



## SUMMARY REPORT

---

**Agenda Date:** 10/7/2025

---

**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:** Misti Arias, General Manager (707) 565-7264; Sheri Emerson, Stewardship Manager (707) 565-7358; Marina Montes, Stewardship Specialist (707) 565-5730  
**Vote Requirement:** Majority  
**Supervisory District(s):** Fifth District

**Title:**

Chanslor Ranch Cultural Resources Assessment (Property No. 0067)

**Recommended Action:**

Authorize the General Manager of Ag + Open Space to enter into a professional services contract with Sonoma State University's Anthropological Studies Center to complete a cultural resources assessment of the Chanslor Ranch Property, for a total contract amount not to exceed \$59,556, and a contract expiration date of 1/10/2027.

(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.

The 2023 Intergovernmental Mitigation Agreement ("IMA") between the County of Sonoma and the Federated Indians of Graton Rancheria calls for funding to Ag + Open Space "to create and manage park and open space preserves, to create and manage regenerative agriculture parks and farms, and to create an environmental and tribal cultural resources grant program."

Ag + Open Space and Regional Parks are partnering with the Federated Indians of Graton Rancheria (Tribe) to better understand the cultural resources present at the Property. Funding to support a cultural resources assessment of Chanslor Ranch was approved by the Tribe as part of its 2025-2026 Community Benefit Funding Spending Plan for the IMA.

Staff recommend approval of the proposed professional services contract with Sonoma State University's Anthropological Studies Center to complete a cultural resources assessment of the Chanslor Ranch Property, for a total contract amount not to exceed \$59,556, and a contract expiration date of 1/10/2027, with the option to extend the contract for one year if necessary. □

**Discussion:**

Ag + Open Space has acquisition-related sales tax funding through March 2031 and is poised to make

significant progress in increasing the amount of conserved open space in the county. To ensure thriving natural and agricultural lands that are resilient to climate change, Ag + Open Space also needs to enhance land management and agricultural practices across properties we own.

Funding outlined in the IMA provides an opportunity to work in collaboration with the Federated Indians of Graton Rancheria to improve the health of natural systems and environmental resources, enhance local agricultural production, and develop and expand gardens and farms on both public and privately owned lands. In accordance with the Agreement, Ag + Open Space proposed and the Tribe approved funding for several projects on lands conserved by Ag + Open Space. □

Chanslor Ranch is a 378-acre property located along Highway 1 north of Bodega Bay and bounded on the north by a 1.4-mile stretch of Salmon Creek. Ag + Open Space and Regional Parks have allowed previous recreational use of the property to continue. Ag + Open Space is in the process of transferring ownership of the property to Regional Parks. A comprehensive cultural resources assessment will help guide preservation and stewardship of the Property, inform the future park master plan process, and enhance public awareness of Native American tribes' role in natural resource management.

Sonoma State University's Anthropological Studies Center ("ASC") is uniquely qualified to conduct the cultural resources study of Chanslor Ranch. The ASC offers local, highly regarded expertise in cultural resources. Contract work will include archival research and tribal notifications, cultural resources assessment fieldwork, and drafting of a final report and completion of site records. ASC staff are available to begin work on the project upon contract approval.

**Strategic Plan:**

N/A □

**Racial Equity:**

N/A

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

N/A

**Prior Board Actions:**

August 22, 2023: Chanslor Ranch Fee Acquisition

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY 25-26 Adopted</b>	<b>FY 26-27 Projected</b>	<b>FY 27-28 Projected</b>
Budgeted Expenses	\$59,556		
Additional Appropriation Requested			
<b>Total Expenditures</b>	<b>\$59,556</b>		
<b>Funding Sources</b>			

---

**Agenda Date:** 10/7/2025

---

General Fund/WA GF			
State/Federal			
Fees/Other	\$59,556		
Use of Fund Balance			
Contingencies			
<b>Total Sources</b>	<b>\$59,556</b>		

**Narrative Explanation of Fiscal Impacts:**

Expenditures are included within the fiscal year 2025-2026 budget. The funding source is the fiscal year 2025-2026 Community Benefit Spending Plan allocation to Ag + Open Space, in accordance with the Intergovernmental Mitigation Agreement between the Federated Indians of Graton Rancheria and the County of Sonoma.

**Narrative Explanation of Staffing Impacts (If Required):**

None

**Attachments:**

1. Draft contract

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