

COASTAL CONSERVANCY

Staff Recommendation
February 19, 2026

OSPREY HILL RANCH ACQUISITION

Project No. 25-057-01
Project Manager: Louisa Morris

RECOMMENDED ACTION: Authorization to disburse up to \$3,050,000 to Sonoma Land Trust for the Osprey Hill Ranch Acquisition Project, consisting of acquisition of a 365-acre ranch for public access and for natural resources, habitat, open space, agriculture, and cultural resources protection, restoration, and management in Sonoma County.

LOCATION: Four miles north of Village of Bodega Bay, on Sonoma Coast

EXHIBITS

Exhibit 1: [Project Location Map](#)

Exhibit 2: [Project Photos](#)

Exhibit 3: [Project Letters](#)

RESOLUTION AND FINDINGS

Staff recommends that the State Coastal Conservancy adopt the following resolution and findings.

Resolution:

The State Coastal Conservancy hereby authorizes a grant of an amount not to exceed three million fifty thousand dollars (\$3,050,000) to Sonoma Land Trust (“the grantee”) for the Osprey Hill Ranch Acquisition Project, consisting of acquisition of a 365-acre ranch, Assessor’s Parcel Number 101-130-013, for public access and for natural resources, habitat, open space, working lands, and cultural resources protection, restoration, and management in Sonoma County, subject to the following conditions:

1. Prior to the disbursement of funds for the acquisition, the grantee shall submit for the review and approval of the Executive Officer of the Conservancy (Executive Officer):
 - a. All relevant acquisition documents for the acquisition including, without limitation, the appraisal, purchase and sale agreement, deed, escrow instructions, environmental or hazardous materials assessment, and title report;

OSPREY HILL RANCH ACQUISITION

- b. A baseline conditions report; and
 - c. Evidence that sufficient funds are available to complete the acquisition.
2. The grantee shall pay no more than fair market value for the property, as established in an appraisal approved by the Executive Officer.
 3. The property acquired under this authorization shall be managed and operated for the purposes of public access and for natural resources, habitat, open space, working lands, and cultural resources protection, restoration, and management. The property shall be permanently dedicated to those purposes by an appropriate instrument approved by the Executive Officer.
 4. Conservancy Proposition 4 funding shall be acknowledged by erecting and maintaining a sign on the property or in a nearby publicly-viewable area, the design and location of which are to be approved by the Executive Officer.

Notwithstanding the foregoing, this Conservancy resolution is effective only if legislation is enacted that exempts program guidelines and selection criteria for the disbursement of funds from the Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024 (“Proposition 4”), Public Resources Code Sections 90000-95015, from the requirements of the Administrative Procedure Act at Government Code sections 11340-11361.

Findings:

Based on the accompanying staff recommendation and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Chapter 9 of Division 21 of the Public Resources Code, regarding a system of public accessways.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria.
3. The Sonoma Land Trust is a nonprofit organization organized under section 501(c)(3) of the U.S. Internal Revenue Code.

STAFF RECOMMENDATION

PROJECT SUMMARY:

Staff recommends the Conservancy authorize a \$3,050,000 grant to the Sonoma Land Trust (“SLT”) for the Osprey Hill Ranch Acquisition Project, consisting of acquisition of a 365-acre ranch for public access and for natural resources, habitat, open space, working lands, and cultural resources protection, restoration, and management (the “project”), located four miles north of the Village of Bodega Bay, in Sonoma County (Exhibit 1).

This acquisition will provide new public access and recreational opportunities by allowing for the extension of the California Coastal Trail and the creation of connecting trails, for a total of approximately two miles of new public trails to adjacent State and Regional parklands, including beaches, coastal bluffs, and coastal range mountains.

OSPREY HILL RANCH ACQUISITION

The project will result in permanent protection of 365 acres within the regionally significant Coast Range-Marine Coast Wildlife Corridor. This consists of approximately 275 acres of perennial coastal grassland, 50 acres of coyote brush, 18 acres of freshwater marsh, 8 acres of Douglas-fir forest, 7 acres of riparian scrub, and approximately one mile of streams, providing habitat for a wide variety of wildlife, including special status species. Protection of Osprey Hill Ranch will protect water quality and flows in approximately 200 feet of Scotty Creek and 0.4 miles of tributaries to Scotty Creek, which is designated as a priority stream by California Department of Fish and Wildlife, due to the presence of steelhead trout and historic runs of coho salmon.

In parallel with this acquisition project, SLT will begin preparation of a Stewardship and Public Access Plan to guide recreation, agricultural use, restoration, educational programming, and cultural resource protection. This plan will identify and provide goals for property management. While this project includes only the acquisition, SLT will provide this draft Plan to Conservancy staff for review and comment.

Post-acquisition, SLT plans to manage and restore the various natural resources on the property, including riparian, wetlands, and grasslands. The restoration is not part of the scope of this acquisition project. SLT will explore, develop, and implement sustainable grazing practices to enhance grasslands, increase biodiversity, sequester additional carbon, improve climate resilience, and benefit the local economy. In addition, SLT will protect and maintain the historic barns and homestead area in this highly visible and scenic stretch of Highway One.

SLT places high priority on tribal engagement and is working closely with two local tribes, the Federated Indians of Graton Rancheria and the Kashia Band of Pomo Indians of Stewarts Point Rancheria. SLT will continue to engage and collaborate with the broader community and partners, so that this acquisition provides benefit to the public, adjacent parkland managers, tribes, residents, and visitors to the Sonoma Coast.

Site Description:

The Osprey Hill Ranch property is a picturesque 365-acre ranch on the Sonoma Coast, located four miles north of Bodega Bay. It consists of steep, coastal terrace grasslands with seasonal drainages, freshwater marshes, riparian forest, and numerous springs and seeps. The property is near several public coastal access points, including Gleason Overlook and Rock Point Beach. It is adjacent to the 10,000-acre Sonoma Coast State Park, 910-acre Red Hill (part of Sonoma Coast State Park), and the 1,236-acre Wright Hill Regional Park and Open Space Preserve. Osprey Hill Ranch fills a critical gap in a mosaic of 22,000 acres of protected land on the Sonoma Coast. Owned by the Hendren family since 1958, the property has been used primarily for cattle grazing. Its historic barns and homestead area provide scenic value and are visible from Highway 1.

Grant Applicant Qualifications: SLT was founded in 1976 and has conserved over 61,000 acres of land and water resources. An accredited land trust, SLT was awarded the Land Trust Alliance's 2019 National Land Trust Excellence Award, in recognition of its conservation leadership. SLT has a decades-long history of shared success, with completed projects including

OSPREY HILL RANCH ACQUISITION

Sears Point Restoration and Stewardship, Jenner Headlands, Preservation Ranch, Howlett Ranch, Estero Ranch, McCormick Ranch, Gloeckner-Turner Ranch, Camp 4, and Kiser Ranch. SLT has proven to be a creative and dependable conservation partner on the Sonoma Coast, acquiring and stewarding some of the most ecologically significant coastal properties between Jenner and Bodega Bay. SLT has over 45 years' experience with planning and implementing land stewardship, including management, maintenance, and monitoring. SLT is qualified to complete this acquisition and committed to ongoing stewardship of Osprey Hill Ranch.

CONSISTENCY WITH CONSERVANCY'S PROJECT SELECTION CRITERIA:

The proposed project is consistent with the Conservancy's Project Selection Criteria, last updated on September 23, 2021, in the following respects:

Selection Criteria

1. Extent to which the project helps the Conservancy accomplish the objectives in the Strategic Plan.

See the "Consistency with Conservancy's Strategic Plan" section below.

2. Project is a good investment of state resources.

The project leverages significant non-state partner funding to protect an important and iconic ranch on the Sonoma Coast, which is adjacent to State and Regional Parks on three sides. Acquisition of Osprey Hill Ranch protects the property in perpetuity against development, preserving public access and the property's ecological function, habitat connectivity, and climate change resiliency benefits. It advances the State's 30x30 Executive Order by conserving 365 acres of largely undeveloped coastline, including iconic and historic barns and ranch buildings.

3. Project includes a serious effort to engage tribes. Examples of tribal engagement include good faith, documented efforts to work with tribes traditionally and culturally affiliated to the project area.

SLT is committed to engagement, partnership, and collaboration with tribal governments and representatives during the acquisition, planning, restoration, and stewardship phases of the Project. SLT has a strong track record of consulting with tribes regarding land stewardship practices for cultural site protection. Osprey Hill Ranch is within the ancestral lands of the Federated Indians of Graton Rancheria and the Kashia Band of Pomo Indians of Stewarts Point Rancheria.

SLT has already completed site visits and meets regularly with the Kashia Band of Pomo Indians of Stewarts Point to discuss the Osprey Hill Ranch project. SLT has also discussed the project with the Federated Indians of Graton Rancheria's Tribal Historic Preservation Officer and will conduct a site visit with this Tribe. Both tribes are expected to participate in a cultural resource survey to identify key cultural sites. SLT will continue to incorporate tribal guidance into stewardship and public access planning, with the goal of providing tribal access for cultural

practices, natural resource management, food sovereignty projects, and coordinating cultural site protection.

4. Project benefits will be sustainable or resilient over the project lifespan.

The project will protect and steward Osprey Hill Ranch’s coastal habitats and working lands through science-based stewardship and an adaptive management framework. Osprey Hill Ranch will provide public access and recreational trail connections to adjacent public lands; these public coastal trails will be sustainably designed and resilient to climate change. Post-acquisition, SLT plans to utilize various stewardship tools, including seasonal and rotational grazing, prescribed burning, ecological vegetation management, and other nature-based management strategies to improve soil health, enhance biodiversity, increase carbon sequestration, and improve wildfire resiliency.

5. Project delivers multiple benefits and significant positive impact.

The project will deliver enduring public recreational, scenic, and ecological benefits by expanding Sonoma County’s network of protected coastal lands. The project supports goals for equitable coastal access, climate adaptation, and habitat protection and connectivity. Osprey Hill Ranch is immediately adjacent to existing state and county parks, so its acquisition for public benefit, including coastal access and habitat protection, will build on past conservation investments. SLT is committed to a collaborative planning process with neighboring park partners and tribes to plan and implement an extension of the California Coastal Trail. Protecting the property also preserves the scenic integrity and open-space character of the Sonoma Coast, protecting public views between Jenner and Bodega Bay.

The project also provides significant biodiversity, watershed, and climate resilience benefits. Initial surveys have confirmed the property supports several special status species—including American badger, grasshopper sparrow, Bryant’s savannah sparrow, and blue violet (*Viola adunca*), the host plant for the federally endangered Myrtle’s silverspot butterfly.

6. Project planned with meaningful community engagement and broad community support.

SLT has conducted outreach to multiple local and state agencies, academic institutions, and non-profit partners regarding the Osprey Hill Ranch acquisition. SLT will continue to develop these partnerships and collaborations, so that Osprey Hill Ranch becomes a coastal preserve that extends and expands the California Coastal Trail, protects cultural resources, enhances a regionally significant wildlife corridor, maintains coastal working lands, and preserves the health of an important coastal watershed.

Project partners engaged to-date include the Kashia Band of Pomo Indians of Stewarts Point Rancheria, Federated Indians of Graton Rancheria, Sonoma County Agricultural Preservation + Open Space District, Sonoma County Regional Parks, California State Parks, Gold Ridge Resource Conservation District, and the Gordon and Betty Moore Foundation. These collaborations are essential for developing a comprehensive vision for the property, including stewardship, sensitive resource and cultural site protection, restoration, and recreation planning for an extension of the California Coastal Trail and connections to neighboring parklands.

OSPREY HILL RANCH ACQUISITION

PROJECT FINANCING

Coastal Conservancy	\$3,050,000
Gordon and Betty Moore Foundation	\$1,800,000
Sonoma County Ag + Open Space (pending)	\$2,500,000
Sonoma Land Trust (pending)	\$700,000
Project Total	\$8,050,000

Conservancy funds are anticipated to come from the Fiscal Year 2025/26 appropriation from the Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024 (2024 Climate Bond, or Proposition 4), codified at Public Resource Code Sections 90000-95015, to the Conservancy for the purpose of coastal resilience. These funds are available as described in Section 92010 of the Public Resource Code, which sets forth a detailed description of the purposes of Proposition 4 coastal resilience funds. These funds may be used for coastal resilience projects and programs, including, but not limited to, grants and expenditures to protect, restore, and increase the resilience of beaches, bays, coastal dunes, wetlands, coastal forests, watersheds, trails, and public access facilities. “Protection” is defined as those actions necessary to prevent harm or damage to persons, property, or natural, cultural, and historic resources, actions to improve access to public open-space areas, or actions to allow the continued use and enjoyment of property or natural, cultural, and historic resources (Public Resource Code Section 90100(h)). The proposed project is consistent with this funding source, because acquisition of the property will protect it from development, allowing for the continued use and enjoyment of property and natural resources along the coast, as well as facilitating future restoration work to enhance those natural resources. The proposed project will also facilitate development of a portion of the CCT, a trail of statewide significance, thereby improving access to a public open-space area.

Unless specifically identified as “Required Match,” the other sources of funding and in-kind contributions described above are estimates. The Conservancy does not typically require matching funds or in-kind services, nor does it require documentation of expenditures from other funders or of in-kind services. Typical grant conditions require grantees to provide any funds needed to complete a project.

CONSISTENCY WITH CONSERVANCY’S ENABLING LEGISLATION:

The proposed project will be undertaken pursuant to Chapter 9 (Sections 31400 et seq.) of Division 21 of the Public Resource Code. Section 31400.1 authorizes the Conservancy to award grants to public agencies and nonprofit organizations to acquire land, and/or to develop, operate, or manage lands for public access purposes to and along the coast. Consistent with this section, SLT is a nonprofit organization existing under Section 510(c)(3) of the U.S. Internal Revenue Code, and the proposed project will acquire coastal property that will host a future California Coastal Trail segment, increasing public access to the coast.

OSPREY HILL RANCH ACQUISITION

Pursuant to section 31400.2, the Conservancy may provide up to the total cost of the acquisition of interests in lands and the initial development of public accessways by a nonprofit organization, as determined by the total amount of funding available and the fiscal resources of the applicant. Consistent with this section, the amount of funding proposed for this acquisition has been determined by an analysis of partner funding commitments and fair market value of the property.

Pursuant to section 31400.3, the Conservancy may provide such assistance as is required to aid nonprofit organizations in establishing a system of public coastal accessways. Consistent with this section, under this project the Conservancy will provide funds to a nonprofit for a property acquisition that will eventually host a segment of the California Coastal Trail.

CONSISTENCY WITH CONSERVANCY'S [2023-2027 STRATEGIC PLAN](#):

Consistent with **Goal 3.1, Conserve Lands**, the proposed project will protect 365 acres of open space and public access lands, specifically for the California Coastal Trail.

Consistent with **Goal 3.2, Restore or Enhance Habitats**, the proposed project will protect a regionally significant wildlife corridor and SLT plans to further restore the habitat.

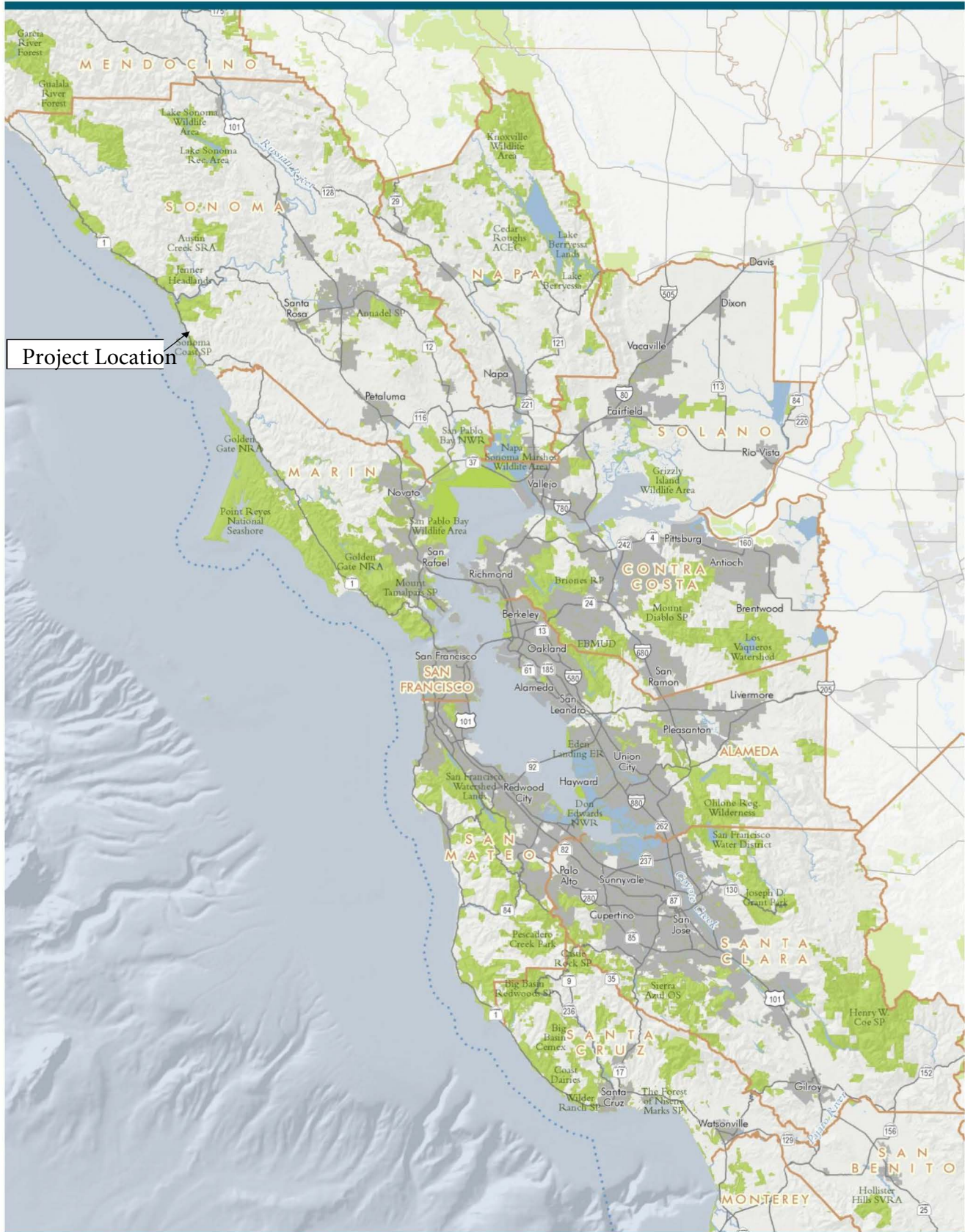
Consistent with **Goal 3.3, Working Lands**, the project will support seasonal and rotational grazing.

CEQA COMPLIANCE:

The project is exempt from review under the California Environmental Quality Act under California Code of Regulations, Title 14, Section 15325, which exempts transfers of ownership of land to preserve open space and habitat, with examples including acquisition of areas to preserve existing natural conditions, to allow restoration of natural conditions, and to preserve land for park purposes. Consistent with this section, this project is an acquisition of land that will preserve open space and habitat and facilitate future restoration of natural lands.

Upon approval of the project, Conservancy staff will file a Notice of Exemption.

Exhibit 1: Project Location Map



San Francisco Bay Area



Exhibit 1



Exhibit 1

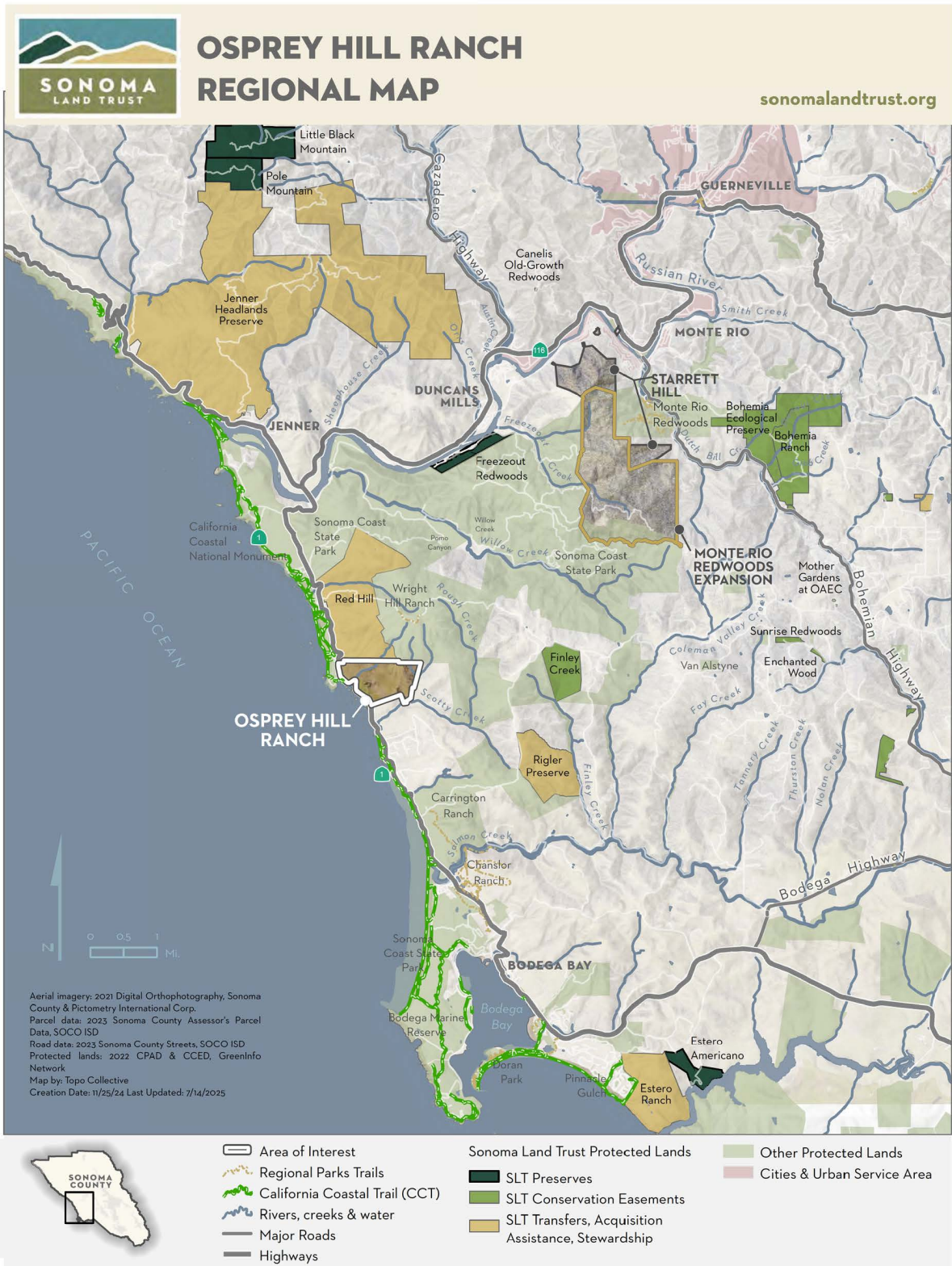


Exhibit 2- Project Photos

Osprey Hill Ranch Acquisition, Sonoma Coast





JARED HUFFMAN
2ND DISTRICT, CALIFORNIA

WASHINGTON OFFICE
2330 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
PHONE: (202) 225-5161
WEBSITE: huffman.house.gov

Congress of the United States
House of Representatives
Washington, DC 20515-0502

COMMITTEE ON
NATURAL RESOURCES
RANKING MEMBER
COMMITTEE ON TRANSPORTATION
AND INFRASTRUCTURE

January 22, 2026

Douglas Bosco, Chairman
California State Coastal Conservancy
1515 Clay Street, 10th Floor
Oakland, CA 94612

Dear Chairman Bosco:

I am writing to express support for Sonoma Land Trust's funding request for the Osprey Hill Ranch project, which would establish a 365-acre managed preserve along the Sonoma Coast.

Located four miles north of Bodega Bay, Osprey Hill Ranch represents a rare and critical opportunity to ensure the long-term protection of a pristine natural resource along Northern California's coastline. Sonoma Land Trust's acquisition and preservation of this property would provide ecological benefits by expanding Sonoma County's network of protected lands, closing a key conservation gap, and linking an essential wildlife corridor from Point Reyes National Seashore to the Coast Range. Additionally, the property would provide significant community benefits by extending the California Coastal trail through the ranch, enhancing public access to scenic views and creating new opportunities for coastal recreation.

Funding for the Osprey Hill Ranch project is a critical investment that would ensure the long-term protection and stewardship of Sonoma County's coast, while enhancing public access and recreational opportunities for visitors and residents for generations to come.

Thank you for your full and fair consideration of Sonoma Land Trust's project. Please contact my Field Representative, Riley Ahern, at riley.ahern@mail.house.gov if you need additional information.

Sincerely,


JARED HUFFMAN
Member of Congress

California State Senate

SENATOR MIKE MCGUIRE

PRESIDENT PRO TEMPORE EMERITUS

NORTHERN CALIFORNIA'S SECOND SENATE DISTRICT



January 23, 2026

Chairman Douglas Bosco
State Coastal Conservancy
1515 Clay St, 10th Floor
Oakland, CA 94612

Dear Chairman Bosco:

I am writing to express my strong support for the Sonoma Land Trust's request for funding for the Osprey Hill Ranch Acquisition Project.

This project will establish a 365-acre managed preserve located four miles north of Bodega Bay and situated along Highway 1. This acquisition will improve public access and the protection of cultural resources, enhance a regionally significant wildlife corridor, maintain coastal working lands, and preserve the health of an important coastal watershed for salmonids and other sensitive species.

Sonoma Land Trust is committed to working collaboratively during the planning process with Tribes and park agencies to plan and implement an extension of the California Coastal Trail. Support for this project is a critical investment in preserving the region's scenic beauty, securing the long-term protection of its natural resources, and providing additional recreational opportunities on this beloved stretch of coastline.

I respectfully encourage you to support this proposal. If you have any questions, please do not hesitate to reach out to us at (707) 576-2771.

Warmest regards,

A handwritten signature in black ink, appearing to be "Mike McGuire".

MIKE MCGUIRE
Senator

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0002
(916) 319-2002
FAX (916) 319-2102

DISTRICT OFFICE
50 D STREET, SUITE 450
SANTA ROSA, CA 95404
(707) 576-2526
FAX: (707) 576-2297

E-MAIL
Assemblymember.Rogers@assembly.ca.gov



COMMITTEES
BUDGET
COMMUNICATIONS AND
CONVEYANCE
TRANSPORTATION
UTILITIES AND ENERGY
WATER, PARKS, AND WILDLIFE
BUDGET SUBCOMMITTEE NO. 4 ON
CLIMATE CRISIS, RESOURCES,
ENERGY, AND TRANSPORTATION

January 26, 2026

Chairman Douglas Bosco
California State Coastal Conservancy
1515 Clay Street, 10th Floor
Oakland, CA 94612

Re: Support for Osprey Hill Ranch project

Dear Chairman Bosco,

As the Assemblymember representing Sonoma County, I am writing to express my support for the Osprey Hill Ranch project proposed by the Sonoma Land Trust. This compelling property, located four miles north of Bodega Bay, will establish a 365-acre managed preserve on the Sonoma coast.

Protection of this property will create the opportunity for an extension of the California Coastal Trail, improve public access and protection of cultural resources, enhance a regionally significant wildlife corridor, maintain coastal working lands, and preserve the health of an important coastal watershed for salmonids and other sensitive species.

Funding the Osprey Hill Ranch project is a critical investment in preserving the region's scenic beauty, securing the long-term protection of its natural resources, and providing additional recreational opportunities on this beloved stretch of coastline.

I encourage you to support this essential project that will benefit both the community and the environment for generations to come. Please feel free to reach out to my office at 707-576-2526 if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink that reads "Chris Rogers". The signature is written in a cursive, flowing style.

CHRIS ROGERS
Assemblymember, District 2

CR: mb



COUNTY OF SONOMA
BOARD OF SUPERVISORS

575 ADMINISTRATION DRIVE, RM. 100A
SANTA ROSA, CALIFORNIA 95403

(707) 565-2241



January 26, 2026

Douglas Bosco
Chairman, California State Coastal Conservancy
1515 Clay St, 10th Floor
Oakland, CA 94612-1401

Dear Chairman Bosco,

As Supervisor of Sonoma County's Fifth District, I am writing to express my support for the Osprey Hill Ranch project proposed by the Sonoma Land Trust. This compelling property, located four miles north of Bodega Bay, will establish a 365-acre managed preserve on the Sonoma coast.

Protection of this property will create the opportunity for an extension of the California Coastal Trail, improve public access and protection of cultural resources, enhance a regionally significant wildlife corridor, maintain coastal working lands, and preserve the health of an important coastal watershed for salmonids and other sensitive species.

The Osprey Hill Ranch project reflects my long-standing commitment to expanding public access to the Sonoma Coast while responsibly protecting the natural and cultural resources that make this region so special. Conserving this property fills a critical gap in the Coast Range–Marin Coast Wildlife Corridor, strengthening biodiversity and supporting healthy ecosystems. The project also enables targeted riparian management to improve stream flows and water quality in Scotty Creek, a vital salmonid stream. The property will connect to nearby parks and trail networks, including the California Coastal Trail, expanding recreational opportunities and helping to close longstanding gaps in coastal trail connectivity. Managed public access will allow residents and visitors to experience the Sonoma Coast while ensuring that sensitive habitats and working lands are protected.

Permanent protection of Osprey Hill Ranch ensures this stretch of coastline remains working, wild, and accessible for generations to come. By preventing development of a second homesite, the project safeguards water resources, preserves coastal prairie habitat, expands conserved lands along the coast, and creates new opportunities for coastal prairie restoration and future trail connections. Located within a culturally significant landscape, the project also creates opportunities for meaningful Tribal engagement and inclusive stewardship, honoring the deep connections between people, land, and place while welcoming the public to experience it.



COUNTY OF SONOMA
BOARD OF SUPERVISORS

575 ADMINISTRATION DRIVE, RM. 100A
SANTA ROSA, CALIFORNIA 95403

(707) 565-2241



Funding the Osprey Hill Ranch project is a critical investment in preserving the region's scenic beauty, securing the long-term protection of its natural resources, and providing additional recreational opportunities on this beloved stretch of coastline. I strongly encourage the California State Coastal Conservancy to support this essential project as it will benefit both the community and the environment for generations to come.

Thank you for your time and thoughtful consideration.

Sincerely,

A handwritten signature in black ink that reads "Lynda Hopkins".

Lynda Hopkins
Supervisor, Fifth District



DEPARTMENT OF PARKS AND RECREATION

Sonoma-Mendocino Coast District
12301 North Hwy 1
Mendocino, CA 95460

Armando Quintero, Director

January 15, 2026

Douglas Bosco
Chairman, California State Coastal Conservancy
1515 Clay Street, 10th Floor
Oakland, CA 94612-1401

Dear Chairman Bosco,

I am writing to express my strong support for the Sonoma Land Trust's proposed acquisition of Osprey Hill Ranch, a 365-acre property located approximately four miles north of Bodega Bay. This project represents a valuable and timely conservation opportunity for the Sonoma Coast and the State of California.

Protection of Osprey Hill Ranch would safeguard an ecologically important coastal landscape that includes working lands, sensitive habitats, and a coastal watershed that supports salmonids and other special-status species. The property also offers clear potential to thoughtfully expand public access, including future alignment with the California Coastal Trail, while ensuring that cultural resources and natural systems are protected.

Equally important, this acquisition would strengthen an established network of conserved lands in the region. Osprey Hill Ranch sits within a broader constellation of protected properties managed by California State Parks, Sonoma County Regional Parks, The Wildlands Conservancy, and the Sonoma Land Trust. Securing this property would improve habitat connectivity, strengthen wildlife movement corridors, and support coordinated stewardship across agency and organizational boundaries. From an operational standpoint, it would help advance cohesive planning for access, resource protection, and long-term land management along this stretch of coast.

Support from the California State Coastal Conservancy for the Osprey Hill Ranch project would secure a critical link in the region's conservation landscape while delivering enduring public benefits. This investment would protect scenic coastal resources, enhance recreational opportunities, and contribute to the long-term resilience of Sonoma Coast ecosystems. I strongly encourage the Conservancy to support this project.

Thank you for your continued commitment to coastal conservation and for your thoughtful consideration of this request.

Sincerely,

Bill Maslach
District Superintendent
Sonoma Mendocino Coast District
California State Parks

Copy: Louisa Morris, State Coastal Conservancy, Louisa.Morris@scc.ca.gov
Shanti Edwards, Sonoma Land Trust, shanti@sonomalandtrust.org



Kashia Band of Pomo Indians
Of the Stewarts Point Rancheria

Kashia Round House
Founded in 1916

Douglas Bosco
Chairman, California State Coastal Conservancy
1515 Clay St, 10th Floor
Oakland, CA 94612-1401

Dear Chairman Bosco:

On behalf of Kashia Band of Pomo Indians of the Stewarts Point Rancheria I am writing to express my support for the Osprey Hill Ranch project proposed by the Sonoma Land Trust. This compelling property, located four miles north of Bodega Bay, will establish a 365-acre managed preserve on the Sonoma coast.

Protection of this property will create the opportunity for an extension of the California Coastal Trail, improve public access and protection of cultural resources, enhance a regionally significant wildlife corridor, maintain coastal working lands, and preserve the health of an important coastal watershed for salmonids and other sensitive species.

Osprey Hill Ranch is located within the aboriginal territory of the Kashia Band of Pomo Indians of the Stewarts Point Rancheria and holds deep cultural and traditional significance for the Tribe. The surrounding landscape is closely connected to nearby spiritual and ceremonial sites, ancestral Kashia villages, and long-used traditional gathering areas that have sustained Kashia people since time immemorial. The land and adjacent coastal and marine environments provide access to culturally important food resources, including abalone, clams, seaweed, and other traditional subsistence materials essential to Kashia cultural practices, diet, and identity. Osprey Hill Ranch remains an integral part of the Tribe's cultural landscape, reflecting enduring connections between the Kashia people, the land, the waters, and their ancestral lifeways.

Funding the Osprey Hill Ranch project is also a critical investment in preserving the region's scenic beauty, securing the long-term protection of its natural resources, and providing additional recreational opportunities on this beloved stretch of coastline. I strongly encourage the California State Coastal Conservancy to support this essential project as it will benefit both the community and the environment for generations to come.

Thank you for your time and thoughtful consideration.
Sincerely,

Dino Franklin,

A handwritten signature in blue ink, appearing to read "Kashia Band of Pomo".

Chairman

Kashia Band of Pomo of the Stewarts Point Rancheria

Copy To:

Louisa Morris, State Coastal Conservancy, Louisa.Morris@scc.ca.gov

Shanti Edwards, Sonoma Land Trust, shanti@sonomalandtrust.org



AG + OPEN SPACE
SONOMA COUNTY

Douglas Bosco
Chairman, California State Coastal Conservancy
1515 Clay St, 10th Floor
Oakland, CA 94612-1401

Dear Chairman Bosco,

On behalf of Sonoma County Agricultural Preservation and Open Space District (Ag + Open Space), I am writing to express my support for the Osprey Hill Ranch project proposed by the Sonoma Land Trust. This compelling property, located four miles north of Bodega Bay, will establish a 365-acre managed preserve on the Sonoma coast.

Protection of this property will create the opportunity for an extension of the California Coastal Trail, improve public access and protection of cultural resources, enhance a regionally significant wildlife corridor, maintain coastal agricultural working lands, and preserve the health of an important coastal watershed for salmonids and other sensitive species.

For Ag + Open Space, the Osprey Hill Ranch project advances the District's Vital Lands Initiative by protecting water resources, wildlands, and agricultural lands, while also supporting healthy communities and Sonoma County's community identity. Permanent protection of this highly visible coastal property will conserve sensitive habitats and watersheds, sustain coastal working lands, preserve scenic character, and provide carefully managed opportunities for public access and stewardship. For these reasons, Osprey Hill Ranch represents a strong and well-aligned investment in long-term coastal conservation and community benefit.

Funding the Osprey Hill Ranch project is a critical investment in preserving the region's scenic beauty, securing the long-term protection of its natural resources, and providing additional recreational opportunities on this beloved stretch of coastline. I strongly encourage the California State Coastal Conservancy to support this essential project as it will benefit both the community and the environment for generations to come.

Thank you for your time and thoughtful consideration.

Sincerely,

Misti Arias
Ag + Open Space, General Manager

Copy To:

Louisa Morris, State Coastal Conservancy, Louisa.Morris@scc.ca.gov
Shanti Edwards, Sonoma Land Trust, shanti@sonomalandtrust.org



January 28, 2026

Douglas Bosco
Chairman, California State Coastal Conservancy
1515 Clay St, 10th Floor
Oakland, CA 94612-1401

Dear Chairman Bosco,

On behalf of Sonoma County Regional Parks, I am writing to express my enthusiastic support for the Osprey Hill Ranch project proposed by the Sonoma Land Trust. This vital property, located between the Russian River estuary and Bodega Bay, will establish a 365-acre managed preserve on the Sonoma coast expanding the landscape scale and interagency conservation work that has been ongoing for decades.

Protection of this property will create the opportunity for an extension of the California Coastal Trail, improve public access and protection of cultural resources, enhance a regionally significant wildlife corridor, maintain coastal working lands, and preserve the health of an important coastal watershed for salmonids and other sensitive species.

The Osprey Hill Ranch project will allow two key trail gaps to be closed. First, the property can support the link between the northern terminus of the California Coastal Trail at the Gleason Beach Roadway Realignment Project and with Sonoma Coast State Park's Coastal Trail in the Duncans Landing/Wrights Beach area. This long-envisioned trail section will provide a multi-use, accessible, and natural surface trail linking destinations and communities. It also would provide an alternative to motorized travel in order to experience this area along the Sonoma coast. Second, the project will support a multiuse trail connecting to adjacent trail systems spanning across 10,000+ acres of protected and publicly accessible parklands along the coast to inland communities. Both trail connections will offer high quality nature-based experiences within sight and sound of the ocean.

The Osprey Hill Ranch project will further expand the 10,000+ acres of connected publicly accessible protected lands increasing the long-term benefits of one of the most significant conservation and access achievements in Sonoma County. Since its inception, the State Coastal Conservancy has played a leadership and supportive role in the numerous acquisitions, restoration and access projects that form this protected landscape of western Sonoma County. This project not only builds upon the accomplishments of the local, regional, state, and other partners, but helps protect those ecological, wildlife, and public access investments.

The Osprey Hill Ranch is a culturally significant landscape. The project creates opportunities for meaningful Tribal engagement and inclusive stewardship honoring the deep connections between people, land, and place while welcoming the public to experience it. Additionally, the coastal prairie habitat on this property contains exceptional biological diversity with less than 2% of this habitat remaining in California. This project connects this coastal prairie habitat with diverse inland habitats providing more room for species migration and adaptability in response to climate changes.

Funding the Osprey Hill Ranch project is a critical investment in preserving California's cherished coastal scenery, securing the long-term protection of its natural resources, and providing vital recreational opportunities. I respectfully and enthusiastically encourage the California State Coastal Conservancy to

support this important project, ensuring meaningful benefits for our community and the natural environment, now and for generations ahead.

Thank you for your thoughtful consideration.

Sincerely,



Bert Whitaker
Director, Regional Parks

Copy To:

Louisa Morris, State Coastal Conservancy, Louisa.Morris@scc.ca.gov
Shanti Edwards, Sonoma Land Trust, shanti@sonomalandtrust.org

January 13, 2026

Douglas Bosco
Chairman, California State Coastal Conservancy
1515 Clay St, 10th Floor
Oakland, CA 94612-1401

Dear Chairman Bosco,

I am writing to express the Gordon and Betty Moore Foundation's strong support for acquisition and permanent protection of Osprey Hill Ranch (also referred to as Hendren Ranch) in partnership with the Sonoma Land Trust (SLT).

The property is located five miles north of Bodega Bay across from numerous beaches and overlooks that are part of State Park system. Because of the suite of habitat types and connection to an existing network of 22,000 acres of protected lands, the property is ranked highly according to a number of regional prioritization efforts. The coastal terrace prairie, northern coastal scrub, seasonal wetlands, and riparian areas are all important habitat for wide variety of fish and wildlife species. The property fills a gap of unprotected lands between adjacent parks and properties protected by conservation easements.

SLT will operate Hendren Ranch as part of its preserve system with a comprehensive management plan that includes conservation grazing, prescribed burning, and wildland vegetation management practices to promote native flora and ecosystem health and wildfire resilience. Community benefits include protection of a well-traveled scenic corridor and possibilities for public access for recreation, education, and stewardship. There is also the opportunity to extend the California Coastal Trail on the property to the south from Wright's Beach.

The Foundation provided a grant of \$1,800,000 in support of this acquisition last year due to the high conservation value and desire to create positive momentum toward project completion.

Thank you for your time and thoughtful consideration.

Sincerely,



Dan Winterson
Gordon and Betty Moore Foundation
dan.winterson@moore.org

18 January 2026

Douglas Bosco
Chairman, California State Coastal Conservancy
1515 Clay St, 10th Floor
Oakland, CA 94612-1401

Dear Chairman Bosco

On behalf of the Wendy's Wish Giving Fund (WWGF), I am writing to express my support for the Osprey Hill Ranch project proposed by the Sonoma Land Trust. This compelling property, located four miles north of Bodega Bay, will establish a 365-acre managed preserve on the Sonoma coast.

Protection of this property will create the opportunity for an extension of the California Coastal Trail, improve public access and protection of cultural resources, enhance a regionally significant wildlife corridor, maintain coastal working lands, and preserve the health of an important coastal watershed for salmonids and other sensitive species.

The WWGF is a family fund named after my first wife and the mother of my five children. Wendy passed away from cancer at the too young age of 54. She was a powerful advocate for conservation, the land and reducing our carbon footprint. The overall mission of WWGF is *to promote a world that works for all*. One of our stated beliefs is *living in harmony with our planet's natural systems*. Our philanthropy is driven by our mission and beliefs. Her five children now call Northern California home. It is an honor to invest where we live for the causes that matter to us in the name of their mother.

Funding the Osprey Hill Ranch project is a critical investment in preserving the region's scenic beauty, securing the long-term protection of its natural resources, and providing additional recreational opportunities on this beloved stretch of coastline. I strongly encourage the California State Coastal Conservancy to support this essential project as it will benefit both the community and the environment for generations to come.

Thank you for your time and thoughtful consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Malcolm S. Walter".

Malcolm S. Walter



January 14, 2026

Douglas Bosco
Chairman, California State Coastal Conservancy
1515 Clay St, 10th Floor
Oakland, CA 94612-1401

Dear Chairman Bosco,

On behalf of the Gold Ridge Resource Conservation District, I am writing to express our support for the Osprey Hill Ranch project proposed by the Sonoma Land Trust. This compelling property, located four miles north of Bodega Bay, will establish a 365-acre managed preserve on the Sonoma coast.

Protection of this property will create the opportunity to enhance a regionally significant wildlife corridor, maintain coastal working lands, preserve the health of an important coastal watershed for salmonids and other sensitive species, and provide the community with opportunities to connect to the land.

Funding the Osprey Hill Ranch project is a critical investment in preserving the region's scenic beauty, securing the long-term protection of its natural resources, and providing additional recreational opportunities on this beloved stretch of coastline. I strongly encourage the California State Coastal Conservancy to support this essential project as it will benefit both the community and the environment for generations to come.

Thank you for your time and thoughtful consideration.

Sincerely,

A handwritten signature in blue ink that reads "Brittany Jensen".

Brittany Jensen
Executive Director
Gold Ridge Resource Conservation District

CC:

Louisa Morris, State Coastal Conservancy, Louisa.Morris@scc.ca.gov

Shanti Edwards, Sonoma Land Trust, shanti@sonomalandtrust.org



1/20/2026

Douglas Bosco
Chairman, California State Coastal Conservancy
1515 Clay St, 10th Floor
Oakland, CA 94612-1401

Dear Chairman Bosco:

On behalf of Save the Redwoods League, I am writing to express my support for the Osprey Hill Ranch project proposed by the Sonoma Land Trust. This important property, located four miles north of Bodega Bay, will establish a 365-acre managed preserve on the Sonoma coast.

Protection of this property will create the opportunity for an extension of the California Coastal Trail, improve public access and protection of cultural resources, enhance a regionally significant wildlife corridor, maintain coastal working lands, and preserve the health of an important coastal watershed for salmonids and other sensitive species.

This property would join a mosaic of more than 22,000 acres of contiguous protected land in local, state and non-profit ownership.

Funding the Osprey Hill Ranch project is a critical investment in preserving the region's scenic beauty, securing the long-term protection of its natural resources, and providing additional recreational opportunities on this beloved stretch of coastline. I strongly encourage the California State Coastal Conservancy to support this essential project as it will benefit both the community and the environment for generations to come.

Thank you for your leadership and for your consideration of this important project.

Sincerely,


Jeff Stump
Director of Land Protection

Copy To:

Louisa Morris, State Coastal Conservancy, Louisa.Morris@scc.ca.gov
Shanti Edwards, Sonoma Land Trust, shanti@sonomalandtrust.org



BODEGA LAND TRUST

dedicated to the conservation and stewardship of land and community

January 19, 2026

Douglas Bosco
Chairman, California State Coastal Conservancy
1515 Clay St, 10th Floor
Oakland, CA 94612-1401

Dear Chairman Bosco,

On behalf of Bodega Land Trust, I am writing to express my support for the Osprey Hill Ranch project proposed by the Sonoma Land Trust. This compelling property, located four miles north of Bodega Bay, will establish a 365-acre managed preserve on the Sonoma coast.

Protection of this property will create the opportunity for an extension of the California Coastal Trail, improve public access and protection of cultural resources, enhance a regionally significant wildlife corridor, maintain coastal working lands, and preserve the health of an important coastal watershed for salmonids and other sensitive species.

As a long time hiker on the California Coastal Trail, I am particularly pleased to support this project that will protect the property and increase opportunities to walk along the coastal hills.

Funding the Osprey Hill Ranch project is a critical investment in preserving the region's scenic beauty, securing the long-term protection of its natural resources, and providing additional recreational opportunities on this beloved stretch of coastline. I strongly encourage the California State Coastal Conservancy to support this essential project as it will benefit both the community and the environment for generations to come.

Thank you for your consideration of this project.

Sincerely,

Mary Biggs
Board, President, Bodega Land Trust

JAN 27 2026

Copy To:

Louisa Morris, State Coastal Conservancy, Louisa.Morris@ccc.ca.gov
Shanti Edwards, Sonoma Land Trust, shanti@sonomalandtrust.org

A California non-profit 501(c)(3) corporation
P.O. Box 254, Bodega, CA 94922; (707) 874-9001
www.bodegalandtrust.org; email: info@bodegalandtrust.org
Board of Directors: Mary Biggs, Sharon Welling Harston, Bob Fink,
Susan Anderson, Eileen Jang, James Hansen, Mike Parrish

January 30, 2026

Douglas Bosco
Chairman, California State Coastal Conservancy
1515 Clay St, 10th Floor
Oakland, CA 94612-1401

Dear Chairman Bosco:

On behalf of River's End Ventures, a hospitality business rooted in Sonoma County and deeply connected to the Sonoma Coast, I am writing to express our strong support for the Osprey Hill Ranch project proposed by the Sonoma Land Trust. This remarkable property, located approximately four miles north of Bodega Bay, will establish a 365-acre managed preserve along one of California's most treasured coastal landscapes.

As a business that depends on the health, beauty, and accessibility of the coast, we recognize that conservation and hospitality are inseparable. Protecting Osprey Hill Ranch will enhance the visitor experience by supporting an extension of the California Coastal Trail, improving public access, and preserving the scenic and cultural character that draws guests to this region. The project will also strengthen a regionally significant wildlife corridor, protect an essential coastal watershed supporting salmonids and other sensitive species, and sustain coastal working lands that are integral to the area's identity.

Investments such as this are not only environmental imperatives but also sound economic decisions. Long-term conservation ensures that Sonoma Coast communities remain vibrant destinations, supporting responsible tourism, local businesses, and jobs while safeguarding the natural resources that make this place unique.

We respectfully urge the California State Coastal Conservancy to support the Osprey Hill Ranch project. Its protection will benefit residents, visitors, and the environment alike, ensuring that this extraordinary stretch of coastline can be enjoyed and stewarded for generations to come.

Sincerely,

A handwritten signature in black ink that reads "Bert".

Bert Rangel
Proprietor

cc:
Louisa Morris, State Coastal Conservancy, Louisa.Morris@scc.ca.gov
Shanti Edwards, Sonoma Land Trust, shanti@sonomalandtrust.org

Support for The Osprey Hill Ranch Project

Douglas Bosco
Chairman, California State Coastal Conservancy
1515 Clay St, 10th Floor
Oakland, CA 94612-1401

Dear Chairman Bosco

As the owners of the Ballard Ranch, at 6000 N. Highway One, Bodega Bay, just south and adjacent to the Osprey Hill Ranch, we are writing to express our enthusiastic support for the Osprey Hill Ranch project proposed by the Sonoma Land Trust. Our ranch is the site of the Gleason Beach Highway One re-alignment project and we are in the final stages of discussion for development of a Conservation Easement (CE) on a portion of our ranch to mitigate the damage done by Caltrans during the construction of the large bridge at Scotty creek. The proposed CE on our ranch would be managed by the Goldridge RCD and includes protection of Coastal Terrace Prairie, protection of endangered species – California Redleg Frog and Myrtle Silverspot Butterfly, development of additional wetlands and restoration of Scotty Creek with the hope that salmonid species might once again come up the creek. – We have had preliminary conversations with staff at the SLT on ways to coordinate the work with the Osprey Hill Project.

We are supportive and excited about the development of our neighboring property to establish a 365-acre managed preserve on the Sonoma coast. Protection of this property will create the opportunity for an extension of the California Coastal Trail, improve public access and protection of cultural resources, enhance a regionally significant wildlife corridor, maintain coastal working lands, and preserve the health of an important coastal watershed (Scotty Creek) for salmonids and other sensitive species in coordination with the restoration activities that are a part of the proposed CE on our ranch.

Funding the Osprey Hill Ranch project is a critical investment in preserving the region's scenic beauty, securing the long-term protection of its natural resources, and providing additional recreational opportunities on this beloved stretch of coastline. We strongly encourage the California State Coastal Conservancy to support this essential project as it will benefit both the community and the environment for generations to come.

Thank you for your thoughtful consideration. We would be happy to discuss this further if you are interested and it would be helpful.

Sincerely,

Roberta A Ballard

Phil Ballard

Roberta and Phil Ballard

Ballard Ranch, 6000 N Highway One, Bodega Bay, CA 94923



Harold C. Appleton

Registered Professional Forester #1977
Certified Professional in Erosion and Sediment Control #271
P.O. Box 1755, Bodega Bay, CA 94923

January 17, 2026

Douglas Bosco
Chairman, California State Coastal Conservancy
1515 Clay St, 10th Floor
Oakland, CA 94612-1401

Re: Proposed Osprey Hill Ranch Preserve, Sonoma coast

Dear Chairman Bosco –

I am writing to express my support for the Osprey Hill Ranch project proposed by the Sonoma Land Trust (SLT). Located six miles north of Bodega Bay at 6700 North Highway One, the property will establish a 365-acre managed preserve on the Sonoma coast and a linked to other coastal preserves.

Protection of this property will create the opportunity for an extension of the California Coastal Trail, improve public access and protection of cultural resources, enhance a regionally significant wildlife corridor, maintain coastal working lands, and preserve the health of an important coastal watershed for salmonids and other sensitive species.

As a professional consultant, I have hiked the property with SLT staff on two occasions and as a resident of Bodega Bay, I pass by the property on a regular basis. Along with the assets mentioned above, the habitat diversity and viewshed are impressive.

I strongly encourage the California State Coastal Conservancy to support this project as it will benefit both the community and the environment for generations to come.

Thank you,

Harold C. Appleton
Registered Professional Forester

Copy To:

Louisa Morris, State Coastal Conservancy, Louisa.Morris@scc.ca.gov
Shanti Edwards, Sonoma Land Trust, shanti@sonomalandtrust.org