



County of Sonoma
Agenda Item
Summary Report

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

APPROVED

OCT 14 2014

Agenda Item Number: 22

(This Section for use by Clerk of the Board Only.)

THE WITHIN INSTRUMENT IS A
CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE

	AYE	NO
GORIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
RABBITT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ZANE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
McGUIRE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CARRILLO	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ATTEST: **OCT 14 2014**

VERONICA A. FERGUSON, Clerk/Secretary
BY C Woodum
DEPUTY CLERK/ASST SECRETARY

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

Board Agenda Date: October 14, 2014

Vote Requirement: Majority

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

Staff Name and Phone Number:

Misti Arias, 565-7264

Supervisory District(s):

Title: 2014 Matching Grant Program: Funding Recommendations for Projects

Recommended Actions:

Accept 2014 funding recommendations for the inclusion of seven new funding projects into the District's Matching Grant Program.

Executive Summary:

Background

Through the Sonoma County Agricultural Preservation and Open Space District's (District) Expenditure Plan, Sonoma County's voters have authorized the District to fund urban open space, restoration, and recreation projects through a competitive Matching Grant Program (Program). Projects can be located within or near cities or other urbanized areas of the county. Examples of projects identified in the Expenditure Plan include urban greenspace, trails, athletic fields, and riparian restoration along creeks and rivers.

Since 1994, this unique Program has provided over \$30 million in funding towards projects in all of the county's nine incorporated Cities and in multiple unincorporated areas, allowing our partners to leverage that funding to develop diverse and innovative projects throughout Sonoma County's communities. A few examples include the Windsor Town Green, the Prince Memorial Greenway and Bayer Neighborhood Park and Gardens in Santa Rosa, and the protection and enhancement of Petaluma Marsh. The Program is now offered every two years.

The Program budget allocation is decided prior to the opening of each grant cycle, and is determined by analyzing changes in revenue, the District's current fund balance, and financial projections. In early 2014, the District identified a budget not to exceed \$3 million for the 2014 grant cycle. The District received seven applications for projects located within or near the cities of Santa Rosa, Petaluma, Sebastopol, and Sonoma (see attached countywide projects map). All seven applicants and projects were deemed eligible per the Program Guidelines, and the applications had a total funding request of just over \$3.6 million.

During the application evaluation process, staff and the Ad Hoc Matching Grant subcommittee of the District's Advisory Committee (which also includes a member of the District's Fiscal Oversight Commission), reviewed and evaluated applications using the Program's approved Guidelines and evaluation criteria. District staff met twice with the subcommittee, and achieved consensus on all of the funding recommendations.

Before funding recommendations can be made to the Board, they are first considered by the District's Advisory Committee. At their regular meeting on August 28, 2014, the Advisory Committee voted to accept all staff/subcommittee funding recommendations, which includes full funding to five projects, and partial funding to two projects, for a total of \$2,582,715 (see below). Projects are considered individually to evaluate how well they fulfill the Program's goals and criteria; examples include an analysis of project readiness, match funding security, contribution toward geographic and applicant diversity, and public support. Although the partial funding recommendations do not utilize the full Program budget for this cycle, they reflect a thoughtful and thorough evaluation by staff and the subcommittee to determine the most appropriate funding amounts in consideration of identified goals and criteria for each project.

Next Steps

The Board's acceptance of projects into the Matching Grant Program does not in itself guarantee funding, but rather represents a commitment by the District to work with the project applicants to meet all Program requirements for the proposed grant. Project implementation will then occur in accordance with the Program Guidelines. Funding disbursement for Matching Grant projects is contingent upon future approvals by both the Fiscal Oversight Commission and the District's Board of Directors, and other terms including the execution of a Matching Grant Agreement, Conservation Easement, and in some cases a Recreation Covenant.

The Matching Grant Agreement identifies the roles and responsibilities of the District and the grantee, and includes requirements that must be met in order for the District to disburse funds. The Conservation Easement is a permanent legal agreement that encumbers project lands and ensures preservation of the property's open space values by prohibiting incompatible development. A Recreation Covenant is also a permanent agreement generally required of recreation projects; it ensures that properties will remain open to the public for park and open space use in perpetuity.

The District will administer the next Matching Grant Program cycle in 2016.

(Continued on next page.)

Summary of 2014 Applications and Recommendations

Project*	Applicant/ Partner	Type of Project	Size	District Grant Request	Funding Recommendation
Denman Reach Phase 3	City of Petaluma	Acquisition	2.1 ac	\$50,000	\$50,000
Nathanson Creek Preserve Restoration	Sonoma Ecology Center/ City of Sonoma	Restoration	0.78 ac	\$166,485	\$166,485
Sebastopol Skategarden Expansion Project	City of Sebastopol	Recreation Development	0.53 ac	\$381,853	\$381,853
SMART Pathway Payran St. to South Point Blvd.	Sonoma Marin Area Rail Transit	Recreation Development	1.16-mile trail	\$400,000	\$400,000
Roseland Village Public Space	Sonoma County Community Development Commission	Recreation Development	1 ac	\$500,000	\$500,000
Lower Colgan Creek Restoration Project Phase 3	City of Santa Rosa	Restoration	0.28 miles of creek and trail	\$995,360	\$617,710
Moorland Park	Sonoma County Regional Parks	Acquisition/ Recreation Development	4.22 ac	\$1,125,000	\$466,667
			Total	\$3,618,698	\$2,582,715

*Projects are listed in ascending order of grant request.

RECOMMENDED FOR FULL FUNDING

1. DENMAN REACH PHASE 3

APPLICANT: City of Petaluma

LOCATION: Project is located on the Petaluma River along Industrial Avenue, in northwestern Petaluma and just west of Hwy 101.

FUNDING REQUEST: \$50,000

MATCH: \$323,000 towards acquisition

- SECURE: \$323,000 from CA Natural Resources Agency River Parkways Program

TOTAL PROJECT COST: \$373,000

SCOPE: Acquisition of a 2.1-acre parcel that is pivotal to the completion of a larger 23.5-acre riparian restoration, public trail, environmental education, and flood control project on the Petaluma River.

The City of Petaluma has successfully purchased four parcels downstream as part of Denman Reach Phases 1 & 2, and has completed river bank flood-control terracing and restoration efforts, construction of a public trail, and installation of interpretive signs on those parcels. Acquisition of this 2.1-acre parcel will complete Denman Reach Phase 3, which will allow the City to complete construction of additional flood terraces that will connect to the existing terraces downstream, and will allow for an extension of the existing multi-use trail. Total riparian and trail length will be approximately 0.9 miles. The Denman Reach project is identified within the City-adopted Petaluma River Access and Enhancement Plan.

2. NATHANSON CREEK PRESERVE RESTORATION

APPLICANT: Sonoma Ecology Center (S.E.C.) and City of Sonoma as co-applicants

LOCATION: On MacArthur Street one block east of Broadway/Hwy 12 in the City of Sonoma.

FUNDING REQUEST: \$166,485

MATCH: \$317,000 towards construction of the bio-basin, project management, and maintenance

- SECURE: \$300,000 from the C.A. Natural Resources Agency Urban Streams Restoration Program, \$5,000 from the City of Sonoma
- PENDING: \$8,000 from Sonoma County Water Agency grant, \$4,000 in-kind from volunteers

TOTAL PROJECT COST: \$483,485

SCOPE: Riparian revegetation along Nathanson Creek, construction of a public A.D.A.-accessible observation deck, and interpretive signage on a project that will also consist of the construction of a bio-basin for flood control and storm water infiltration. The project completes restoration along Nathanson Creek within the Nathanson Creek Preserve.

Acquisition of this parcel was a 1997 Matching Grant Project in which the District granted the City of Sonoma 50% of the acquisition cost (\$85,000). The District currently holds and monitors a conservation easement over the 0.78-acre property. Nathanson Creek is within the Sonoma Creek watershed, which provides habitat for native threatened and endangered species including steelhead trout, Chinook salmon, and California freshwater shrimp. The project will build upon the work already completed on the rest of Nathanson Creek Preserve, a riparian restoration and environmental education project along the Creek on parcels owned by the City of Sonoma and the Sonoma Valley Unified School District. S.E.C., the City, and the School District have collaborated for 18 years within the Preserve to restore habitat,

build trails, and provide environmental education and activities.

3. SEBASTOPOL SKATEGARDEN EXPANSION

APPLICANT: City of Sebastopol

LOCATION: Adjacent to existing Skategarden on Laguna Park Way, across from the Barlow center.

FUNDING REQUEST: \$381,853

MATCH: \$381,854 for construction, final design, permitting, and operation and maintenance

- SECURE: \$247,304 from City of Sebastopol, \$134,550 from CA Parks-Related Housing grant program

TOTAL PROJECT COST: \$763,707

SCOPE: Expansion of the Sebastopol Skategarden to enhance community park resources. District funds would go toward final design, permitting, and construction. The property is City-owned, is currently a vacant lot, and is directly adjacent to the existing Skategarden.

The Matching Grant Program has funded the Skategarden in two previous cycles—acquisition in 2004 and construction in 2008. District funding and the match from those cycles have been fully spent to complete the project. The existing Skategarden is a heavily-used and broadly supported community resource; it includes skate ramps and community garden plots. Local youth help steward the park and organize a mural project to discourage graffiti and vandalism. The City has completed extensive public outreach for input on park expansion plans. Improvements will provide low-intensity and passive family recreation opportunities, and will include a meadow, pathways, picnic areas, water fountains, benches, and landscaping.

4. SMART PATHWAY – PAYRAN TO SOUTH POINT

APPLICANT: Sonoma Marin Area Rail Transit District (SMART)

LOCATION: Along train tracks between Payran St. and South Point Blvd. in northwestern Petaluma.

FUNDING REQUEST: \$400,000

MATCH: \$2,124,516 for construction, final design, and permitting

- SECURE: \$44,807 from Measure Q (SMART), \$150,000 from Measure M (SCTA)
- PENDING: \$1,929,709 from Active Transportation Program

TOTAL PROJECT COST: \$2,524,516

SCOPE: Construction of 1.16 miles of the SMART pathway, an 8-foot, A.D.A.-compliant, asphalt multi-use and non-motorized path. The pathway will include a bridge over the Petaluma River and pass under Highway 101, connecting east and west Petaluma.

SMART is building discrete sections of the pathway along the railroad tracks that will have the most immediate benefit to the community and that are currently feasible. In the 2012 Matching Grant cycle, the District recommended funding a 0.8-mile segment of the pathway, from Hearn to Bellevue Avenues in southwest Santa Rosa (at a partial funding amount of \$282,760). The project documents are currently being negotiated with the District, and that section of the pathway is under construction with a completion date set for spring of 2015. This Petaluma segment is identified as a priority in the Regional Bicycle Network, Petaluma Bicycle and Pedestrian Plan, and the Sonoma County Outdoor Recreation Plan. Off-road paths are needed in this area to walk and bike over the Petaluma River and under

Highway 101 safely. The western portion of the pathway will provide access to the future SMART Station, Copeland St. Transit Mall, and numerous schools. The eastern portion will provide access to a signalized crossing of North McDowell Blvd. that will allow for a safe connection to the Petaluma campus of Santa Rosa Junior College.

5. ROSELAND VILLAGE PUBLIC SPACE

APPLICANT: Sonoma County Community Development Commission

LOCATION: In the vacant former-Albertson's parking lot on Sebastopol Road, just west of Dutton Avenue in southwest Santa Rosa.

FUNDING REQUEST: \$500,000

MATCH: \$733,333 for construction

- SECURE: \$733,333 through the County's Reinvestment and Revitalization Fund

TOTAL PROJECT COST: \$1,233,333

SCOPE: Planning and construction of a public gathering place (such as a plaza) on approximately one acre in the Roseland Village Shopping Center. Components desired by the public include greenspace and a garden area, an area for a farmer's market and community events, and community art elements. The plaza will facilitate access from Sebastopol Road to the Joe Rodota Trail.

The Sebastopol Road Urban Vision Plan was adopted by Sonoma County and the City of Santa Rosa in 2007, together with General Plan amendments needed to implement its concepts. The Plan includes a public open space, flanked by mixed-use buildings that will include affordable housing and commercial uses. The Plan was created with significant community input, and the one-acre public space was specifically identified as a high priority. The City of Santa Rosa and the County are currently collaborating on a Roseland Area Specific Plan as part of the anticipated City annexation of Roseland. The planning process has integrated the goals and priorities of the Sebastopol Road Urban Vision Plan, including the public space at this location. The empty parking lot is currently used for various community events, such as Roseland's Cinco de Mayo celebration.

RECOMMENDED FOR PARTIAL FUNDING

1. LOWER COLGAN CREEK RESTORATION PROJECT PHASE 3

APPLICANT: City of Santa Rosa

LOCATION: On Colgan Creek between Hearn and Bellevue Avenues in southwest Santa Rosa.

FUNDING REQUEST: \$995,360

MATCH: \$1,394,320 for restoration

- SECURE: None
- PENDING: \$617,710 from City Storm Water Enterprise Funding (anticipated July 2015), \$776,610 from other sources unknown at time of application.

TOTAL PROJECT COST: \$2,389,680

SCOPE: Restoration of 1.4 miles of channelized Lower Colgan Creek to increase the creek's meander pattern and enhance riparian habitat. The project also includes a bicycle and pedestrian path along the creek. This request is to fund restoration work and the construction of the pathway on 0.28 miles of the reach identified in the Lower Colgan Creek Restoration Concept Plan; the City's Phase 2 of 3 total.

This project is a component of the Lower Colgan Creek Restoration Concept Plan, which was adopted by the City into the Citywide Creek Master Plan, and is being undertaken by the City in partnership with the Sonoma County Water Agency. Lower Colgan Creek occurs on the Santa Rosa Plain, an area of ecological significance and is subject to a conservation strategy that is designed to protect habitat for the endangered CA tiger salamander and four rare plant species. The project will enhance habitat, increase groundwater infiltration, decrease flooding, and enhance a migration corridor. The full project will also construct a 1.4-mile trail that connects to schools, neighborhoods, a Regional Parks trail and a planned neighborhood park. The District has recommended Matching Grant funding for this project in two previous cycles (2007 and 2008)—a total of \$2,336,940 for acquisitions needed to implement the restoration project. The Matching Grant Agreement and Conservation Easement negotiation with the City are still ongoing for that prior funding, and the City is currently implementing restoration of the Phase 1 reach.

Staff is recommending partial funding due primarily to the following factors:

- District has recommended funding for this project in two previous cycles. To date the City has not completed all acquisitions intended to be funded by the District; grant funding and match have not been fully expended.
- City does not currently have any secure matching funds; \$617,710 is anticipated from City Storm Water Enterprise Funding in 2015.
- *Staff recommends partial Matching Grant funding in an amount not to exceed \$617, 710, that will need to be matched 1:1 by the anticipated storm water funding.*

2. MOORLAND PARK

APPLICANT: Sonoma County Regional Parks

LOCATION: Two parcels located at the intersection of Moorland Avenue and West Robles Avenue in southwest Santa Rosa.

FUNDING REQUEST: \$1,125,000 for acquisition, planning, permitting, and construction

MATCH: \$1,125,000 for acquisition, planning, permitting, construction, and operations and maintenance

- SECURE: \$471,300 grant from Housing-Related Park funds
- PENDING: \$153,700 anticipated from future fundraising and County General Funds, and \$500,000 of in-kind operations and maintenance costs (5 years) by Regional Parks.

TOTAL PROJECT COST: \$2,250,000

SCOPE: Acquisition and construction of a public park in the Moorland neighborhood which will include a memorial for Andy Lopez, as well as recreation elements identified in a future community outreach process.

At the December 3, 2013 Board of Supervisor's meeting, where the Andy Lopez shooting was discussed by the Board and the community, the Board directed Regional Parks to explore plans and financing options to create a park on the vacant site where Andy Lopez died. The site is in an area of southwest Santa Rosa that is underserved for parks, and the City of Santa Rosa has identified the need for a community park at this location in the Santa Rosa General Plan. The project has demonstrated support from community members that wish to see the park incorporate a memorial for Andy Lopez, as well as from local and State elected officials and the local school district. The property is located within the

Santa Rosa Plain, an area of ecological significance and is subject to a conservation strategy that is designed to protect habitat for the endangered California tiger salamander (C.T.S.) and four rare plant species.

Staff is recommending partial funding due primarily to the following factors:

- Regional Parks and the seller have yet to reach agreement on the sale of the property. Therefore, it is still unknown if the landowner is a willing seller of the property.
- Park planning is pre-conceptual at this time; Regional Parks will not begin the planning process until after successful property acquisition.
- *Staff recommends partial Matching Grant funding that can be used exclusively for property acquisition and project planning. The recommended funding amount is based on the estimated total \$350,000 acquisition cost, plus an additional \$116,667 for project planning (25% of the total grant amount is the maximum that can be used for project planning per the Program Guidelines). This project will remain eligible to apply in future Matching Grant cycles for park construction funds.*

Prior Board Actions:

On September 18, 2012, the Board accepted staff and subcommittee funding recommendations and accepted six projects into the Matching Grant Program.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

The Matching Grant Program is most closely aligned with the following outcome under Strategic Plan Goal 2: *"Protect, maintain & manage parks, public lands & open space systems that promote recreation, health, agricultural viability & protects watersheds, promotes biodiversity & contributes to economic vitality."*

Fiscal Summary - FY 14-15

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$ 2,582,715	State/Federal	\$
	\$	Fees/Other	\$ 2,582,715
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

It is unlikely that all of the funds for these projects will be expended in FY14-15, however the contracts will be encumbered for the full amounts due to the funding of the projects being from one-time grants. This program is biennial; there was no budget to roll over from the last fiscal year. The budget adjustment will be submitted with the Quarter 2 Consolidated Budget Adjustments.

Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
1. Matching Grant Program Countywide Projects Map			
Related Items “On File” with the Clerk of the Board:			
2014 Matching Grant Program Applications (7) [NOTE: Five of seven applicants submitted revised budgets after the time of initial application—none of the revisions were the result of substantial changes to project components or structure. Revised budgets for Nathanson Creek Preserve, Sebastopol Skategarden Expansion, Roseland Village Public Space, and the SMART Pathway have been appended to the original applications.]			

**2014 Applicant Projects
and
Active Projects
and
Completed Projects**

