-resilient garden, a Identity, Water, Wildlands greenhouse and shade house, an expanded orchard, and an outdoor nature classroom—offering a welcoming space for education, inspiration, Petaluma Bounty Community Farm MG

Maxwell Farms MG

with the Sonoma Ecology Center to implement restoration on a 0.25 mile agricultural education to their community stretch of Sonoma Creek. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water

adjacent to Saddle Mountain Open Space Preserve to the northeast, and Community Identity, Healthy Communities, Wildlands 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

This project would include a conservation easement over a 277-acre dairy Lands Initiative Goals: Community Identity, Healthy Communities, Water, farm, located on Llano Road near the Laguna Treatment Plant. The property

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, South Sonoma Mountain - Grove water and habitat features including numerous wooded and shady glades

This 369-acre property, near the summit of Sonoma Mountain, shares a with bucolic views tee it up to be an outstanding park.

This project includes a conservation easement over a 168-acre property Lawson Addition to Hood Mountain Regional Park & Open Space Preserve. Agricultural lands, Community Identity, Water, and Wildlands This acquisition would expand protection along the southern Mayacamas Mountains and possibly facilitate expansion of the park. This property is in South Sonoma Mountain - Rogers Creek (North & South) the Badger Creek watershed – a tributary to Santa Rosa Creek, a steelhead This 813-acre property is comprised of two parcels. The northwest half of

Grant funds to finally purchase the remaining land and build a trail that will Goals: Agricultural lands, Community Identity, Water, and Wildlands connect local and regional trail systems, including the San Francisco Bay Trail that connects 47 cities across 9 counties.

South Sonoma Mountain - Grove

the terminus of Grove Street and is entirely within the Sonoma Mountain and limited residential development. Vital Lands Initiative Goals: Agricultural lands, Community Identity, Water, and Wildlands

South Sonoma Mountain - Rogers Creek (North)

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 Willow Avenue Farm intermittent, are located on the property. Rodgers Creek hosts threatened

This project includes a conservation easement on a 7.5-acre diverse animal

South Sonoma Mountain - Skyline

Community Identity, Water, and Wildlands

This project will place a conservation easement on a 491-acre property so Witt Home Ranch the property is in the Sonoma Mountain Scenic Landscape Unit. Rodgers very prominent and scenic hilltop is the centerpiece of the property. Vital and Lafferty Creeks, two intermittent creeks, are located on the property.

Lands Initiative Goals: Agricultural Lands, Community Identity, Water Rodgers Creek hosts threatened steelhead and is potential habitat for yellow-legged frog. Vital Lands Initiative Goals: Agricultural lands, Supervisorial District 3

Supervisorial District 2

Open Space is working with the owner on an NCRS application for grant

Initiative Goals: Healthy Communities, Water

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.

Deniz Family Farm

River, flows across the property. Based on existing legal lots and zoning, space for all to enjoy. the property could be subdivided into nine separate ownerships.Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water

environmental education, and flood control project on the Petaluma River. Ave and McMinn Ave in the Roseland neighborhood Vital Lands Initiative Goals: Healthy Communities, Community Identity, of Santa Rosa. Vital Lands Initiative Goals: Healthy Communities

This is certified organic 850-acre dairy near Valley Ford and Two Rock. It

This project is a 3-acre addition to Roseland 1a and 1b Community Park 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 use. Vital Lands Initiative Goals: Agricultural Lands, Water, Wildlands.

Community Identity, Healthy Communities, Water, Wildlands

Jelmorini Ranch - Sonoma Mountain

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 The City of Rohnert Park will transfer 75 acres to Regional Parks to expand conservation easement would preserve the land for agricultural uses while Crane Creek Regional Park. This project will also extend Copeland Creek also protecting natural areas, wildlife corridors, and scenic resources. Vital trail and will provide access across Petaluma Hill Road to the park by Lands Initiative Goals: Agricultural Lands and Water. The property also constructing a new 1-mile trail. Vital Lands Initiative Goals: Community ranked highly in the Vital Lands Risk of Loss scoring category due to zoning and development of surrounding properties.

This 158-acre ranch is located between the Mattos and Camozzi

is working with LandPaths as a project partner. The property burned in the water, and adjacency to other agricultural lands make it a critical addition to Glass Fire, and the forest is currently being salvage-logged. Vital Lands 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

gardening practices that support native habitats, promote wildlife-friendly

Two Rock area. This well-known dairy hosts an annual pumpkin festival each andscapes, address food insecurity, and enhance climate resilience. fall and portions of the property are highly visible from Bodega Ave, a themed gardens and a state-of-the-art greenhouse classroom. Planned Agricultural Lands Conservation (SALC) program to fund an easement on features include an oak arbor picnic area, a children's garden expansion, a this property. Vital Lands Initiative Goals: Agricultural Lands, Community

Regional Parks will construct park improvements to create new and vulnerable community members to have fresh and healthy food. recreational opportunities at this existing park. Park amenities such as Matching Grant funds will help them purchase the land they've long farmed estrooms and trails will be constructed. Regional Parks is also partnering and continue their work of bringing fresh, healthy food and sustainable

mprovements on their recently acquired 10-acre parcel on McNear Ag + Open Space would purchase a conservation easement on this Peninsula, adjacent to Steamer Landing Park. These improvements will 218-acre property within the Santa Rosa City Limits. The property is include trails, docks, plantings, and restrooms. Vital Lands Initiative Goals:

Roberts Oaks is approximately 412 acres sited directly east of Rohnert Park

County dairy operator, intends to maintain and expand dairy operations across Petaluma Hill Road. The property has a 4.5-acre spring fed pond, whilst preserving the natural resources of a complex pasture, wetland, undulating mature oak woodlands with spectacular views in multiple woodland, and riparian parcel. Vital Lands Initiative Goals: Agriculture

landowner's goals of having this property remain as open space for grazing greenbelt properties that act as community separators between Santa south of and adjacent to the El Recreo conservation easement and the and limited residential development. Vital Lands Initiative Goals:

stream. Vital Lands Initiative Goals: Community Identity, Healthy the property is in the Sonoma Mountain Scenic Landscape Unit and the In the mid-1980's, Sonoma County Regional Parks began their work to buy northern part of the property is contiguous with Moon Ranch and George property in northern Healdsburg. The park will eventually provide a railroad right of way in Schellville to fill a critical gap in the local and Ranch. Ellis, Lafferty, and Rodgers Creek, all intermittent, are located on the connectivity via a public trail to Healdsburg Ridge Open Space Preserve. regional trail system. Regional Parks will be able to leverage Matching property. Rodgers Creek hosts threatened steelhead. Vital Lands Initiative Wital Lands Initiative Foods: Healthy Communities

vellow-legged frog. Vital Lands Initiative Goals: Agricultural lands,

Community Identity, Water, and Wildlands.

further the landowner's goals of having this property remain as open include trails, docks, plantings, and restrooms. Vital Lands Initiative Goals: connection. Funding from the Community Spaces Matching Grant Community Identity, Healthy Communities, Wildlands

steelhead. Vital Lands Initiative Goals: Agricultural lands, Community small agricultural farm. It is located within a priority greenbelt area and is help foster a more diverse and inclusive soccer community in Santa Rosa. highly visible from public roads and the SMART rail line. Vital Lands Initiative Goals: Agricultural Lands and Community Identity

its location near the summit of Sonoma Mountain. The northwest half of space easement and the Uncle Henry's Ranch conservation easement. A Lands Initiative Goals: Healthy Communities

partnership with the City of Santa Rosa, aims to bring a long-awaited the potential to host, California giant salamander, northern spotted owl, 3.8-acre neighborhood park to the residents of Southwest Santa Rosa. and Sonoma tree vole. Vital Lands Initiative Goals: Wildlands and Located next to the final segment of a multi-phase creek restoration and Community Identity. crosses the property. A conservation easement would preserve the land shared-use path project, the park will serve as a vital green space for the Scenic Landscape Unit. A mile of Lynch Creek, a tributary to the Petaluma various recreational activities—creating a welcoming and vibrant outdoor

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 The City of Petaluma seeks to acquire a 2.1-acre parcel that is pivotal to the amend and replace the 1a and 1b conservation easements, so that there is completion of a larger 23.5-acre riparian restoration, public trail, one easement over the new park. This park is located between Burbank

Tierra de Rosas Plaza MG

amend and replace the 1a and 1b conservation easements, so that there one easement over the new park. This park is located between Burbank Initiative Goals: property from parcelization and potential conversion out of agricultural

Ave and McMinn Ave in the Roseland neighborhood of Santa Rosa. Vital

Water, Wildlands, and Healthy Communities Lands Initiative Goals: Healthy Communities, Water

This project includes a conservation easement on a 348-acre dairy in the designated Scenic Corridor. There is strong interest from the Sustainable

For over 15 years, Petaluma People's Services' Bounty Community Farm has This 1,858-acre conservation easement project in Knights Valley grown and sold affordable, locally-grown fruits and vegetables in the center of Petaluma, while prioritizing the creation of opportunities for low-income 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

The Petaluma River Park Foundation will construct initial public recreational

onsists of rolling hills with mature oaks, woodlands, wetlands, and riparian park will also support the town's climate resilience with designs that will recreation corridor. George McClelland, the owner and a respected Sonoma offer flood protection and a shaded areas for residents to cool down

boundary with Moon Ranch and George Ranch. The property is located at the terminus of Grove Street and is entirely within the Sonoma Mountain

Haroutunian North Scenic Landscape Unit. A conservation easement will further the

southeastern boundary is Stage Gulch Road. A conservation easement will Laura Fish Somersal Park MG further the landowner's goals of having this property remain as open space With funding from the Matching Grant Program, the City of Healdsburg

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 of land burned in the 2017 Tubbs Fire and turn it into a community park. This 369-acre property, near the summit of Sonoma Mountain, shares a use. The property is contiguous with George Ranch and quite visible given

The park will offer an outdoor gathering place of healing for residents, boundary with Moon Ranch and George Ranch. The property is located at its location near the summit of Sonoma Mountain. The northwest half of nature-based recreation opportunities, and include restoration of native the property is in the Sonoma Mountain Scenic Landscape Unit. Rodgers habitats. Sonoma Land Trust is leading the acquisition phase of the Scenic Landscape Unit. A conservation easement will further the and Lafferty Creeks, two intermittent creeks, are located on the property. project, and once secured the Mark West Community Fund will coordinate landowner's goals of having this property remain as open space for grazing Rodgers Creek hosts threatened steelhead and is potential habitat for the planning and long-term stewardship of the park

Steamer Landing Park Development (McNear Peninsula)

This 813-acre property is comprised of two parcels. The northwest half of

The Petaluma River Park Foundation will construct initial public recreational the property is in the Sonoma Mountain Scenic Landscape Unit and the improvements on their recently acquired 10-acre parcel on McNear southeastern boundary is Stage Gulch Road. A conservation easement will Peninsula, adjacent to Steamer Landing Park. These improvements will this project will provide a vital outdoor space for recreation and

it remains as open space for wildlife habitat, grazing and limited residential

This project includes a conservation easement on a 395-acre beef ranch just use. The property is contiguous with George Ranch and quite visible given west of Petaluma on Bodega Ave. It is located between the McDowell open construct the first all weather multi-sport fields at the existing park. Vital

This project is for the acquisition of a 4-acre parcel adjacent to the existing Creek, connecting to Highway 12. Vital Lands Initiative Goals: Community Colgan Creek restoration, park development and trail project. This additional parcel will allow increased creek meander in the ongoing creek This 632 acre property seeks the protection of an agricultural based restoration effort, and will provide additional land for additional Berry Forrest Preserve conservation easement over three contiguous ranches. Presently, Ag + recreational development, including a neighborhood park. Vital Lands This 132.63-acre conservation easement project located south of Monte

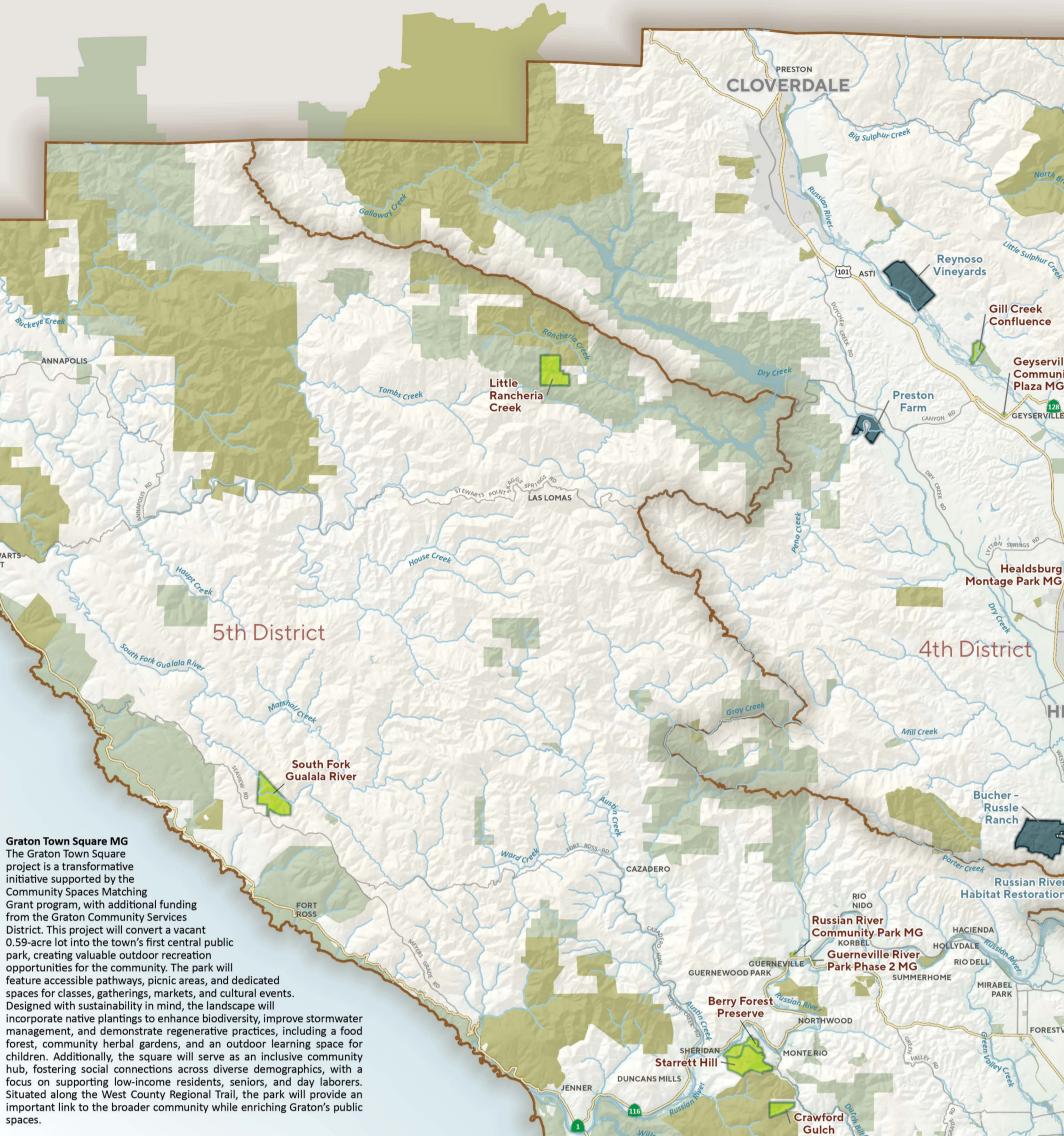
Colgan Creek Phase 5 MG The Colgan Creek Neighborhood Park Phase 5 improvement project, in the property. It is positioned within an important wildlife corridor and has

for agricultural production. Vital Lands Initiative Goals: Agricultural Lands, growing community. With support from the Community Spaces Matching Bodega Bay Trail, North Harbor MG Grant Program, this project will engage the community in updating the With funding from the Matching Grant Program, Sonoma County Regional master plan and designing a park that reflects local needs. Planned Parks will construct a 0.6-mile trail from the Bodega Bay Community mprovements include enhanced public access, utility infrastructure, and a Center to the Bay. This will extend existing trail connections and provide This project includes a conservation easement on a 315-acre property on mix of active and passive recreation features. Potential amenities may pedestrian and bicycle access off of Highway 1. Vital Lands Initiative Goals: the western slope of Sonoma Mountain within the Sonoma Mountain include play and picnic areas, walking and biking paths, and spaces for Healthy Communities

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

Matching Grant projects. We are working with the City of Santa Rosa to Crawford Gulch This 92-acre acquisition is a partnership with Sweetwater Springs Water



Guerneville River Park Phase 2 MG This 0.53-acre property is located immediately east of the Highway 116 Mark West Community Park Phase 2 MG bridge across the Russian River from Guerneville. The 1.17-acre In one of Sonoma County's communities most impacted by wildfires, the Guerneville River Park, lies both east and west of the bridge. The park was Mark West Community Park is a unique opportunity to purchase one acre 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

This 149.88-acre proprty 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 The proposed Tom Schopflin Fields Phase 2 project will bring a complex used by migratory waterfowl. The remainder of the property has much-needed all-weather soccer field to Santa Rosa, creating more been a family farm for most of the last century, and is a mix of beef cattle opportunities for underrepresented minority youth to play train, and grazing and vineyards. A conservation easement will protect the wetlands build community. With a shortage of accessible sports facilities in the area. and streams, while allowing for continued agricultural production.

This 276.16-acre conservation easement project located directly south of This 319-acre fee acquisitio is located the Gloeckner-Turner Ranch Conservation Easement and two miles east of between Torr West (Regional Park) and 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 chapparal. Vital Lands Initiative Goals: Water and

vegetated swales. Additionally, grading and fill work will elevate the park to match the height of the existing public parking lot, ensuring

Rio, is a forested property comprised of coast redwood, Douglas-fir, and

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.

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

old barn, and a payed emergency road from neighboring properties to the Highway 116 bridge. VItal Lands Initiative Goals: Healthy Communities

Occidental Community Plaza MG The Sonoma County Public Infrastructure Department is working to transform an underused lot in the heart of Occidental into the town's first *MG Indicates Matching Grant 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

Osprev Hill Ranch This is a 347-acre scenic coastal property north of Bodega Pay. The

Russian River Community Park The Sonoma County Public Infrastructure Department is using Community Spaces Matching Grant funding to create a

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.

was largely left to nature, except for a small home and lavendar farm on

This 299-acre conservation easement project is located near the

Communities, Community Identity, Water Reach MG Petaluma Bounty Community Farm Steamer Landing (McNear) MC

Active Projects

Negotiating CE

proprety was used for cattle ranching until the mid-1980s, after which it

Approvals/Baseline

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

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

Plaza MG SEBASTOPOL nases 4 & 5 MG Pacific Ocean Sonoma Coast State Park. The property is owned by the Sweetwater Springs Water landowner and Monte Rio Recreation and Park District. Vital Lands Initiative Goals:

MARIN COUNTY

onoma County Public and Protected Areas Database)

This map displays GIS data for illustrative purposes only and is

Badger Park M

HEALDSBURG

Appraisal Process

This is a 245.27-acre property in coastal headlands near Bodega Bay. The

Initiating Project

Escrow/Closing On-Hold Project

Ag + Open Space Protected Land Other Public or Protected Land

restoration of riparian habitat. Vital Lands Initiative Goals: Agricultural Lands, Community Identity, Water, Wildlands The Bucher-Russell Ranch comprises a pair of properties totali 561.56-acres in Sonoma County, just off Westside Road and west of the

On Hold

Supervisorial District 2

This project includes a conservation easement on a 642-acre dairy on the

western edge of exurban Petaluma. The project would facilitate the

Dairy and another property owned by the applicant. The project would

result in a single holding under one ownership. Vital Lands Initiative Goals:

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

NAPA COUNTY

Agricultural Lands, Community Identity, Water

owner's acquisition of the Martin property, located between Spring Hill

Spring Hill Ranch

Bucher-Russell Ranch

1st District

Town of Windsor, and a short way east of the Pryor Ranch Conservation The Reynoso property is approximately 400 acres. Located on the Easement. The Bucher portion of the ranch has been operated as a dairy in Russian River in the Asti area, it has large amounts of riparian habitat the recent past but is now used for cattle grazing and vineyards. and floodplain in addition to vineyards. The property rises up in scenic conserved, the two properties would protect a large block of farmland, 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

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 natura

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

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: Healthy

Communities, Water, Wildlands with expansive open pasture would help form a critical wildlife corridor between Knights Valley and Alexander Valley, connecting the central **Russian River Habitat Restoration**

Mayacamas Mountains to the southern Mayacamas and Sonoma This project is in partnership with Endangered Habitats Conservancy and Hanson Aggregates. There are several parcels that were mined for Zoning would allow subdivision into as many as 11 gravel by Hanson Aggregates, which are now proposed to be part of a separate ownerships. Vital Lands Initiative restoration project. The land will eventually be conveyed to Regional Goals: Agricultural Lands, Community Parks and Ag + Open Space will hold a conservation easement over al or a portion of the 63 acres of the proposed restoration project. Vital Lands Initiative Goals: Healthy Communities, Water, Wildlands

Supervisorial District 5

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 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

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

the Carinalli and City of Santa Rosa Farms conservation easements, and

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

This project consists of 171 acres on the mid-section of Nolan Creek, a deep V-shaped canyon with rugged terrain and habitat providing a

Mountain Grove

Rodgers

connectivity corridor for wildlife including a known cougar den Steelhead swim to spawn up stream to a natural dam and waterfall on

This project consists of 49 acres and conserves the most downstream

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

San Pablo Bay

Protected Land

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 WINDSOR park by constructing a new 1-mile trail. Vital Lands Initiative Goals: Community Identity, Healthy West Creek Communities, Wildlands Crane Creek Ranch 101 This 290-acre ranch is located just east of Petaluma Rincon Hill Road to the east of the City of Rohnert Park. Crane SANTA Creek, a tributary of the Laguna de Santa Rosa, flows ROSA into the property from Crane Creek Regional Park to the southeast, and is home to California Central Coast Los Guilicos steelhead along its entire reach through the property. Crane Ranch forms a connection between the Crane Demo Garden MG 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 SEBASTOPOL 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 Creek Ranch with LandPaths as a project partner. The property ROHNERT burned in the Glass Fire, and the forest is currently Crane Creek PARK being salvage-logged. Vital Lands Initiative Goals: Regional Trail MG Healthy Communities, Water, Wildlands conservation easement project. The project will **South Sonoma** COTATI protect roughly 500 feet of Mark West Creek, prevent Mountain construction within the riparian zone, and it could **Roberts Oaks** - Skyline allow construction of a foot-bridge across Mark West Maxwell Creek to facilitate public access to the larger 266-acre South Sonoma Farms MG Lobban - Mark West Creek project. Vital Lands Initiative Goals: Community Identity, Healthy - Rodgers **South Sonoma** SONOMA Creek (North) Communities, Water, Wildlands Mountain - Grove Sonoma *MG indicates Matching Grant Schellville South Sonoma Trail MG Mountain - Rodgers Creek (South) PETALUMA 101 Ag + Open Space **Active Projects** Initiating Project **Negotiating CE Appraisal Process** Ag + Open Space **Protected Land** Other Public or and Protected Lands (CPAD, CCED, Ag + Open Space)

Active Projects

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 Acquisition Projects

2nd Supervisorial District

GI EN FITEN

LAKEVILLE

South Sonoma Mountain

South Sonoma Mountain

Rodgers Creek North

VERANO

South Sonoma Mountain

SONOMA

SCHEL

South Sonoma Mountain

- Rodgers Creek South

SEARS POIN

San Pablo Bay

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,

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,

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

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

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,

South Sonoma Mountain - Rogers Creek

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,

Identity, Healthy Communities, Wildlands

Other Public or Protected Land South Sonoma Mountain - Skyline

(North & South)

Community Identity, Water, and Wildlands

Aq + Open Space

Initiating Project

Negotiating CE

Escrow/Closing

On-Hold Project

Appraisal Process

Approvals/Baseline

Ag + Open Space Protected Land

Active Projects

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

Steamer Landing Park Development (McNear Peninsula) MG

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

Willow Avenue Farm

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

Witt Home Ranch

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

On Hold

Spring Hill Ranch

Peters Ranch

Limping

Turkey

Ranch

ROHNERT PARK

Denman

Reach MG

Willow **Avenue Farm**

Steamer

Landing Park

Development

Helen Putnam

Regional Park

Extension

Phase 2 MG

(McNear Peninsula) MG

Deniz Family

PETALUMA

COTATI

Witt Home

McClelland

Ranch

Hill Ranch

CADWELL

Bianchi

Ranches

Rock

Two

KNOWLES CORNER

BLOOMFIELD

Diamond

W Ranch

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

Deniz Ernest

& Beverly

Trust

Petaluma Bounty

Petaluma

101

Community Farm MG

River Park MG

lelmorini

Sonoma

Mountain

Ranch

*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

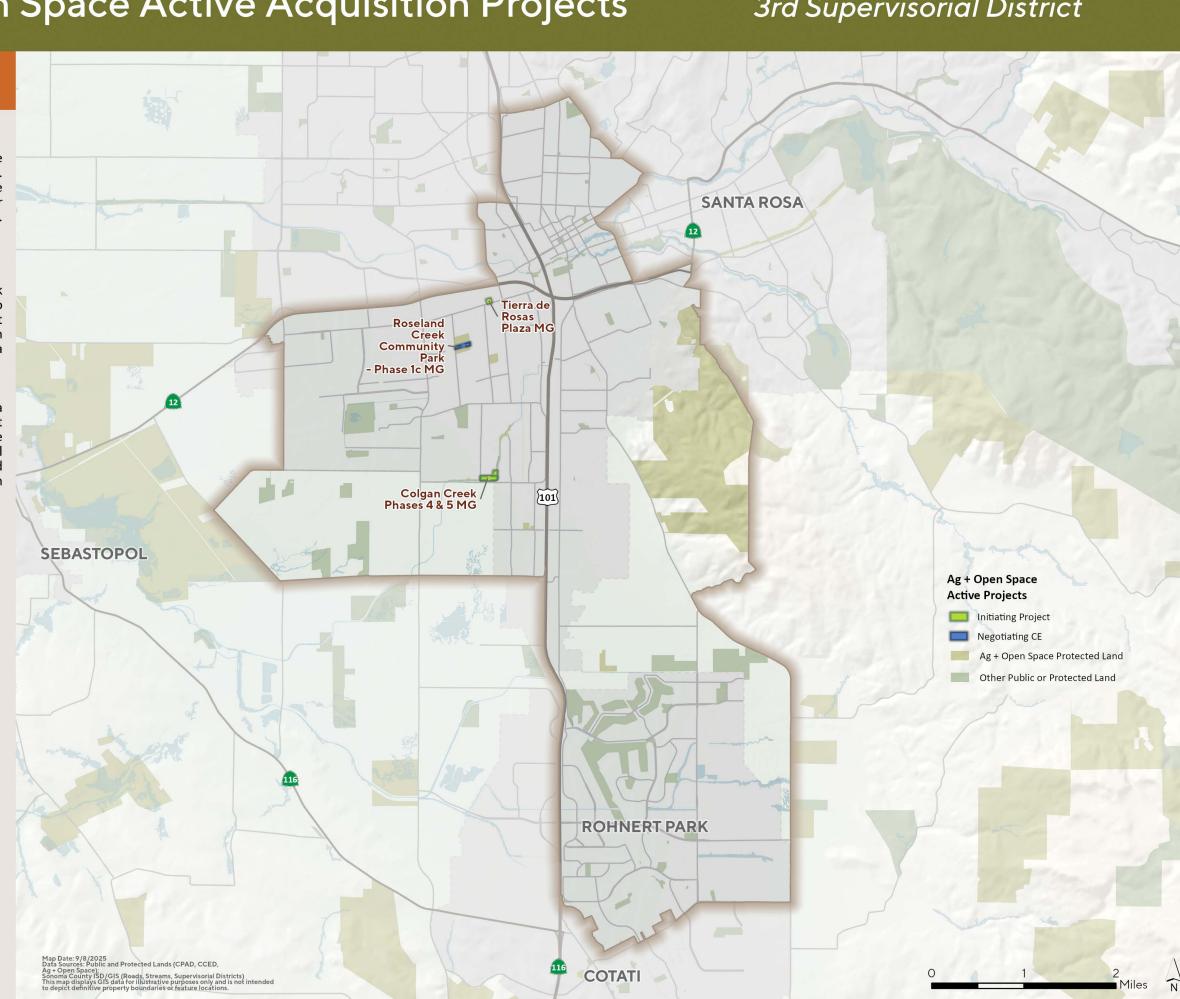
Roseland Creek Community Park - Phase 1c MG

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





Ag + Open Space Active Acquisition Projects

4th Supervisorial District

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 Acquisition Projects

5th Supervisorial District

Active Projects

A Place to Play MG

With funding from the Matching Grant Program, the City of Laguna Oakwild Santa Rosa will construct the first all weather multi-sport fields This 149.88-acre proprty is located northwest of Santa Rosa near the

Americorps Trail MG

This trail project is a partnership with the City of Sebastopol. 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, Little Rancheria Creek connecting to Highway 12. Vital Lands Initiative Goals: Community Identity, Healthy Communities, Water

This 132.63-acre conservation easement project located south 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 access off of Highway 1. Vital Lands Initiative Goals: Healthy ensuring accessibility for all.

Ranch Regional Park and OSP. The property hosts a variety of habitat types including Western North American Freshwater Wildlands. Marsh and native grasses. A portion of Salmon Creek runs through the property and hosts steelhead and freshwater Russian River Community Park shrimp. The property helps conserve a highly scenic piece of the Sonoma County coastline that is visible from Highway 1 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

Graton Town Square MG

The Graton Town Square project is a transformative initiative stewardship 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 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 and natural habitat. stormwater management, and demonstrate regenerative practices, including a food forest, community herbal gardens, Situated along the West County Regional Trail, the park will and Wildlands. 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 the bridge. The park was developed in 2007. The fee Water, Wildlands acquisition is a 0.53-acre (23,053 square foot) portion of the 1.17-acre parcel. The property is undeveloped except for an *MG indicates Matching Grant properties to the Highway 116 bridge. VItal Lands Initiative Goals: Healthy Communities

at the existing park. Vital Lands Initiative Goals: Healthy 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 Located east of Morris Avenue on approximately 11 acres near protect the wetlands and streams, while allowing for continued agricultural production.

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 of Monte Rio, is a forested property comprised of coast features redwood, Douglas-fir, mixed-hardwood, and riparian forest, redwood, Douglas-fir, and tanoak forest that is adjacent to the as well as areas of manzanita and chapparal. 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 Bodega Bay Community Center to the Bay. This will extend landscaped vegetated swales. Additionally, grading and fill work will existing trail connections and provide pedestrian and bicycle elevate the park to match the height of the existing public parking lot,

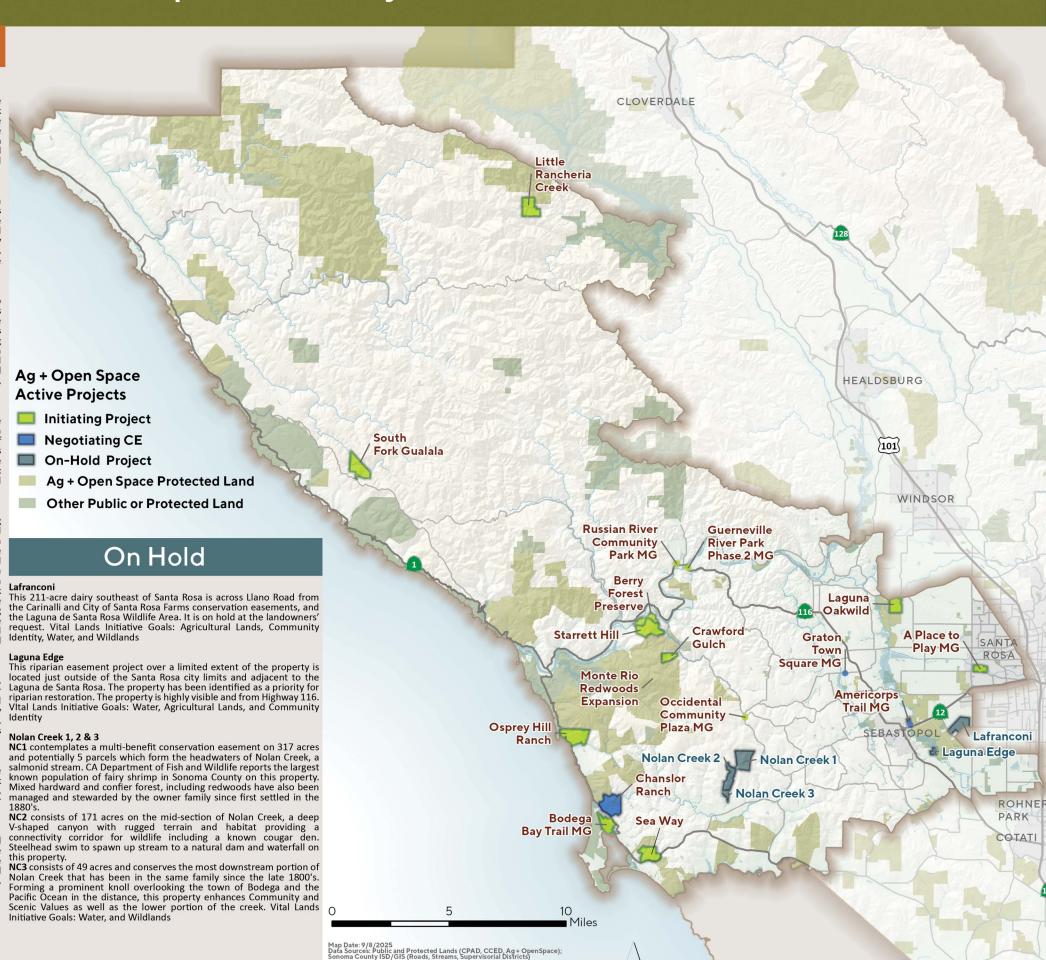
This is a 347-acre scenic coastal property north of Bodega Pay. The This is a conservation easement acquisition over the 378-acre property is direct south of Sonoma Coast State Park – Red Hill Addition Chanslor Ranch in partnership with Sonoma County Regional and Wright Hill Ranch Regional & Open Space Preserve, and east of Parks to establish more parkland on the Sonoma Coast. Highway 1. The property features wetland and aquatic habitats Chanslor Ranch is adjacent to the Colliss conservation suitable for restoration. A conservation easement would protect the easement, Sonoma Coast State Park, and Carrington Coast property from development and will preserve the coastal scenic viewshed. Vital Lands Initiative Goals: Community Identity, Water, and

The Sonoma County Public Infrastructure Department is using Community Spaces Matching Grant funding to create a much-needed and Carrington Coast Ranch Regional Park and OSP. Vital Lands 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

This is a 245.27-acre property in coastal headlands near Bodega Bay. The proprety was used for cattle ranching until the mid-1980s, after recreation opportunities for the community. The park will which it was largely left to nature, except for a small home and lavendar 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 an outdoor learning space for children. Additionally, the This 299-acre conservation easement project is located near the square will serve as an inclusive community hub, fostering community of Fort Ross and has 1.3 miles of frontage of the South Fork social connections across diverse demographics, with a focus of the Gualala River. The property features redwood, Douglas-fir, on supporting low-income residents, seniors, and day laborers. mixed-hardwood, and riparian forest. Vital Land Initiative Goals: Water

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 Highway 116 bridge across the Russian River from Guerneville. current landowner and Monte Rio Recreation and Park District. Vital The 1.17-acre Guerneville River Park, lies both east and west of Lands Initiative Goals: Healthy Communities, Community Identity,



This map displays GIS data for illustrative purposes only and is not intended to depict definitive property boundaries or feature location