

THIS LAND IS YOUR LAND

A REPORT ON THE SONOMA COUNTY OPEN SPACE DISTRICT

June 27, 2006

Summary

What would you do if you were given \$300 million and told to save the beauty of Sonoma County for your grandchildren?

That was the challenge the county government faced when voters approved a sales tax measure in 1990 to provide funds for that purpose.

And what do the taxpayers of Sonoma County have to show for the more than \$200 million in sales taxes paid over the past 15 years?

This report will describe and evaluate the framework put in place to meet that challenge and the results that have been achieved to date.



Saddle (Bear) Mountain Acquisition
Courtesy of Open Space District

In 1990 the voters in Sonoma County passed a measure creating the Sonoma County Agricultural Preservation and Open Space District. This district was formed to implement the

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Agricultural and Open Space Elements of the 1989 General Plan by permanently preserving the agricultural heritage and the scenic open space lands of Sonoma County..

What is meant by “Agricultural Preservation” and “Open Space”?

Agricultural Preservation can be defined as the preservation of those properties within the county that are now maintained and used by agricultural enterprises. This preservation is usually accomplished through the purchase of agricultural easements. Such easements are contracts between a willing property owner and the district in which the owner agrees to restrict the future use of that land to agricultural purposes. The property owner is compensated for the easement based on the reduction in the market value of the property.

Open Space as defined in the original tax measure includes the following:

- Community Separators – tracts generally located between cities, providing visual relief from urbanization
- Scenic Landscape Units – areas of high visual quality
- Critical Habitat Areas – environment sensitive areas such as wetlands, rare and endangered species locations, and streams and watercourses
- Areas of Biotic Significance – other areas that may be adversely affected by urban development.

This grand jury investigation was designed to evaluate the policies and procedures that have been adopted by the district to:

- Identify those tracts of land whose purchase would best accomplish their goals
- Preserve these tracts at a reasonable cost, and
- Provide for their continued preservation.

The jury found that considerable effort on the part of the district staff and interested public parties has gone into developing an Acquisition Plan that is used by the district to set land acquisition priorities and evaluate properties under consideration for purchase. This plan identifies four categories of acquisitions that comprise the framework for the land selection process:

- Agriculture – farms, dairies, livestock ranches, vineyards, and other agricultural lands
- Greenbelts – community separators and scenic landscape units
- Natural Resources – forestlands, oak woodlands, wetlands, areas containing threatened and endangered species, fish spawning streams, and other areas of biotic significance
- Recreation – areas suitable for parks, preserves, or public access projects.

The current Acquisition Plan, which replaced an early plan in 2000 and is itself now in the process of being updated, is the result of a collaborative effort by the district staff, the Open Space Authority, and a citizens’ advisory committee. Considerable input was received from outside sources as technical workshops brought together agricultural representatives as well as local biologists, botanists, wetland ecologists, urban planners, and recreational providers.

Comprehensive appraisals by independent real estate appraisers are used to determine the current market value of properties being considered for an easement or for purchase. This appraised value is set as the upper limit for the purchase price during negotiations with the landowner, thus ensuring that the final agreed upon price will be in line with the true market value of the property.

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Once an easement or title to a property is acquired, the district assumes responsibility to ensure that the terms of the easement are followed, or that the property is properly maintained. Funds are set aside for this purpose and adequate procedures have been established to accomplish this. In many cases arrangements have been made for public access to lands owned by the district.

Over the past 15 years the Open Space District has protected approximately 70,000 acres of land within Sonoma County through agricultural easements or the purchase for fee of certain properties. A list of all of these properties is included in Exhibit One following this report.

In summary, the grand jury found that the policies and procedures put in place by the district adequately ensure that the funds that are available to the district are being used in an effective manner to preserve the scenic beauty and the agricultural heritage of Sonoma County.

Reason for Investigation

Although purchases of large tracts of land by the district are often well publicized by local newspapers and other media, the grand jury believed that the general public is not fully cognizant of the full scope of the district's operation and the extensive effort that goes into selecting properties suitable for an easement or for purchase. The jury also believed that the public is generally unaware of the location of properties that have been protected.

For these reasons the jury believed that it was in the best interests of the citizens of Sonoma County to better inform the public of the work and accomplishments of the Open Space District.

Background

As noted above, the Open Space District was created by a ballot measure passed by the voters of Sonoma County in 1990. At the same time the Board of Supervisors passed a measure creating the Agricultural Preservation and Open Space Authority. This Open Space Authority is to act as a taxing body to collect taxes. By a separate ballot measure the voters approved a 1/4% sales tax within Sonoma County. This tax is collected by the Open Space Authority which, by contract provides the funds necessary for the Open Space District to accomplish its goals.

This sales tax was limited to a 20-year period and will expire in 2011. A measure possibly will be placed on the ballot in November of 2006 to extend the tax beyond that date. Under current California law, a 2/3rds majority vote will be required for this measure to pass.

The Board of Directors of the Open Space District consists of the five members of the Sonoma County Board of Supervisors. The Board of Directors of the Open Space Authority consists of five members – one appointed by each Supervisor – and one alternate. In addition to these two Boards there is a Citizens' Advisory Committee of 17 members, also appointed by the Supervisors – two of which are representatives of each of the five Districts in the County, three of which are representatives of the cities in the County, and one each are representatives of agriculture, real estate, business and the environment.

The 18 employees of the district are responsible for the selection and acquisition of properties to be preserved as agricultural land or as open space. This preservation is accomplished in one of two ways. Under one method an easement that prohibits the use of the land for any purpose other than agriculture is purchased. Another method entails the outright fee purchase of the property. Both methods have proved effective in maintaining the agricultural heritage and the scenic beauty of Sonoma County.

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The Open Space District does not have the power to acquire lands by eminent domain. It must rely on finding a willing seller if it wishes to acquire an easement on a particular property or to purchase that property and it must arrive at a mutually agreed upon price with that seller. The district also is restricted in that it legally cannot pay more than the current market value of an easement or property.

The primary function of the Open Space Authority is to provide the funds that the district needs to accomplish its goals. As noted, this is done through the sales tax that currently provides about \$17 million a year for this purpose. The authority reviews and approves property appraisals and sets the range of prices for negotiations. The authority also approves the annual budget for the district including amounts for both acquisitions and for operating expenses.

The Citizens' Advisory Committee provides advice to the district in establishing goals and priorities in the Acquisition Plan. Its primary function is to provide a conduit by which input from the general public is made available to the district.

Investigative Procedures

To understand and evaluate the policies and procedures of the district the grand jury undertook an examination of one land purchase transaction from the time of initial contact with the prospective seller to the final closing of escrow and the transfer of title. The property chosen for this examination was the Saddle Mountain tract that was purchased in April of this year.

The Saddle Mountain acquisition was an important one for the district as it prevented the development of an extensive ridgeline tract immediately adjacent to the city of Santa Rosa. Because of the scenic beauty of this property and the availability of easy access from nearby urban areas, it is prime land for use as a public park.

The County originally approved this development back in 1979, but it was delayed by a lawsuits filed by concerned citizens. As this suit made its way through the courts in the nineteen nineties, the district approached the landowner and expressed interest in acquiring the property to convert it to recreational uses. The lawsuits were finally settled in 2002 clearing the way for the housing development to proceed.

After further discussions between the district and the landowner, an application for acquisition was filed with the district in May of 2003. At this point a preliminary review including mapping and a site visit confirmed the scenic beauty of the area as well as its abundance of natural resources, and its close proximity to and easy access from urban areas. As a result of this review, the property was deemed desirable for both its natural resources and as a greenbelt property. Its great potential as a recreational area only added to its desirability.

Following this review, the district staff recommended to the Board of Directors that the project be accepted and, upon review of the recommendation, the Board approved the project. It was then assigned to a Conservation Program Manager for processing.

After a review of the title to the Saddle Mountain property, a letter of intent was obtained from the owner and work began to determine the offering price. An independent professional appraiser was selected from a list of such appraisers that had been qualified by the staff.

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This appraiser completed his work in August of 2003 and provided a detailed appraisal report. Because the property had been approved for development, the current market value of the property was basically based on the values obtained for recently developed properties of this nature within Sonoma County. The appraised value of the property consisting of 960 acres was placed at \$9.213 million.

This appraisal report was reviewed by a professionally trained in-house real estate appraiser on the district staff and then presented to the authority for their approval. After approving the appraisal, the authority established an offering price for the property and final negotiations with the landowner were initiated.

Negotiations with the landowner proceeded from this point, but were not concluded until after the Board of Supervisors gave final approval to the development in June of 2005. At that time at least one board member expressed the hope that the property could be acquired by the county as open space.

Shortly thereafter a purchase price of \$9.213 million was agreed upon with the landowner. The purchase was approved by the authority in December of 2005, and by the Board of Supervisors in January of 2006. Final escrow on the property was closed in April of 2006.

In the course of our study of this purchase the grand jury examined the following documents:

1. "Narrative Appraisal Report", Bowman and Associates, August 2003
2. "Bear (Saddle) Mountain Project Summary"
3. "County of Sonoma Board of Supervisors 11/10/05 Agenda Item Summary Report"
4. "Closing Checklist – Saddle Mountain", April 14, 2006
5. "Property Purchase Agreement and Joint Escrow Instructions"
6. "Acquisition Plan 2000", Sonoma County Agricultural Preservation and Open Space District ("Sonoma County APOSD").

The grand jury interviewed the following persons:

1. General Manager, Sonoma County APOSD
2. Assistant General Manager, Sonoma County APOSD
3. Vice-chairman, Sonoma County Open Space Authority
4. Chair Pro-Tem, Sonoma County Open Space Authority
5. Chairman, Sonoma County Board of Supervisors
6. In House Counsel, Sonoma County APOSD
7. Conservation Program Manager, Sonoma County APOSD
8. Executive Assistant, Sonoma County APOSD
9. Stewardship Coordinator, Sonoma County APOSD
10. Bookkeeper, Sonoma County Open Space Authority
11. Treasurer, Friends of the Mark West Watershed

While there were certainly many unique elements in the Saddle Mountain purchase, the grand jury believes that the procedures followed by the district were typical of those followed in other purchases and that our examination of this purchase provided a reasonable basis for answering the following three questions:

1. How are properties selected for purchase?
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2. How is the price to be paid for properties determined?
3. How are properties maintained after purchase?

Findings

- F1. The key element in the selection process employed by the Open Space District is the Acquisition Plan. The plan currently in use – Acquisition Plan 2000 - establishes four basic criteria by which properties are evaluated. These are agriculture, greenbelts, natural resources, and recreation. Maps of Sonoma County outlining key areas for land use in each of the categories are contained in the plan and the extent to which a property is located in one or more of these areas is used to establish a priority for that property. The plan is well founded and an excellent means of selecting potential acquisitions.
- F2. Procedures to be followed by the district in processing applications are well established and documented. Examples of this documentation are given by the flowcharts shown in Exhibit Two following this report.
- F3. The use of an independent professional appraiser to determine the current market value of properties under consideration ensures that the district will not pay more than a fair price for an easement or for a property purchase.
- F4. Under the measure that was passed in 1990 all funds collected from the sales tax were to be used to purchase easements and properties. There was no provision per se for funds to be used for the maintenance of purchased easements or properties. The district has, however, developed an effective stewardship program that involves the use of volunteers and other concerned citizen organizations.
- F5. At the time the original measure creating the district was passed in 1990, California law required a 2/3rds majority vote to pass any tax measure adopted by the county. However, by establishing the authority as an independent taxing agent, the sales tax measure passed with a simple majority vote. Since that time California law has been changed to eliminate this possibility so that today there is no advantage in having a separate authority. The county itself could levy the sales tax if approved by the voters and thus provide the funds needed by the district.
- F6. In the early years, much of the activity of the district was centered on the obtaining of agricultural easements. In recent years, as the value of property in Sonoma County has escalated, more property owners have been interested in the outright sale of their holdings and the emphasis has shifted to the buying of property.
- F7. The Citizens' Advisory Committee was originally designed to give the general public a voice in directing the operations of the district. However, over the years its role has been greatly diminished so that today it is viewed simply as a conduit by which public opinion can be relayed to the district.
- F8. Members of the Board of Directors of the Open Space Authority are appointed to a four-year term and are generally reappointed for successive terms. Some current members of the board have served since its inception 15 years ago.

Conclusions

Based on our findings in this investigation, the grand jury is satisfied that the procedures put in place for evaluating properties being considered for purchase ensure that funds which are

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available to the district are being used in an effective manner to preserve the scenic beauty and the agricultural heritage of Sonoma County.

Commendations

The grand jury would like to thank all those persons who gave their time and effort to enable us to conduct this investigation.

Recommendations

- R1. The Board of Supervisors should consider merging the Open Space Authority into the district. It served a purpose in getting voter approval of the sales tax in 1990, but that purpose no longer exists. From a purely financial standpoint the County Treasurer and Tax Collector could easily take over the role now performed by the authority. The only reason to perpetuate the authority would be for its function as an oversight agency approving the work of the district.
- R2. The Board of Supervisors should consider restructuring the Citizens' Advisory Committee to give it greater responsibility for overseeing the work of the district. If this were done, the committee could assume the role now given to the authority. To do this it would probably be necessary to reduce the size of the committee to make it more workable.
- R3. If the Open Space Authority is retained, there should be a two-term limit imposed on board members. Eight years is long enough for one individual to serve in this capacity.

Required Responses to Findings

None

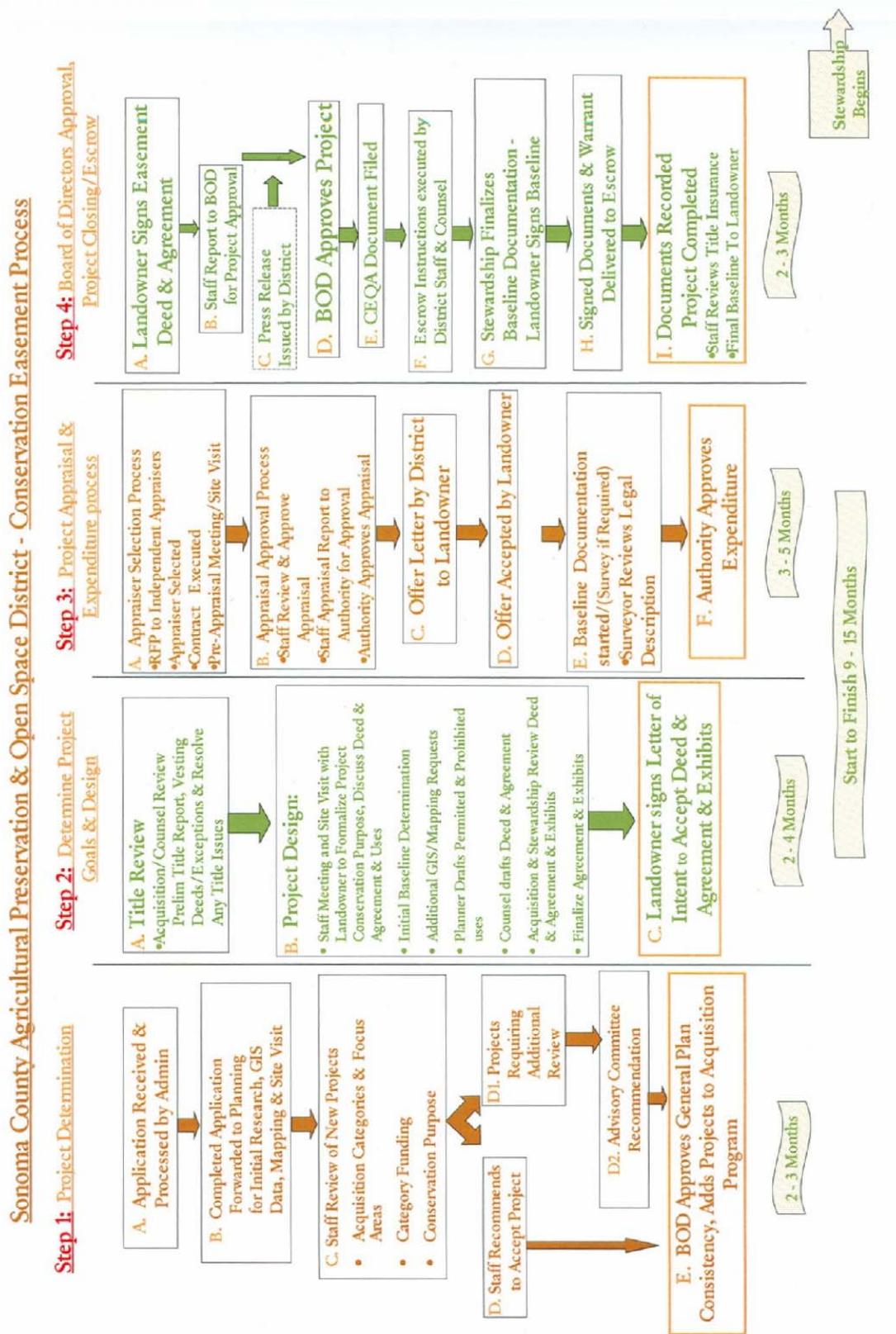
Requested Responses to Recommendations

None

Required Responses to Recommendations

Board of Supervisors – R1, R2, R3

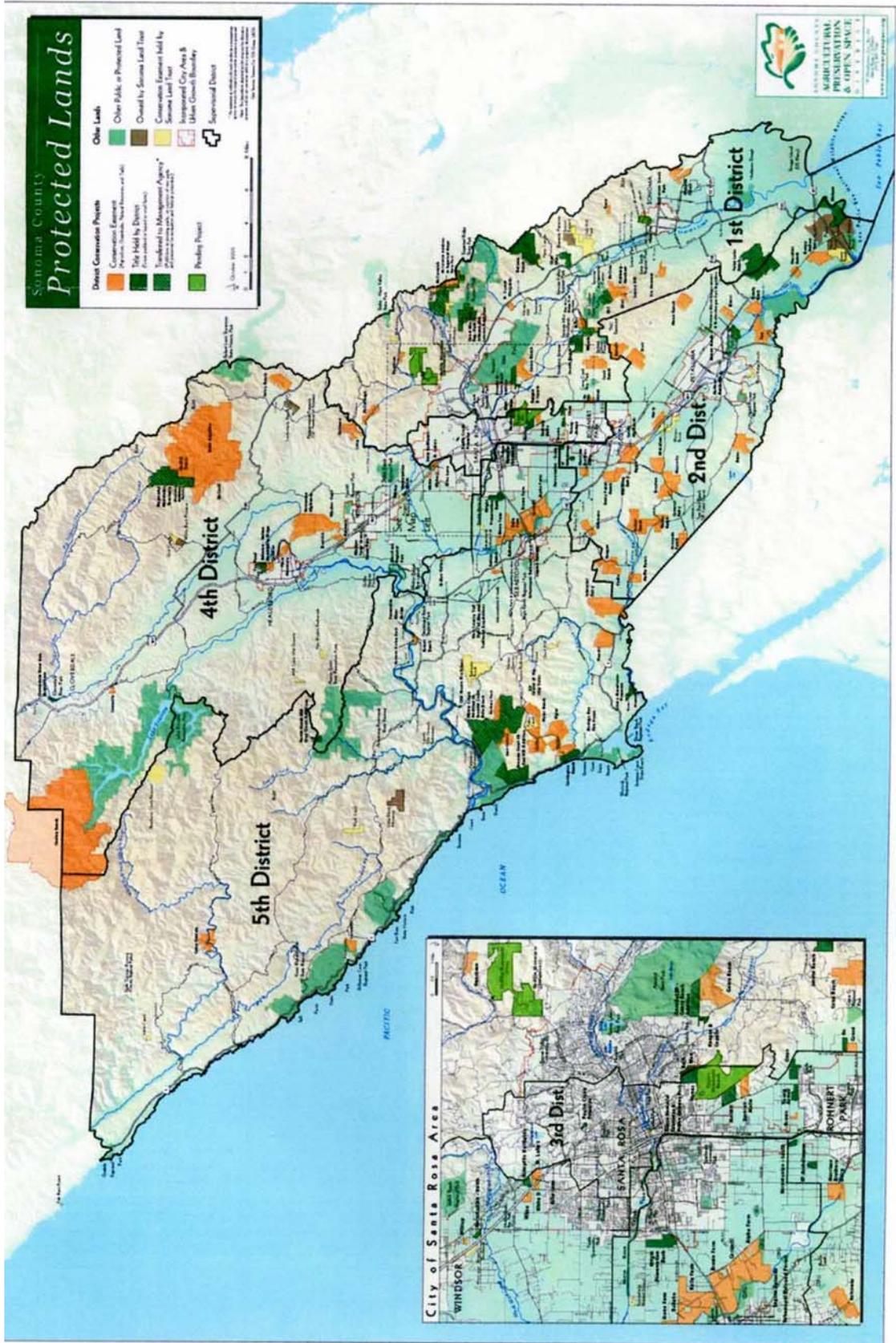
Open Space District Work Process Flow Chart
 Courtesy of Open Space District



Open Space District Work Process Flow Chart
 Courtesy of Open Space District



Lands protected by the Open Space District
Courtesy of Open Space District



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OPEN SPACE DISTRICT ACQUISITION INVENTORY

Project Name	Type	Acres	Price	Category*	Location
<u>Fiscal Year 1992-1993</u>					
Marty	Easement	223	495,000		Meachem Hill, Highway 101, Petaluma/Rohnert Park
McCord	Easement	3,053	700,000		Mayacamas/Alexander Valley Northeast of Healdsburg
Cloudy Bend	Easement	368	100,000		Lakeville Highway, SE of Petaluma
<u>Fiscal Year 1993-1994</u>					
Sebastapol Railroad	Easement	8	20,000		Between Highway 12 and Bike Path, Sebastopol
Doerksen	Easement	120	107,000		St. Helena Road, Santa Rosa
Alba Lane	Fee	31	635,000		Santa Rosa/Larkfield, Highway 101
White	Easement	41	448,000		Santa Rosa/Larkfield, Highway 101
St. Francis Vineyards	Easement	92	875,000		Highway 12 at Sonoma Creek, Kenwood
Vasila	Easement	200	125,000		Bloomfield Road
Brown	Easement	14	190,000		Horn Avenue, Santa Rosa/Rohnert Park
Burns	Easement	560	425,000		Spring Hill Road, West Petaluma
St. Luke's	Fee	33	\$660,000		Old Redwood Highway, Santa Rosa/Larkfield
Dougan	Easement	376	350,000		Bloomfield Road
Cotati Highlands	Easement	317	2,080,000		Meachem Hill Highway 101, Santa Rosa/Rohnert Park
<u>Fiscal Year 1994-1995</u>					
San Francisco Archdiocese	Fee	28	133,000		Whittier Ave., Santa Rosa
Lorenzini	Easement	221	500,000		Between Salt Point SP and Stillwater Cove, Rohnert Park
De Loach	Easement	75	535,000		North of Arata Lane. Windsor
Ziedrich	Easement	42	140,000		North of Arata Lane. Windsor
Fitch Mountain	Easement	4	0		Russian River, East of Healdsburg

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Project Name	Type	Acres	Price	Category*	Location
Fitch Mountain	Easement	179	1,030,000		Russian River, East of Healdsburg
Myers Ranch	Easement	373	100,000		Coleman Valley Road West of Occidental
Fox	Easement	22	150,000		Russian River, NE of Healdsburg
Diggers Bend	Easement	33	\$300,000		Russian River, NE of Healdsburg
Haroutunian South	Fee	21	169,200		Santa Rosa/Rohnert Park Separator
Stony Point Ranch	Easement	285	470,000		Gravenstein Highway, Cotati
Carinalli	Easement	245	760,000		Laguna de Santa Rosa Vicinity
Graton RR R-O-W	Easement	16	174,356		Occidental Road, south of Graton and Forestville
Alba Lane/ St. Lukes(Resale)	Easement	63	680,000		Santa Rosa/Larkfield Highway 101
Lang	Easement	243	1,250,000		Porter Creek Road
<u>Fiscal Year 1995-1996</u>					
Silberstein	Easement	12	200,000		Windsor/Larkfield Separator
Dutton Ranch	Easement	69	315,000		Highway 116 South of Graton
Freiberg & Henshaw	Easement	203	1,250,000		NE face of Sonoma Mountain
Moon Ranch	Easement	381	1,400,000		Sonoma Mountain (west)
Silacci	Easement	196	495,000		Lakeville Highway
Arbor Farms	Easement	306	1,400,000		Napa-Sonoma Highway
Santa Angelina	Easement	7,877	1,725,000		Highway 128 to Lake County line
McCormick Ranch	Easement	1,364	1,700,000		Los Alamos Road - Hood Mountain
Matteri	Easement	116	342,000		Ylanda/Petaluma Hill Road Taylor Mountain
Alman Marsh	Easement	27	54,000		East of Highway 101 South Petaluma
Unity Church	Fee	21	400,000		Old Redwood Highway Santa Rosa/Larkfield/Windsor
Anderson	Easement	30	220,000		North Cloverdale
Palm Terrace	Easement	8	900,000		Laguna de Santa Rosa Sebastopol

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Project Name	Type	Acres	Price	Category*	Location
Mickelsen	Easement	419	670,000		Meacham and Pepper Roads Northwest Petaluma
Herzog	Easement	561	990,000		Lakeville Highway Southeast of Petaluma
<u>Fiscal Year 1996-1997</u>					
Knudsen	Easement	221	423,000		Roblar Road East of Cotati
McNear Peninsula	Easement	10	184,500		Petaluma River Downtown
Callahan	Easement	106	550,000		North of Healdsburg
Treadwell	Easement	10	100,000		Russian River North of Cloverdale
Weston	Easement	1,160	1,650,000		South and East of Healdsburg
Guttman	Easement	158	400,000		Porter Creek & Franz Valley
McCormick Ranch	Easement	1,011	650,000		Los Alamos Road Hood Mountain
Yee	Easement	630	\$795,000		South of Petaluma
Young/Amos	Fee	45	370,000		Santa Rosa/Rohnert Park Separator
<u>Fiscal Year 1997-1998</u>					
McCrea	Easement	287	1,200,000		NE face of Sonoma Mountain
Geary	Easement	592	2,300,000		Bennett Peak
Hopper	Easement	87	285,000		Estero Americano near Bodega Bay
Morrison Brothers	Easement	137	375,000		Santa Rosa/Rohnert Park Separator
Keegan & Coppin	Fee	24	550,000		Bennett Valley Road
Windsor Oaks	Easement	711	1,600,000		North of Windsor
Wright Preservation Bank	Fee	173	1,650,000		Occidental Road
Magers	Easement	62	80,000		Gray Creek Watershed
Aggio	Easement	249	485,000		Petaluma/Rohnert Park Separator
Gustafsson	Easement	31	134,000		Austin Creek State Recreation Area
Haroutunian North	Fee	18	395,000		Santa Rosa/Larkfield Separator
Oken	Fee	76	890,000		Santa Rosa/Larkfield Separator
<u>Fiscal Year 1998-1999</u>					
Sonoma Developmental Center	Easement	290	255,000		Adjacent to Jack London State Park

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Project Name	Type	Acres	Price	Category*	Location
White II	Easement	15	235,000		Larkfield/Windsor Separator
Dashiell/Molle	Easement	83	330,000		Petaluma Hill Road
Lang	Easement	0	0		Porter Creek Road Amendment
Bodega Bay Fire Protection Dist.	Easement	1	50,000		Bodega Bay
Hafey	Easement	501	900,000		Knights Valley Highway 128
Monte Rio School District	Easement	4	188,000		Near Monte Rio Community Center
Bath/Watt	Fee	46	790,000		North side Taylor Mountain
Mazzetta	Easement	481	990,000		Pepper and Meachem Roads Petaluma
Nathanson Creek	Easement	1	95,000		Park/Sonoma Valley High School
Mom's Beach	Easement	11	70,000		River Road NW of Forestville
Skiles	Easement	171	632,000		Adjacent to Jack London State Park
Nahmens	Easement	255	1,150,000		Canfield Road South of Sebastopol
<u>Fiscal Year 1999-2000</u>					
Nunes	Fee	120	975,000		Taylor Mountain
Colliss	Easement	1,578	1,025,000		Coleman Valley Road
Windor Town Green	Easement	3	764,500		Historic Windsor
Matteri	Fee	116	398,000		Lower slopes of Taylor Mountain
Mickelsen/Camozzi	Easement	256	1,500,000		Two Rock Valley
McCord	Easement	3	0		Northeast of Healdsburg
<u>Fiscal Year 2000-2001</u>					
Unity Church Transfer to Regional Parks					Old Redwood Highway Santa Rosa/Larkfield/Windsor
Red Hill	Easement	911	1,370,00	Recreation	Adjacent to Sonoma Coast State Beach
Grove of the Old Trees	Easement	28	1,250,000	Natural Resources	Fitzpatrick Lane Occidental
Cook	Easement	519	1,700,000	Greenbelt	Lichau Road East of Rohnert Park
Modini	Easement	1725	1,044,000	Natural Resources	Pine Flat Road Alexander Valley
Glen Oaks	Easement	234	1,500,000	Greenbelt	Highway 12 near Glen Ellen
Solak	Easement	1	165,000	Recreation	West County Trail
Dewar	Easement	40	284,750	Natural Resources	Estero Americano

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Project Name	Type	Acres	Price	Category*	Location
Ho	Fee	30	560,000	Greenbelt	Petaluma Hill Road
<u>Fiscal Year 2001-2002</u>					
Laguna Farms		1,440	0	Greenbelt	Laguna de Santa Rosa
Cooley Ranch	Easement	19,064	5,750,000	Natural Resources	Adjacent to Lake Sonoma
Lelmorini	Easement	1,218	1,800,00	Coastal Agriculture	Highway One
Richardson	Easement	2	53,000	Recreation	Sonoma/Marin Line Addition to Cloverdale
Azevedo	Easement	236	1,750,000	Coastal Agriculture	River Park Fallon Road, Two Rock Valley
Morelli Ranch	Easement	454	2,161,000	Greenbelt Natural Resources	Western slopes Sonoma Mountain
Martin Ranch	Easement	429	1,600,000	Coastal Agriculture	Valley Ford Two Rock Valley
Balletto	Easement	253	2,600,00	Greenbelt	Laguna de Santa Rosa
Bianchi	Easement	631	1,518,000	Coastal Agriculture	Highway One Freestone Valley Ford
<u>Fiscal Year 2002-2003</u>					
Paulin Creek	Fee	9	1,575,000	Recreation	Open Space Preserve
Scott	Easement	533	3,345,000	Greenbelt, Agriculture	Western slopes of Sonoma Mountain
McCullough	Easement	284	2,898,500	Natural Resources	Mark West Creek
Keiser Park	Easement	7	1,140,000	Recreation	Town of Windsor
Rigler	Easement	415	850,000	Recreation Natural Resources	Coleman Valley Road
Riverfront Park	Easement	305	3,803,000	Recreation	Russian River
Girouard	Easement	1	18,500	Recreation	Cloverdale River Park
Keen	Easement	61	350,000	Natural Resources	Norrborn Road North of Sonoma
Prince Memorial Greenway	Easement	1	4,000,000	Recreation	Downtown Santa Rosa
Grossi	Easement	48	315,000	Greenbelt Agriculture	Petaluma Hill Road
Sunset Beach	Easement	21	616,000	Recreation	Russian River County Regional Parks
Asbomo	Fee	98	4,250,000	Recreation	North of Healdsburg
Johnson	Fee	297	3,000,000	Recreation	Expansion of Hood Mountain Regional Park

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Project Name	Type	Acres	Price	Category*	Location
Johnson Access	Fee	3	1,025,000	Recreation	Expansion of Hood Mountain Regional Park
Carrington	Fee	335	4,800,000	Recreation	Highway One Sonoma Beach to Salmon Creek
Brayton	Easement	130	1,301,500	Agriculture	Pepper Road Petaluma
Fiscal Year 2003-2004					
Indian Valley	Easement	24	465,000	Natural Resources	Laguna de Santa Rosa
Connolly	Easement	63	250,000	Greenbelt	Dutcher Creek Road Cloverdale
Jacobs Ranch	Fee	168	4,878,000	Greenbelt	Sonoma Mountain Area
Fox Pond	Fee	53	2,880,000	Recreation	Healdsburg Ridge
Flocchini	Easement	153	780,000	Agriculture	Petaluma River Wetlands
Skiles State Park (State Coastal Conv. Grant)	Fee	47	0	Recreation	Adjacent to Jack London
Martinelli	Fee	261	1,092,000	Natural Resources Recreation	Lakeville Highway Petaluma
Wilroth	Easement	240	2,220,000	Natural Resources Greenbelt	Adjacent to Fairfield Osborne Preserve
Barella/Roblar Ranch	Easement	758	2,269,500	Agriculture	Petaluma Valley Ford Road
Eliot Trust(Donation)	Easement	71	0	Agriculture	Sonoma Mountain Greenbelt
Fiscal Year 2004-2005					
Van Hoosear Wildflower	Easement	160	3,300,000	Natural Resources	Base of Sonoma Mountain Preserve
Beltane Ranch	Fee	1,290	9,115,000	Recreation	Potential Addition to Sugarloaf Ridge State Park
Sebastopol Skate Park	Fee	1	125,000	Recreation	City of Sebastopol
Maffia, Eda	Easement	245	1,150,000	Agriculture	
Dickson	Fee	648	2,800,000	Natural Resources	Sonoma Baylands
Wilroth (Donation)	Fee	11	0	Greenbelt Natural Resources	Adjacent to Fairfield Osborne Preserve
Cooper's Grove	Fee	226	4,865,000	Recreation	Sonoma Mountain Road
Summer Home Park	Fee Easement	3 69	365,000	Recreation	Sunset Beach Regional Park
Willow Creek	Fee Easement	3373 515	10,225,000 225,000	Recreation	Sonoma Coast State Beach
Tolay Lake Ranch	Fee	17,737	11,176,018	Recreation	Cannon Lane East of Petaluma

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Project Name	Type	Acres	Price	Category*	Location
Lawson	Fee	247	1,160,000	Recreation	Addition to Hood Mountain Regional Park
Prince Gateway Park	Fee	1	405,000	Recreation	Downtown Santa Rosa
Camp Gulala	Easement	425	400,000	Natural Resources	Skaggs Spring Road East of Annapolis
Montini Ranch	Fee Easement	152	11,300,000	Greenbelt Natural Resources	Borders City of Sonoma
Saddle Mountain	Fee	960	9,213,000	Natural Resources Recreation	Calistoga Road Near Santa Rosa

* Acquisition Plan Categories are those in Acquisition Plan 2000. These were not used prior to 2000.