



County of Sonoma Agenda Item Summary Report

Agenda Item Number:
(This Section for use by Clerk of the Board Only.)

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

To: Board of Directors of the Sonoma County Agricultural Preservation and Open Space District

Board Agenda Date: September 18, 2012

Vote Requirement: Majority

Department or Agency Name(s): Sonoma County Agricultural Preservation and Open Space District

Staff Name and Phone Number:

DeAnna Kamber 565-7266

Supervisory District(s):

Title: 2011-12 Competitive Matching Grant Program: Funding Recommendations for Projects

Recommended Actions:

Accept project funding recommendations for inclusion into the District's 2011-12 Matching Grant Program

Executive Summary:

The Sonoma County Agricultural Preservation and Open Space District (District) administers a Matching Grant Program (Program) that makes grants available to Cities, the County, other public agencies and non-profit organizations for urban open space projects that provide open space preservation, community recreation or public access opportunities. Since 1994, this program has provided nearly \$29 million in funding to our City, County, and non-profit partners, allowing our partners to leverage that funding to develop recreation, access, restoration, and open space projects throughout Sonoma County communities.

The District has allocated \$2 million for implementation of the 2011/2012 (calendar year) Matching Grant Program in its FY 12/13 budget. The District held two mandatory workshops (January 9 and January 12, 2012) to kick off this cycle's application period. The District received nine applications by the February 24, 2012 deadline; however, one application was deemed ineligible during staff's initial application review and another was withdrawn during the application evaluation process. The remaining seven projects had a total funding request of over \$3.8 million.

District staff reviewed the seven applications and met twice with the Ad Hoc Matching Grant Program Subcommittee of the Citizens Advisory Committee during the application evaluation process. Members of the Subcommittee reviewed the projects and provided input on staff recommendations.

Based on the funding available in the Program, the competitive nature of the Program, and the Program criteria, District staff, in conjunction with the Ad Hoc Matching Grant Program Subcommittee, makes the

funding recommendations summarized below for the 2011-12 Matching Grant Program. These recommendations were presented to the Citizens Advisory Committee at its July 26, 2012 meeting. Since there was no quorum at the meeting, as a committee they could not make a recommendation; however, the individual committee members present voiced support for staff's recommendations.

Next Steps

The Board's acceptance of a project into the 2011-12 Matching Grant Program does not itself guarantee funding, but rather represents a commitment by the District to work with the project applicant to meet all Program requirements for the proposed grant. For each project selected by the Board for inclusion in the 2011-12 Matching Grant Program, District staff will work with the project applicant to develop a Matching Grant Agreement, Conservation Easement and other required documents, in accordance with the Matching Grant Program Guidelines. Once these documents are finalized, each project will be brought back to the Board for final approval of funding.

The District will administer the next Matching Grant Program cycle in Fiscal Year 2013-14, with the specific date of the application period still to be determined.

Summary of Applications and Recommendations

Project	Applicant/Partner	Type of Project	Size	District	Request	Recommendation
Creekside Park Phase 1A	Monte Rio Recreation and Parks Department	Restoration/Recreational Development	3.8 acres	5	\$389,000	\$389,000
Forever Forestville	Forestville Planning Association	Acquisition	8 acres	5	\$1,000,000	50% of the fair market value, not to exceed \$750,000 (partial)
Guerneville River Park Phase 2	Sonoma County Regional Parks	Acquisition/Recreation Development	6.5 acres	5	\$368,000	\$368,000
Irwin Creek Trail Access and Riparian Restoration	Laguna Foundation/ City of Santa Rosa	Restoration/Recreational Development	2,100 linear feet over 5 acres	5	\$107,290	\$107,290
SMART Pathway- Hearn to Bellevue	SMART	Recreational Development (Trail development)	0.8-mile	5/3	\$475,000	\$282,760 (partial)

Segment						
Sonoma Garden Park Phase 2	Sonoma Ecology Center/City of Sonoma	Restoration/Recreational Development	6 acres	1	\$186,612	\$102,950 (partial)
Bayer Neighborhood Park & Gardens, Phase 1	City of Santa Rosa	Recreational Development	6 acres	5	\$1,299,485	Not recommended for funding
TOTAL					\$3,825,387	\$2,000,000

RECOMMENDED FOR FUNDING

Project: Creekside Park Phase 1A

Applicant: Monte Rio Recreation & Parks Department (MRRPD)

Location: Old Monte Rio Elementary School property on Main Street, ½-mile south of Monte Rio

Funding Recommendation: \$389,000

Match: \$1,218,058

SECURE: \$1,213,058 from Redevelopment grant, \$5,000 from Tony Hawk Foundation grant

Scope: Development of the first two phases, Phase 1 and Phase 1-A, of the adopted Park Master Plan for the property.

- Phase 1 (to be funded entirely by matching funds) includes: planning and design, building improvements (restrooms, concession, patio area), skate park, community garden and site improvements (building removal, asphaltic surface removal, new paved driveway entry and paved parking area, paths connecting parking area with rest of park, new on-site water treatment system).
- Phase 1-A (to be funded by the District’s grant funds) includes: planning and design, Dutch Bill Creek trail including bank planting and signage, Creekside Meadow restoration and a community orchard.

Background: In February 1999, the District purchased this 3.8-acre property from the Monte Rio School District and transferred it MRRPD. The District retained a conservation easement over the property which protects the open space, natural, scenic and agricultural resources of the property. MRRPD hired Praxis Architects to assist in the most recent efforts to facilitate a community-based planning process that resulted in a Park Master Plan supported by the community. Redevelopment funding for the project has been approved as a Recognized Obligation by the Department of Finance.

Project: Forever Forestville

Applicant: Forestville Planning Association

Location: On Highway 116 in downtown Forestville

Funding Recommendation: \$750,000. Partial funding is recommended based on information that the purchase price for the property is likely to be less than the amount reflected in the application.

Match: \$758,000

PENDING: \$750,000 from Summit State Bank, \$8,000 from FPA/the community

Scope: Acquire up to 8 acres in downtown Forestville for a plaza, open space with trails and viewing areas, and connection of the West County Regional Trail with Mirabel Road.

Background: The property is owned by Summit State Bank, is currently on the market, and has an approved development plan. The site has been used as community gathering spot for the residents of Forestville over the years for various seasonal events and the Forestville Planning Association is prepared to purchase the property and work with the community to develop a town plaza and other recreation and open space amenities.

Project: Guerneville River Park Phase 2

Applicant: Sonoma County Regional Parks

Location: Under Hwy 116 in Guerneville on the south bank of the Russian River

Funding Recommendation : \$368,000

Match: \$437,263:

SECURE: \$323,208 from State of California Boatings and Waterways Grant; \$114,055 from Regional Parks (\$21,500 for acquisition costs and \$92,555 for O&M for five years)

Scope: Acquisition of an additional 1.17 acres and development of the second phase of the Guerneville River Park Master Plan on the existing 5.33-acre park to provide river access for boats, parking, and additional trails and amenities, including a gravel pathway, picnic areas, trash cans, and drinking fountain.

Background: The Board of Supervisors approved a Park Master Plan for the property in 2004. Regional Parks completed the first phase of park construction in 2007, which included vehicle access from Drake Road Extension, parking, restrooms, pathways and picnic sites west of the pedestrian bridge over the Russian River (old Highway 116). Additional land acquisition is necessary to provide vehicle access to the Phase 2 river access components.

Project: Irwin Creek Access Trail Access and Riparian Restoration

Applicant: Laguna Foundation (Applicant) & City of Santa Rosa (Co-applicant)

Location: Santa Rosa Laguna Farm on Stone Farm, off Sanford Road at Occidental Road

Funding Recommendation: \$107,290

Match: \$112,600

SECURE: \$56,000 from City of Santa Rosa

PENDING: \$20,000 from HCF Grant, \$26,000 from SCWA grant, \$10,000 in-kind from volunteers

Scope: Establish 100-foot setbacks along both sides of Irwin Creek on the east side of Sanford Road, restore approximately 2,100 linear feet of riparian corridor over five acres, and construct approximately 2,000 feet of a pedestrian trail, connecting the Laguna Learning Center with the restored area.

Background: This project is part of a larger restoration project, the City of Santa Rosa Farm Restoration Project, which plans to restore 100-foot riparian buffers along both sides of all streams on the four City of Santa Rosa Farm properties. The District has a conservation easement over all four properties, protecting the open space, scenic and biotic resources of the land. The Laguna Foundation and the City of Santa Rosa have completed restoration of a portion of Irwin Creek on the west side of Sanford Road, including restoration plantings along the banks of the creek (with a 90% survival rate) and expansion of the original riparian buffer to 100 feet. The proposed matching grant will provide support for restoration of Irwin Creek on the east side of Sanford Road.

Project: SMART Pathway - Hearn to Bellevue Segment

Applicant: SMART (Sonoma Marin Area Rail Transit)

Location: Along train tracks between Hearn and Bellevue Avenues, southwest Santa Rosa

Funding Recommendation: \$282,760. Partial funding is recommended in order to solely fund construction costs and in order to stay within the total amount budgeted for the Matching Grant Program this cycle.

Match: \$514,433

SECURE: \$349,919 from EEMP, \$164,514 from Measure Q

Scope: Final design and construction of 0.8-miles of the SMART pathway, an ADA-compliant, 8-foot wide asphalt multi-use/non-motorized path between Hearn and Bellevue Avenues in southwest Santa Rosa.

Background: SMART receives sales tax funding for a commuter train and adjacent pathway through Sonoma and Marin Counties. SMART anticipates that the sales tax revenue will not be enough to cover the entire project and therefore, SMART is applying for grants to help complete the project. This is the first segment of the pathway that SMART is proposing to construct, which will provide a pedestrian and bicyclist connection between two major roads in southwest Santa Rosa. Regional Parks is currently preparing to construct the next segment north, which will provide connection to the regional Joe Rodota Trail.

Project: Sonoma Garden Park Phase 2

Applicant: Sonoma Ecology Center (Applicant) & City of Sonoma (Co-Applicant)

Location: 19996 Seventh Street East in Sonoma, between Denmark Street and East MacArthur Street, approximately 1.6 miles east of the downtown Sonoma Plaza

Funding Recommendation: \$102,950. Partial funding is recommended in order to only fund improvements related to enhancing public access to the site, specifically, completion of additional portions of the paved ADA-

compliant park pathway system that creates a loop through the property (portions not provided for within the 2009 grant), signage, a native plant demonstration garden, restoration of oak woodland habitat, and an ADA-compliant drinking fountain and sink.

Match: \$193,323

SECURE: \$ 108,323 from grants, foundations, City of Sonoma, SEC, in-kind donations

PENDING: \$85,000 from grants and foundations

Scope: Second phase of improvements to implement the adopted Park Master Plan, namely to increase public access for recreational, educational, restoration and agricultural purposes. The improvements proposed include an additional ADA-compliant public access pathway, signs (entry and interpretive), electrical & propane set-up in greenhouse, window & solar installation for barn, native plant demonstration garden, and establishment of an oak woodland restoration area.

Background: The former owner left this property to the City of Sonoma to be used as a park. The City has leased the property to the Sonoma Ecology Center, which has operated a working farm and garden modeling sustainable agriculture since 1993. The Sonoma Ecology Center currently has a 10-year lease with the City with an option to renew for an additional 10 years in 2016. The City adopted a Master Plan for the property in 2006; the scope of work for this application is included in the Master Plan. The District awarded the Sonoma Ecology Center a Matching Grant of \$119,763 in the previous (2009) funding cycle. The District retained a conservation easement over the property as part of that transaction which protects the urban open space, recreational, agricultural, natural resource, educational and scenic resources of the property. This grant included funds toward initial ADA-compliant public access pathways, installation of parking lot, installation of fencing and entrance gate, community garden plot installation and enhancement, shade structures, greenhouse, picnic tables, and improvements to water access.

NOT RECOMMENDED FOR FUNDING

Project: Bayer Neighborhood Park & Gardens, Phase 1

Applicant: City of Santa Rosa

Location: Southwest Santa Rosa on West Avenue, halfway between Sebastopol and Hearn Avenues

Funding Request: \$1,299,485

Match: \$ 1,299,494

SECURE: \$1,299,494 from the City's Capital Improvement Project Fund

Total Project Cost: \$2,598,979 (\$8-10M overall project cost)

Scope: Development of the Bayer Neighborhood Park & Gardens property per the Park Master Plan recently adopted by the City of Santa Rosa. Improvements requested to be funded by the District include site preparation and construction of a garden pavilion (outdoor kitchen, ovens & picnic areas), farm stand, storage structures, animal enclosure, lighting, orchards, demonstration native and low water-use gardens, and a natural play area.

Background: The District provided a Matching Grant of \$1,311,229 in the 2007 cycle to assist the City's acquisition of the Bayer property. The District retained a conservation easement over the property as part of that transaction which protects the urban open space, recreational and educational and agricultural resources of the property. Subsequently, the District awarded LandPaths a Matching Grant of \$215,000 in the 2008 cycle to develop initial recreational, educational and agricultural amenities to facilitate public access on the property during the City's park master planning process. The City's Park Master Plan was adopted on April 5, 2011, and the City is currently developing construction drawings. The City intends to complete as much as it can with the funds available, as Phase 1 of the park development. Additional phases will be implemented as additional funding is secured.

Recommendation: No funding is recommended. To date the District has provided \$5,355,229 to the City of Santa Rosa for four projects within southwest Santa Rosa over the last three Matching Grant Program cycles, including two for Bayer Neighborhood Park & Gardens. In addition, there is another \$2,336,940 still pending for two active projects along Colgan Creek in southwest Santa Rosa. The result of this participation has been a significant increase in parkland in an area identified as underserved. While the Bayer Neighborhood Park & Gardens is a commendable project, the District wants to distribute funds throughout the county's urban areas as well as among eligible entities.

Prior Board Actions:

On December 6, 2011, the Board of Directors approved revisions to the Matching Grant Program.

Strategic Plan Alignment:

Goal 1: Safe, Healthy and Caring Community
Goal 2: Economic and Environmental Stewardship

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 2,000,000	Select an item.	\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$ 2,000,000
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 2,000,000	Total Sources	\$ 2,000,000

Narrative Explanation of Fiscal Impacts (If Required):
 The District has this expense included in its FY 12/13 budget. The funding source is sales tax revenue.

Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:
 Matching Grant Program-Countywide Projects Map

Related Items "On File" with the Clerk of the Board:
 2011-12 Matching Grant Applications