

COPY

AGENDA ITEM TRANSMITTAL REPORT

DEPARTMENT: Sonoma County Agricultural Preservation and Open Space District

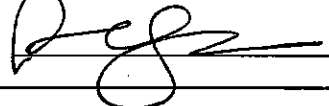
SUBMITTED BY:
Andrea Mackenzie, General Manager

FOR BOARD ACTION ON: 9/9/08

AS: (x) CONSENT () REGULAR

THIS ITEM: (Check appropriate boxes)

- | | | |
|--|------------------------------|--|
| <input type="checkbox"/> Hearing | <u> / / </u> <u> : </u> | <input type="checkbox"/> 4/5 Vote |
| | date time | |
| <input type="checkbox"/> Requests Gold Resolution | | <input type="checkbox"/> Appropriation Transfer |
| <input type="checkbox"/> Public Appearance Anticipated | | <input type="checkbox"/> Position Alloc List Change(s) |

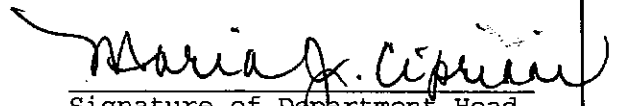
(✓) County Counsel Approval Date 8/20/08 BY: 

AGENDA SHORT TITLE:

2008 Competitive Matching Grant Program – Project Recommendations

REQUESTED BOARD ACTION:

Accept the Project and Funding Recommendations for inclusion in the District's 2008 Matching Grant Program


Signature of Department Head

Special Instructions to Clerk of the Board:

County Administrator's Office Recommendation:

- Approval
- Not Recommended
- Submitted with Comment
- Policy Determination by Board

Analyst Comment:

Signature of County Administrator

Agenda Committee Action:

- Consent Calendar
- Regular Calendar

Date Scheduled: _____/_____/_____
Time Scheduled: _____
(If required)

County of Sonoma			Clerk of the Board Use Only Meeting Date ____/____/____ Agenda Item No: _____																														
Agenda Item																																	
Summary Report																																	
Department: Sonoma County Agricultural Preservation and Open Space District			() 4/5 Vote Required																														
Contact: Misti Arias DeAnna Kamber	Phone: 565-7360	Board Date: 9/9/08	Deadline for Board Action:																														
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<p>CURRENT YEAR FINANCIAL IMPACT</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;"><u>EXPENDITURES</u></th> <th style="width: 10%;"></th> <th style="width: 10%;"></th> <th style="text-align: left; border-bottom: 1px solid black;"><u>SOURCE OF ADDITIONAL FUNDS REQUESTED</u></th> <th style="width: 10%;"></th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td>Estimated Cost</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">000.00</td> <td>Contingencies (Fund Name:)</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">000.00</td> </tr> <tr> <td>Amount Budgeted</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">000.00</td> <td>Unanticipated Revenue (Sources:)</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">000.00</td> </tr> <tr> <td>Other Avail. Approp.</td> <td></td> <td></td> <td>Other Transfer(s)</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">000.00</td> </tr> <tr> <td>Additional Requested: (Explain below)</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">000.00</td> <td>Total Source of Funds:</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">0.00</td> </tr> </tbody> </table> <p>Explanation (if required):</p>				<u>EXPENDITURES</u>			<u>SOURCE OF ADDITIONAL FUNDS REQUESTED</u>			Estimated Cost	\$	000.00	Contingencies (Fund Name:)	\$	000.00	Amount Budgeted	\$	000.00	Unanticipated Revenue (Sources:)	\$	000.00	Other Avail. Approp.			Other Transfer(s)	\$	000.00	Additional Requested: (Explain below)	\$	000.00	Total Source of Funds:	\$	0.00
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<p>Prior Board Action(s) On February 6, 2007, by Resolution No. 07-0110, the Board of Directors approved the update of the Matching Grant Program including refinements to and revisions of the guidelines.</p>																																	
<p>Alternatives - Results of Non-Approval:</p>																																	

Discussion:

DISCUSSION

As expressed in voter-approved Measures C and F, the Sonoma County Agricultural Preservation and Open Space District ("the District") administers a matching grant program that provides funds to local agencies and organizations for recreation, public access, restoration and other open space projects.

On February 6, 2007, the District's Board of Directors approved refinements and revisions to the Matching Grant Program guidelines. The revised guidelines call for annual solicitation of projects including holding a workshop for interested agencies and non-profit organizations.

Under the 2008 Matching Grant Program, the District received thirteen complete applications for consideration. A fourteenth application was submitted by the City of Cloverdale which was deemed incomplete following the close of the application review period. However, this application will be considered within the 2009 Matching Grant Program cycle. The matching grant applications were reviewed and evaluated based on the program's approved criteria including but not limited to: the project is identified as a priority in an adopted city, county or agency plan as a priority for open space preservation, resource enhancement, recreation or public access; the project is based on sound planning and assessment information which is described in detail in the application; the project is of regional significance; the project is near or adjacent to other protected lands; and the project can be implemented in a timely manner.

District staff, in conjunction with the Open Space Advisory Committee, is recommending funding of \$6,607,000 for 7 projects under the 2008 Matching Grant Program projects as described below. The Advisory Committee concurred with these recommendations for the District's 2008 Matching Grant Program at its July 24, 2008 meeting:

Project: **Giorgi Park Acquisition**
Applicant: **City of Healdsburg**
Funding Recommendation (not to exceed): \$500,000

The City of Healdsburg is requesting \$1,784,455 to assist in the rehabilitation of Giorgi Park, an existing community park centrally located in Healdsburg. The Giorgi Park Rehabilitation project will occur in two phases. The first phase of the project is the City's acquisition of two parcels adjacent to the park along University Street. The second phase is the rehabilitation of Giorgi Park. The City is requesting grant funding for the second phase, or reconstruction of some of the park's existing unsafe and outdated recreational features as well as construction of some new park features. The project is considered "High Priority" in the City's Parks and Open Space Master Plan. Matching funds will come from the Redevelopment Agency and City Park Fees which will support acquisition and construction of the project. The funding recommendation is for reimbursement for acquisition of the two adjacent parcels on University Street to expand on the park and its recreational uses.

Project: **Bayer Property Site Development**
Applicant: **LandPaths**
Funding Recommendation (not to exceed): \$215,000

LandPaths is working in partnership with the City of Santa Rosa's Recreation and Parks Department to develop on-site improvements and programming necessary to facilitate initial public access to the City's recently acquired 5.84-acre Bayer property in Southwest Santa Rosa. The District assisted the City with acquisition of the property through a matching grant in 2007. Specifically, LandPaths is requesting \$507,700 for improvements supporting initial public access of the property as a park and farm, with opportunities for community gardening, passive and active recreation and nature study.

Attachments:
Location Map

On File With Clerk:

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Discussion (continued, page 2):

Such improvements will support public access prior to a comprehensive master plan process to be implemented by the City in partnership with LandPaths and the Trust for Public Land. LandPaths' match is for development and will be derived from grants, in-kind contributions and services and public and private donations.

The funding recommendation is for site improvements that enhance the current agricultural uses, improve immediate public access and pedestrian connectivity for area residents, and for minor improvements associated with recreational use of the property prior to the master planning process.

Project: Burbank Avenue Property Acquisition
Applicant: City of Santa Rosa
Funding Recommendation (not to exceed): \$2,500,000

The City of Santa Rosa is requesting \$5,000,000 to acquire approximately 7 acres of undeveloped land on Burbank Avenue in Southwest Santa Rosa as part of a two-phased plan aimed at acquiring approximately 18 acres of land along Burbank Avenue for a community park and trail. Requested grant funds would support the purchase of Phase 1 of the Burbank Avenue properties identified to make up the future park, specifically two parcels along Roseland Creek which contain lush oak woodlands and prime creek habitat. The City envisions development of a community park with recreational trails and opportunities for outdoor education, integrated with the preservation and restoration of a portion of Roseland Creek. The City's match will provide for restoration of Roseland Creek, construction of a creekside trail, long-term operation and maintenance, stewardship programming, and general project development. The funds will come from water utility fees, grants, maintenance funds, and several in-kind donations from area community groups. Stewardship of the proposed project would be provided through a partnership among the City Recreation and Parks Department, the Sonoma County Water Agency/City of Santa Rosa Creek Stewardship Program, locally-based professional biologists and neighborhood organizations.

Project: Patterson Point Acquisition
Applicant: Friends of Villa Grande
Funding Recommendation (not to exceed): \$140,000

The Friends of Villa Grande, a local non-profit, is requesting \$140,000 toward acquisition of the Patterson Point property located in Villa Grande. The Patterson Point property is a 1.8-acre riparian parcel along the lower Russian River containing two beaches. The purpose of the acquisition is to restore the riparian habitat, and maintain the property for on-going public river access and passive recreation. When acquired, the property will comprise part of the "Russian River Waterway Trail", thereby enhancing public access to beaches along the lower Russian River. The Friends of Villa Grande, in partnership with other local conservation organizations and with use of volunteer support, are committed to the ongoing maintenance and stewardship of the property. The Friends of Villa Grande's match will go in part to acquisition, in part to the restoration plan, and toward two years of project restoration/development, management and maintenance which will be funded through the in-kind donation of volunteer hours. Matching funds toward acquisition and the restoration plan are anticipated from member donations, special event fundraising, foundational grants, corporate support and in-kind services/donations.

Project: Paula Lane Open Space Preserve
Applicant: City of Petaluma/P.L.A.N.
Funding Recommendation (not to exceed): \$1,000,000

The City of Petaluma and the Paula Lane Action Network (P.L.A.N.), a local non-profit, are requesting \$3,000,000 to acquire 11.22 acres located at 431 Paula Lane with two rented residences. The property is within Petaluma's Urban Growth Boundary. The proposed an open space preserve will offer with educational and agricultural programs, and appropriate public access including organic community gardens, native demonstration gardens, interpretive nature trails and wildlife viewing and restoration. P.L.A.N. has actively sought partnerships with local schools and organizations to implement anticipated educational and agricultural programs, including Petaluma high and junior high schools, Petaluma Bounty and others. Matching funds are expected to come from rental income from the two on-site residences on the property, in-kind and cash contributions, fundraising activities, and an endowment to assist with maintenance of the property. A three-year implementation plan has been developed which includes the trails, community gardens, organic

Discussion (continued, page 3):

agriculture, and wildlife habitat protection. The City will retain fee title of the property and an agreement between the City of Petaluma and P.L.A.N. will set forth roles, responsibilities, and funding mechanisms for the project.

Project: **La Cresta Ridge & Ravine**
Applicant: **City of Petaluma/ La Cresta Ridge & Ravine Coalition**
Funding Recommendation (not to exceed): \$ 2,000,000

The City of Petaluma and the La Cresta Ridge & Ravine Coalition are requesting \$2,010,000 for acquisition of 13.6 acres of land within the City of Petaluma, characterized by a seasonal creek and ravine, and prominent ridgeline offering highly scenic views. The project will enhance existing open space and recreational opportunities, including walking and hiking trails for urban and rural residents. The project match will come from a donation of 50% of the value of the land and the City's contribution toward maintenance of the property. The La Cresta Ridge & Ravine Coalition will establish a trust comprised of individual pledges by private citizens to alleviate City costs associated with annual maintenance.

Project: **Riverfront Regional Park, Phase 3**
Applicant: **Sonoma County Regional Parks**
Funding Recommendation (not to exceed): \$252,000

Sonoma County Regional Parks is requesting \$252,000 toward construction of improvements at Riverfront Regional Park near Windsor. Through a cooperative partnership, the District and the Sonoma County Water Agency purchased the property for a regional park in 2002. Additionally, the District has contributed funding to assist with Phase 1 improvements of the park. Proposed improvements of this grant will implement Phase 3 of the adopted Park Master Plan. The Master Plan proposes public access improvements, including increased boating access, river access, riparian and lakeshore restoration, interpretive signage and an entry kiosk. Improvements specific to the grant request include two picnic areas, drinking fountains, restroom enclosures, trails, boat portages, expansion of the park driveway and parking. Regional Parks' match will include funds toward operations and maintenance, and development. Matching funds for development will come from grants, including a recently secured California Boating and Waterways grant, and park mitigation fees.

The following projects are not recommended for funding under the 2008 Competitive Matching Grant Program.

Project: **West Sonoma County Community Recreation Enhancement Project**
Applicant: **West Sonoma County Union High School District**

The West Sonoma County Union High School District is requesting \$920,000 to replace the existing recreational fields located at Analy High School with all-weather turf fields. Enhancement of the fields will provide three full soccer/football fields and two full baseball/softball fields for year-round school and community use with additional use for community events. The School District has also partnered with the Laguna de Santa Rosa Foundation to develop a 270-square foot Laguna-themed demonstration garden on a portion of the property adjacent to the West County/Joe Rodota trail. The School District's match toward development and long-term maintenance will come from fundraising monies, a Waste Management grant, in-kind services, and donations.

Project: **Monte Rio Community Garden**
Applicant: **Monte Rio Community Garden/Monte Rio Recreation & Park District**

The Monte Rio Community Garden, a local non-profit, in partnership with the Monte Rio Recreation and Park District, is requesting \$120,000 for construction of a permanent community garden at the Old Monte Rio School property (also known as "Creekside Park"). Construction of the community garden comprised the first phase of a multi-phased plan to revitalize the site for increased public use and enjoyment by members of Monte Rio and surrounding community. Future phases of the plan envision a trailhead, parking area, open picnic area at Dutch Bill Creek, and a visitor/recreation center including a Russian River Watershed Riparian Museum. The project match will go toward construction and toward operations and maintenance. Matching funds for construction will come from a combination of grants, in-kind services and donations. Funding for operations and maintenance will come in part from annual dues paid by community garden members for use of garden plots as well as from in-kind services and donations.

Discussion (continued, page 4):

Project: **Laguna Middle Reach Restoration Project, Phase 1**
Applicant: **Laguna de Santa Rosa Foundation**

The Laguna de Santa Rosa Foundation is requesting \$150,000 toward Phase 1 of the Laguna Middle Reach Restoration Project, which will eventually connect important remaining stands of native riparian forest in the "Middle Reach" of the Laguna. Specifically, the Laguna Foundation's requested grant would be used to restore oak woodlands, seasonal wetlands, a portion of which supports a declining population of Sebastopol Meadowfoam, riparian woodlands, and control of invasive species as part of an overall Restoration Plan. The project will complement the proposed trails and provide opportunities for environmental education in close proximity to the Laguna Foundation's planned Learning Center. The Laguna de Santa Rosa Foundation has secured grant funds toward the project from several sources, including the Wildlife Conservation Board, State Coastal Conservancy, U.S. Fish and Wildlife Service, Community Foundation and contributions from the City of Sebastopol and City of Santa Rosa. Given that the proposed restoration would occur on lands soon to be conveyed to either the District or County, staff has determined that it is appropriate to consider funding for such restoration as part of the District's ongoing management and stewardship efforts on these sites.

Project: **East Washington Park**
Applicant: **City of Petaluma**

The City of Petaluma is requesting \$2,000,000 to augment matching grants funds awarded toward the project in 2007 for development of 24.88 acres of open land on East Washington Street for park purposes. The land was dedicated to the City for the purpose of providing public recreational amenities such as multi-use sport fields, leisure activities, and bike and pedestrian paths connecting to the citywide network of creek and urban separator trails and paths. The project is consistent with the City's draft 2025 General Plan update. The City's match, also for park development, will come from City Park Mitigation Fees, General Obligation Bond Funds, and donations pledged by the Recreation and Park Facilities Needs Committee.

Project: **Sunset Beach Regional Park River Access**
Applicant: **Sonoma County Regional Parks**

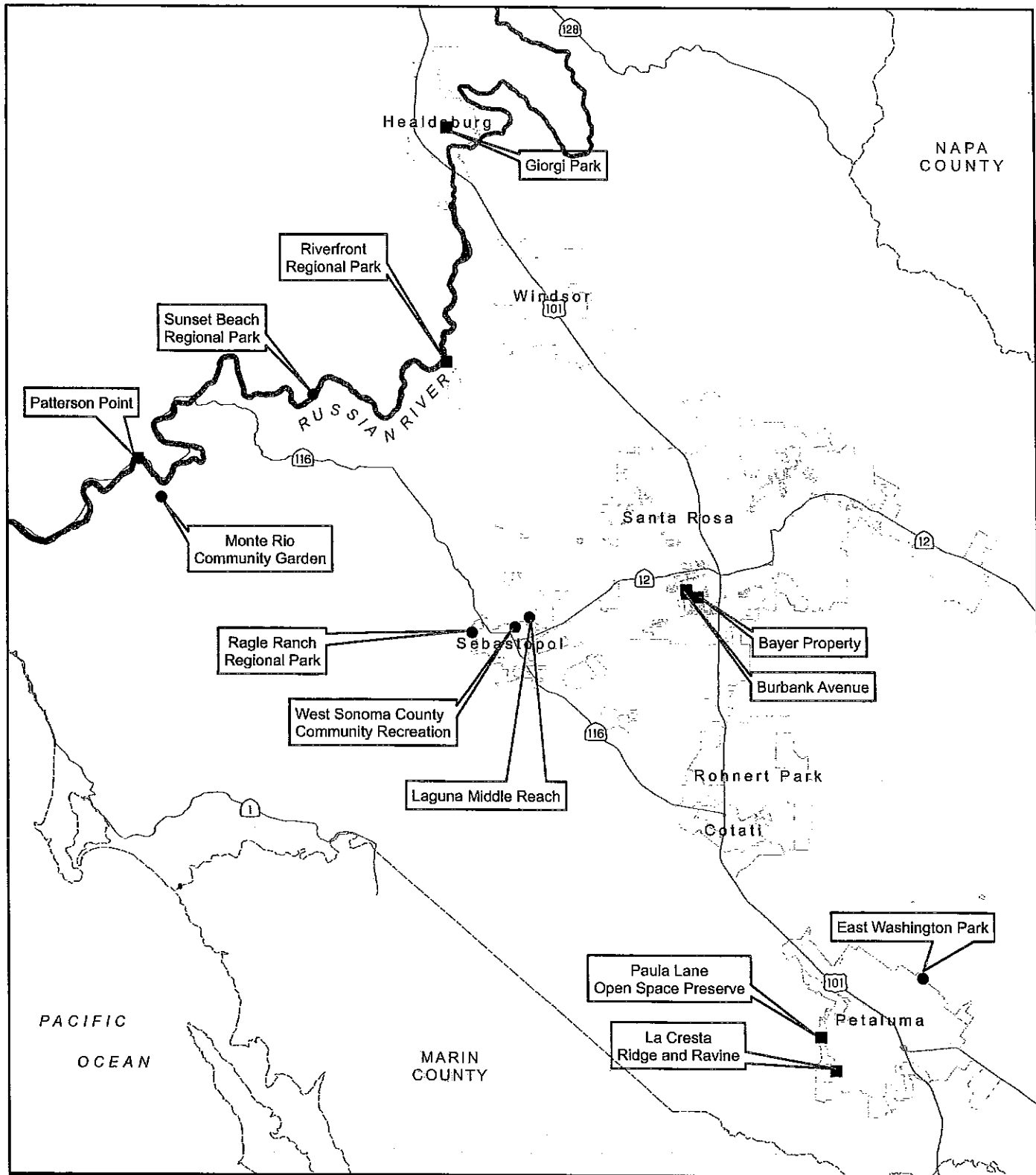
Sonoma County Regional Parks is requesting \$73,700 toward development of Sunset Beach Regional Park, a property acquired by the District in 2003 and transferred to Regional Parks to enhance river access. Proposed improvements will implement the Master Plan completed for the property to provide public access to the Russian River, parking improvements and safe access to the park. Improvements specific to the grant request include Russian River trail access, picnic areas, portable restroom enclosure, landscaping and interpretive and informational signs. Regional Parks' match will go toward operations and maintenance and also toward development. Funding sources include a recently secured California Boating and Waterways grant, Public Works funding and park mitigation fees. District and Regional Parks staff intend to work cooperatively to identify funding to complete the project.

Project: **Ragle Ranch Regional Park Accessible Play Area**
Applicant: **Sonoma County Regional Parks**

Sonoma County Regional Parks is requesting \$127,000 toward construction of an accessible play area for school age children at Ragle Ranch Regional Park. The new play structure will replace a play structure that had to be removed due to its age, lack of accessibility options, and safety concerns, to provide full access to persons with severe mobility impairments that require wheelchairs. Regional Parks' match will go toward operations and maintenance and toward construction. Funding will come from park mitigation fees and Park Foundation fundraising monies.

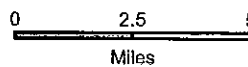
Recommendation

The District's General Manager recommends that the Board of Directors accept the project and funding recommendations for 7 projects for inclusion in the District's 2008 Matching Grant Program.



Matching Grant 2008 Candidates LOCATION MAP

- Recommended For Funding
- Not Recommended For Funding For 2008 Cycle



Map Date: 8/6/2008
 Sources: Sonoma County GIS Group
 Note: This map is for illustrative purposes only. It is not intended to be a definitive property description.