

# AGRICULTURAL PRESERVATION & OPEN SPACE DISTRICT

William J. Keene, General Manager

## MISSION STATEMENT

The mission of the Sonoma County Agricultural Preservation and Open Space District (District) is to permanently preserve the diverse landscapes of Sonoma County for future generations, including working farms and ranches, greenbelts and community separators between and around urban areas, natural areas and wildlife habitat, and land for public access and passive recreation.

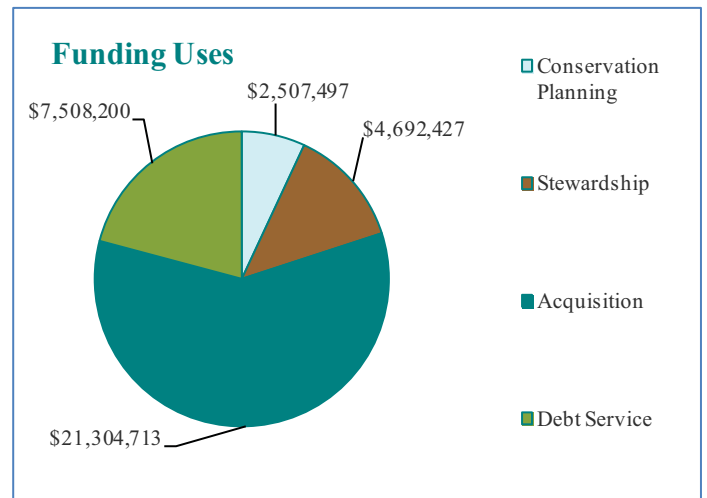
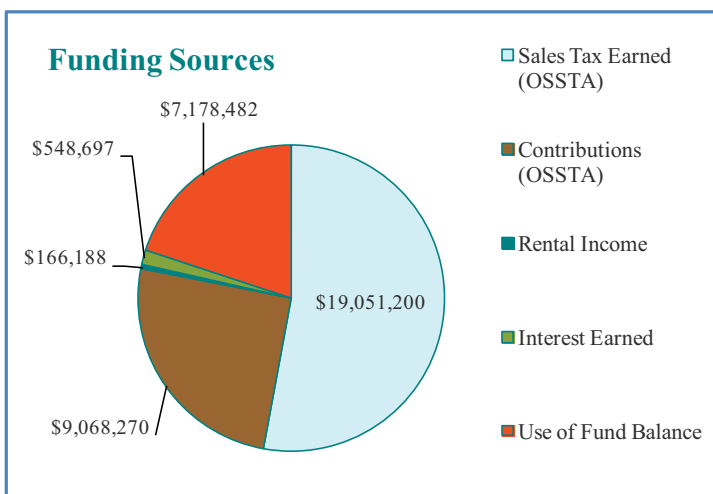
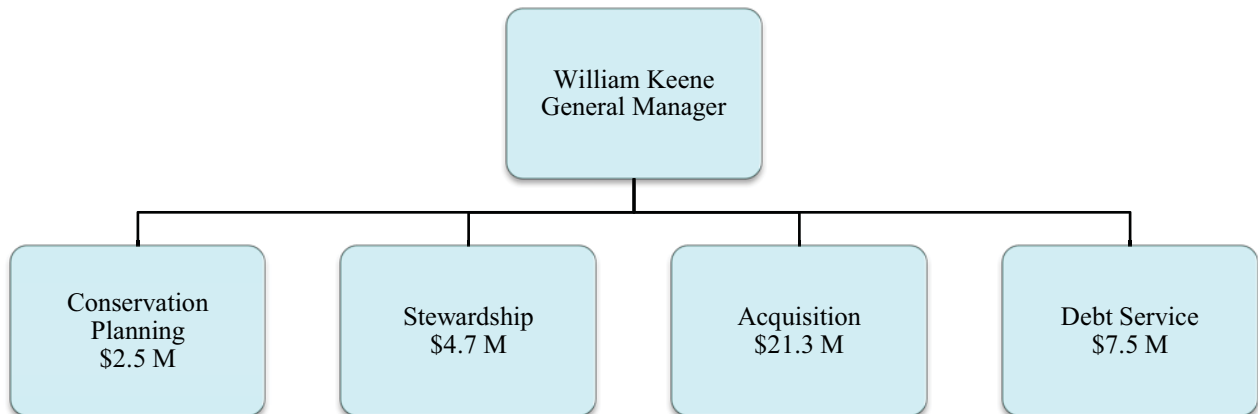
## BUDGET AT A GLANCE:

Total Expenditures	\$36,012,837
Total Revenues/Use of Fund Balance	\$36,012,837
Total General Fund Contribution	\$0
Total Staff	25.50
% Funded by General Fund	0.00%

## DEPARTMENT DESCRIPTION

Funded by a dedicated, voter-approved sales tax (Measure F), the District partners with willing landowners, public agencies, and non-profit organizations to permanently protect land from development through agreements with landowners (conservation easements) and outright purchase of land. District acquisitions are guided by a long-range plan, "Connecting Communities and the Land," which reflects community desires and values and directs preservation to the highest priority farmlands, greenbelts, natural areas, and recreational lands.

The District is organized into three units: **Conservation Planning**, which develops and analyzes data to ensure the highest value land is protected; **Stewardship** which monitors conservation easements, and manages properties that the District owns in fee, to ensure that the values purchased are maintained in perpetuity; and **Acquisition**, which purchases conservation easements to protect farmland, greenbelts, natural areas, and recreational lands. **Debt Service** reflects repayment of Measure F 2007 bond financing used to purchase high priority conservation easements and fee properties.



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## STAFFING SUMMARY

Staffing	FY 12-13 Adopted	FY 12-13 Approved	FY 13-14 Recommended	FTE Change	% Change
Permanent Positions	24.75	24.75	25.50	0.75	3.0%

## FINANCIAL SUMMARY

Expenditures (Uses)	FY 12-13 Adopted	FY 13-14 Recommended	\$ Change	% Change
Conservation Planning	2,599,792	2,507,497	(92,295)	(3.6)
Stewardship	7,614,478	4,692,427	(2,922,051)	(38.4)
Acquisition	13,626,086	21,304,713	7,678,627	56.4
Debt Service	7,506,600	7,508,200	1,600	0.0
<b>Total Expenditures</b>	<b>31,346,956</b>	<b>36,012,837</b>	<b>4,665,881</b>	<b>14.9</b>
<b>Revenues/Reimbursements/Use of Fund Balance (Sources)</b>				
Sales Tax Earned (OSSTA)	16,128,000	19,051,200	2,923,200	18.1
Contributions (OSSTA)	7,375,931	9,068,270	1,692,339	22.9
Rental Income	166,188	166,188	0	-
Interest Earned	641,769	548,697	(93,072)	(14.5)
Use of Fund Balance	7,035,068	7,178,482	143,414	2.0
<b>Total Revenues/Use of Fund Balance</b>	<b>31,346,956</b>	<b>36,012,837</b>	<b>4,665,881</b>	<b>14.9</b>

## RECOMMENDED BUDGET

Expenditures of \$36 million are increasing by \$4.7 million or 14.9% over FY 12-13 levels. The increase is due to new planned land acquisitions, partially offset by lower planned stewardship costs. Specifics are discussed below. Position allocations increase by .50 FTE Administrative Aide and .25 FTE Accounting Tech. in order to appropriately address administrative workload. Additional costs for this administrative support are spread across program areas.

Revenues overall are increasing 14.9%, due to projected sales tax growth resulting in \$2.9 million (18%) increase over FY 12-13 budget in Measure F Sales Tax Earned. Sales tax revenue was budgeted very conservatively in FY 12-13 due to economic uncertainties. Therefore, the FY 13-14 recommended budget reflects a 1% increase over actual FY 12-13 Measure F Sales Tax revenue projections (about \$18.9 million) in FY 12-13. Contributions from the Open Space Special Tax Account (OSSTA) increase \$1.7 million (23%). These revenue increases along with Use of Fund Balance will support funding Acquisition costs noted below.

### Stewardship

Costs are budgeted to decrease \$2.9 million (38%) from FY 12-13 mostly due to the completion of several large recreational infrastructure projects, and reduced land management costs resulting from the successful transfer of several fee properties in FY 12-13 to partner entities which become responsible for ongoing land management costs.

### Acquisitions

Land acquisition expenditures increase \$7.7 million (56%) due to planned conservation easement and fee title purchases and are funded primarily by Measure F proceeds and use of fund balance as identified in the District's 2012-2015 Work Plan. FY 13-14 expenditures of \$21.3 million include \$6.9 million in re-budgeted appropriations for acquisitions anticipated but not completed in FY 12-13. These appropriations also include funding for the District's Matching Grant Program, and operations and maintenance funding to be provided to partnering entities for the first three years after recreational fee property transfers.

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### LONG TERM FINANCIAL PLAN

SCAPOSD Fund	FY 12/13 - 15/16	FY 16/17 - 20/21	FY 21/22 - 25/26	FY 26/27 - 30/31
<b>Beginning Cash Balance</b>	<b>68,725,265</b>	<b>38,257,726</b>	<b>20,120,148</b>	<b>6,953,863</b>
<b>Revenues</b>				
Sales Tax & Interest Earned	68,219,446	90,624,142	96,092,623	81,495,330
<b>Expenditures</b>				
Operating	31,908,601	33,785,920	34,376,708	26,349,174
Stewardship	7,022,377	6,729,000	7,629,000	7,229,000
Land Purchases	29,759,787	30,716,000	29,716,000	24,816,000
Debt Service	29,996,220	37,530,800	37,537,200	30,027,050
<b>Total Expenditures</b>	<b>98,686,985</b>	<b>108,761,720</b>	<b>109,258,908</b>	<b>88,421,224</b>
<b>Ending Cash Balance</b>	<b>38,257,726</b>	<b>20,120,148</b>	<b>6,953,863</b>	<b>27,969</b>
<b>Stewardship Reserve Fund</b>	<b>12,669,875</b>	<b>17,780,248</b>	<b>24,622,394</b>	<b>32,552,951</b>

### DEPARTMENT HEAD CONCURRENCE OR COMMENT

The General Manager concurs with the County Administrator's recommended budget.

### ALIGNMENT WITH COUNTY STRATEGIC PLAN

Of the four goals in the County Strategic Plan, programs provided by the Agricultural Preservation and Open Space District most closely align with the goal of "Economic and Environmental Stewardship." All activities under the District's Conservation Planning, Acquisition, and Stewardship Programs (\$28.5 million) identified in this budget are aimed at achieving the outcomes of this goal including:

- Protecting, maintaining, and managing public lands and open space systems.
- Ensuring that agricultural resources are preserved and valued for food and for maintaining links to our County's agricultural heritage.
- Protecting watersheds, promoting biodiversity and contributing to recreational and economic vitality.

### OUTCOME/PERFORMANCE MEASURES

#### OUTCOME/PERFORMANCE MEASURES SUMMARY

Outcome/Performance Indicators	FY 11-12 Actual	FY 12-13 Estimated	FY 13-14 Projected
Transfer of Fee Properties (acres)	0	1,100	1,000
Agricultural Leases (acres)	4,000	4,000	4,600
Conservation Valuation Complete	N/A	15%	75%
Carbon Sequestration Analysis Complete	N/A	25%	75%
# Public Events*	200	150	200
# Trained Volunteers*	400	500	750

*Note: \*Indicates Measures of Community Outreach Efforts. The Indicators presented above will form the basis for future development of true performance measures.*

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## FY 12-13 ACCOMPLISHMENTS

- With partners, protected nearly 20,000 acres of land at a District cost of approximately \$6.3 million, including the acquisition of Preservation Ranch, ensuring increased wildlife habitat and preserving water quality for Coho, Chinook, and Steelhead. This brings total acres protected by the District to 107,100.
- Initiated six new conservation easement acquisition projects with active agricultural operations totaling nearly 2,300 acres.
- Through the County Lands Project, completed an inventory, report, and application process for public lands available for agricultural use.
- Created the Fitch Mountain Open Space Preserve which will provide opportunities for the public enjoyment of the land and critical access to future parkland.
- In collaboration with stakeholders, partners, and the community, developed a Board-approved Fee Lands Strategy; prioritizing fee properties for transfer and further analysis of disposition options, and identifying focus areas for interim management of properties.
- Transferred or initiated transfer of all highest priority fee properties to partnering entities, including Montini to the City of Sonoma, and Taylor Mountain to Regional Parks. The majority of all properties will be opened for public recreational use.
- Awarded approximately \$1.4 million, and initiated agreements to award an additional \$1.1 million, through the Matching Grant Program for urban open space projects in Forestville, Guerneville, Santa Rosa, Sebastopol, and Sonoma, to preserve and enhance urban open space land and increase public access to these lands.
- With partners, initiated implementation of the Conservation Valuation initiative to analyze the economic benefits of conservation related to protecting drinking water supplies, providing flood control, enhancing recreational tourism, and supporting local agricultural viability.
- Provided public access to lands through the Taylor Mountain Permit program, District Outings, and Agricultural and Environmental Education programs.
- Secured nearly \$1.5 million in outside grant funds, to support acquisition and habitat enhancement of the Mark West properties, construction of the North Slope Sonoma Mountain Ridge Trail project, and an Economic Valuation of Conservation in Sonoma County.
- With county and community partners, embarked on the development of a county-wide vegetation and habitat map to be used for planning and prioritizing land acquisition as well as providing quality baseline data for land management.

## FY 13-14 OBJECTIVES

- Prioritize and pursue land and easement acquisitions based on important resource values, partnerships, and available funding, and initiate ongoing stewardship of each acquisition.
- Continue statewide efforts through the Working Lands Coalition to advocate for funding for agricultural land conservation.
- Complete implementation of the Board-approved Fee Lands Strategy including transfer of several fee properties to park agencies or other land management partners.
- Continue planning, resource management, habitat, and public access projects at District-owned properties, including Montini Preserve, Calabazas Creek, Healdsburg Ridge, and North Slope Sonoma Mountain.
- Continue implementation of county-wide carbon sequestration analysis of forests and open space lands developing a set of maps, analyses, tools and policy recommendations that address the role of land conservation in reducing Greenhouse Gas (GHG) emissions.
- Develop a strategy to support efforts to address climate change, both through actions that reduce GHGs actions such as trail and bikeway development, and actions that protect Sonoma County lands, native species, and residents from expected impacts of climate change.
- Develop a habitat mitigation policy for District-protected lands.
- Work with partners to create an incubator farm site on publicly owned land in Sonoma County to help support the long term economic viability of local agriculture.
- Support continued urban open space conservation through the Competitive Matching Grant Program.
- Measure and publicly report progress on accomplishing the actions outlined in the District's 2012-2015 Work Plan.

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**BOARD OF SUPERVISORS' ACTIONS**

Adopted as recommended with the following changes:

	<b>Gross Expenditures</b>	<b>Revenue and Reimbursements</b>	<b>Net Cost</b>
<b>Supplemental Changes</b>			
Special Fund: Increase appropriations from Open Space Special Tax Account fund balance for three years of operations and maintenance costs for Mark West Creek property transfer to Regional Parks.	162,000	0	162,000
<b>Budget Hearings Actions</b>			





# LAND INTERESTS OF THE Sonoma County Agricultural Preservation and Open Space District







S:/GISProjects/Miscellaneous/Countywide/PDFs/countywide\_for\_CA0\_13-14\_budget.pdf

### District Holdings

#### Acquisition Plan Designation

-  Agriculture
-  Greenbelts
-  Natural Resources
-  Recreation

### Transfer Projects

-  Transfer FY 2012-13
-  Transfer FY 2013-14
-  Public or Protected Land
-  Incorporated City Land



**SONOMA COUNTY**  
AGRICULTURAL PRESERVATION  
AND OPEN SPACE DISTRICT

Map Date: 3/14/2013

Sources: Sonoma County GIS Group,  
USGS, Sonoma Land Trust, SCAPOSD