



SUMMARY REPORT

Agenda Date: 3/10/2026

To: Board of Directors of the Sonoma County Agricultural Preservation and Open Space District
Department or Agency Name(s): Sonoma County Agricultural Preservation and Open Space District
Staff Name and Phone Number: Ag + Open Space: Misti Arias, General Manager - 707-565-7264, and Sheri Emerson, Stewardship Manager - 707-565-7358. Regional Parks: Bert Whitaker, Director - 707-565-2041, David Robinson, Deputy Director - 707-565-2041
Vote Requirement: Majority
Supervisory District(s): Fifth District

Title:

Chanslor Ranch Interim Property Management Agreement & Equestrian Facilities Lease Extension

Recommended Action:

- A. Approve and authorize the General Manager of the Sonoma County Agricultural Preservation and Open Space District and the Director of Sonoma County Regional Parks to execute the Chanslor Ranch Interim Property Management Agreement between the Agricultural Preservation and Open Space District and Regional Parks to continue services through December 31, 2026.
- B. Approve an extension of the equestrian facilities lease at Chanslor Ranch with Andreas Loose dba "Five Brooks Ranch" to continue the existing operations through April 30, 2027.
(Fifth District)

Executive Summary:

In November 2023, the Sonoma County Agricultural Preservation and Open Space District ("Ag + Open Space") partnered with Sonoma County Regional Parks ("Regional Parks") to acquire the 378.06-acre property commonly known as Chanslor Ranch ("Property") for a new regional park and open space preserve. The Property is currently used for an active trail-riding operation and is available to the public for day use.

Since the Property's acquisition, Regional Parks has provided day-to-day management of the Property under a contract with Ag + Open Space. This approach has provided both agencies an opportunity to become familiar with the Property's features to support ongoing work to design the appropriate conservation easement protections for the Property. As of June 30, 2025, all funds in the previous contract for the day-to-day work performed by Regional Parks were expended. To maintain the current level of service, a new agreement needs to be executed that supports activities during the 2025-2026 fiscal year.

The existing lease with Andreas Loose for operation of the equestrian facilities on the Property is also set to expire on April 30, 2026. Staff recommend extending this lease for an additional year to provide for continuity of this operation. Once the Property ownership is transferred to the County, Regional Parks plans to conduct a Request For Proposals for concession opportunities providing horseback riding services to the public.

Discussion:

Chanslor Ranch is a 378.06-acre property located at 2660 N. Highway One just north of Bodega Bay, California.

The land is a high priority for the Ag + Open Space’s Vital Land Initiative and for Regional Parks’ long-range plans in the area. The acquisition of the Property on November 17, 2023, was the first step in ensuring that the Property is conserved in perpetuity to protect the Property’s important scenic, natural resource, and open space qualities while providing public recreational enjoyment of the land. It is expected to be transferred to Sonoma County Regional Parks in the summer of 2026. In the meantime, Ag + Open Space has continued public day use of the Property, including the commercial equestrian operation managed by Andreas Loose (doing business as “Five Brooks Ranch”) under a lease agreement.

Interim Property Management Agreement

Through an interim property management agreement with Ag + Open Space, Regional Parks has supported public day-use operations, as well as property maintenance and repair services. As of June 30, 2025, all funds in the previous contract for the day-to-day work performed by Regional Parks were expended. To maintain the current level of service, a new agreement needs to be executed that supports activities during the 2025-2026 fiscal year.

The requested Board action approves a new interim management agreement with a budget not-to-exceed \$205,000 to cover services provided during the 2025-2026 fiscal year, including services already rendered since July 1, 2025. The transfer of title to Regional Parks is anticipated to occur by July 1, 2026 but may require some additional time.

Equestrian Facilities Lease

The Property has been used for equestrian boarding and trail rides since at least the 1930s. The lease with the equestrian operator, Andreas Loose (doing business as “Five Brooks Ranch”), will expire on April 30, 2026. Five Brooks Ranch has been providing equestrian services at the property since before the land was purchased by Ag + Open Space. At the time of property purchase, a lease was established to prevent an interruption of equestrian use of the property until transfer of ownership to Regional Parks could occur. Ag + Open Space now proposes to extend the term of the existing lease for an additional year to April 30, 2027.

Strategic Plan:

n/a

Racial Equity:

n/a

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

March 11, 2025: Chanslor Ranch Interim Property Management Agreement and Equestrian Facilities Lease Extension (Summary No. 4)

August 22, 2023: Chanslor Ranch Fee Acquisition (Summary No. 5A)

FISCAL SUMMARY

Expenditures	FY 25-26 Adopted	FY 26-27 Projected	FY 27-28 Projected

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Budgeted Expenses	\$205,000		
Additional Appropriation Requested			
Total Expenditures	\$205,000		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	\$205,000		
Use of Fund Balance			
Contingencies			
Total Sources	\$205,000		

Narrative Explanation of Fiscal Impacts:

The estimate of operating costs for the interim property management agreement is based on the average monthly expenses observed during Ag + Open Space's ownership of the Property for services utilized in the previous agreement with Regional Parks. Adequate funding is available for this expense in the approved 2025-2026 fiscal year budget.

Narrative Explanation of Staffing Impacts (If Required):

n/a

Attachments:

Attachment 1 - Chanslor Interim Property Management Agreement

Attachment 2 - Second Amendment to Equestrian Facilities Lease

Attachment 3 - Equestrian Facilities Lease

Related Items "On File" with the Clerk of the Board:

N/A