



County of Sonoma Agenda Item Summary Report

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

**SEE MINUTES FOR
FINAL ACTION OTHER
THAN RECOMMENDED**

Agenda Item Number: 49

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

	AYE	NO
GORIN	✓	
RABBITT	✓	
ZANE	✓	
GORE	✓	
HOPKINS	✓	

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

ATTEST: **NOV 13 2018**

BY SHERYL BRATTON, Clerk/Secretary
DEPUTY CLERK/ASST. SECRETARY

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

Board Agenda Date: November 13, 2018

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
Jennifer Kuszmar, 565-7266

Supervisory District(s):

Title: 2018 Matching Grant Program Funding Recommendations

Recommended Actions:

Accept Recommendations for Projects and Funding Amounts for the 2018 Matching Grant Program Cycle.

Executive Summary:

The Sonoma County Agricultural Preservation and Open Space District offers a competitive Matching Grant Program for urban open space, natural resource restoration, and recreation projects every two years. During the 2018 funding cycle, the Sonoma County Agricultural Preservation and Open Space District received nine applications totaling \$7.1 million in funding. Sonoma County Agricultural Preservation and Open Space District is recommending funding five projects for a total of \$2,426,943 and is requesting that the Board of Directors accept these recommendations.

Discussion:

Background

Through the Sonoma County Agricultural Preservation and Open Space District's ("Ag + Open Space") Expenditure Plan, Sonoma County voters have authorized Ag + Open Space to fund urban open space, natural resource restoration, and recreation projects through a competitive Matching Grant Program ("Program"). The Program is available to cities, the County, other public agencies, and 501(c)3 nonprofit organizations.

Since 1994, the Program has provided over \$33 million in funding for projects in each of the county's nine incorporated cities and in numerous unincorporated areas. Program funding has allowed our public and nonprofit partners to leverage funds to develop and implement diverse and innovative projects throughout Sonoma County's communities. Some projects funded through the Program include the Windsor Town Green and Keiser Park in Windsor; Sonoma Garden Park and Nathanson Creek Restoration in Sonoma; Alman Marsh and Paula Lane Open Space Preserve in Petaluma; Prince Gateway

Park and Bayer Neighborhood Park and Gardens in Santa Rosa; Tomodachi and Skategarden Parks in Sebastopol; Giorgi Park in Healdsburg; Falletti Ranch in Cotati; and numerous projects in unincorporated areas such as Forever Forestville in Forestville, and Creekside Park in Monte Rio.

2018 Matching Grant Program Funding Cycle

For the last several Program cycles, Ag + Open Space has budgeted around \$2 million per cycle. Following the October 2017 fires, the Ag + Open Space General Manager opted to double the budget to allocate \$4 million to the 2018 Program cycle to provide additional funding to support eligible projects within burned areas. Higher than anticipated sales-tax revenues were sufficient to support the increase to the budget this funding cycle.

In January 2018, Ag + Open Space opened the 2018 funding cycle with two informational public meetings. When the application period closed on June 6, 2018, Ag + Open Space had received nine applications for a total funding request of \$7.1 million. Applicant project locations were distributed throughout the county and from a variety of eligible entities. One application was deemed ineligible per the Program Guidelines, leaving eight eligible applications for a total request of \$6.9 million.

Application Review and Evaluation

During the application review process, an inter-disciplinary committee of Ag + Open Space staff and the Matching Grant Subcommittee (“Subcommittee”) reviewed and evaluated applications using the Program Guidelines evaluation criteria. The Subcommittee is comprised of three representatives from the Advisory Committee and two from the Fiscal Oversight Commission. Additionally, the Administrative and Fiscal Services Manager evaluated each applicant’s fiscal solvency/liquidity. The inter-disciplinary staff team and the Subcommittee met twice to discuss projects and to develop preliminary recommendations.

During the evaluation and review process, projects are considered individually to determine how well they fulfill the Program’s goals and criteria. Examples include an analysis of project readiness, match funding security, contribution toward geographic diversity, and public support. Through the evaluation process, staff and the Subcommittee may prioritize projects that protect new lands to increase the amount of urban open space as well as those that provide new opportunities for recreation, connections within and between communities and other protected lands, and habitat restoration. Throughout this process, staff and the Subcommittee were committed to following a consistent approach in its review, applying the same rationale across all funding applications and ultimately in the funding recommendations.

Staff and the Subcommittee have developed a suite of recommended projects and funding amounts for each project. Staff and the Subcommittee recommend funding five projects. These recommendations were presented at the Ag + Open Space Advisory Committee on September 27, 2018, and to the Fiscal Oversight Commission on October 4, 2018. The Advisory Committee and the Fiscal Oversight Commission supported the staff and Subcommittee recommendations.

Summaries of all applications, including attributes and considerations and funding recommendations can be found below.

Funding Recommendations

Of the eight eligible applications received, none were for projects in burned areas or for eligible projects that would aid in fire recovery efforts. Because the Program budget was increased to provide additional funding for projects located within the burn zone, and because no applications received involved burned areas, staff and the Subcommittee's recommendation is to fund the most competitive projects in this cycle at a funding level that is historically consistent with previous funding cycle allocations, i.e., approximately \$2 million. Furthermore, staff and the Subcommittee recommend that any funds not allocated in the 2018 MGP cycle be retained for the next Program cycle for eligible projects located in areas that burned during the October 2017 fires. Staff anticipates that it will receive competitive applications in the next Program cycle that can be awarded to projects located in burned areas that will aid in recovery and rebuilding of community open spaces impacted by the devastating fires.

The five projects recommended for funding include two acquisition projects, two improvement – public access/recreational development, and one 'combination' project which includes both acquisition and improvement – public access/recreational development for a total recommended funding amount of \$2,426,943.

The table below reflects the funding recommendations for each application received. These recommendations reflect those of staff and the Subcommittee with support from the Advisory Committee and Fiscal Oversight Commission. Staff requests that the Board accept these recommendations as presented.

Projects Recommended

Project	Applicant/ Co- Applicant	Type of Project	Size (acres)	Funding Request	Recommendation
AmeriCorps Trail Development Project	City of Sebastopol	Improvement - Public Access / Recreation Development	12.4	\$126,943	\$126,943
Badger Park Russian River Access	City of Healdsburg	Improvement - Public Access / Recreation Development	20	\$1,000,000	\$500,000
Cooper Creek Addition - Taylor Mountain Regional Park & Open Space Preserve	Sonoma County Regional Parks	Acquisition	54	\$742,000	\$500,000
Helen Putnam Regional Park Extension	Earth Island Institute	Acquisition	44-58	\$1,000,000	\$800,000

Project	Applicant/ Co-Applicant	Type of Project	Size (acres)	Funding Request	Recommendation
McNear Peninsula Acquisition and Access Improvements	City of Petaluma / Friends of the Petaluma River	Combination: Acquisition & Improvement - Public Access / Recreation Development	20.8	\$750,000	\$500,000
TOTAL				\$3,618,943	\$2,426,943

Projects Not Recommended

Project	Applicant/ Co-Applicant	Type of Project	Size (acres)	Funding Request	Recommendation
Balletto Field Restoration	Laguna de Santa Rosa Foundation	Improvement - Restoration	64.9	\$124,257	ineligible
Clara's Garden	Windsor Historical Society / Town of Windsor	Improvement - Public Access/Recreation Development	2.2	\$133,339	\$0
La Cresta Ridge and Ravine	City of Petaluma / O.W.L.	Combination: Acquisition & Improvement - Public Access/Recreation Development	12.6	\$747,000	\$0
Mission Bell Farm	Blue Wing Adobe Trust	Acquisition	2.7	\$2,500,000	\$0
TOTAL				\$3,504,596	\$0

Next Steps

The Board's acceptance of projects into the Program does not in itself guarantee funding, but rather represents a commitment by Ag + Open Space 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, including approval of a Matching Grant Agreement by the District's Board of Directors, following review of the proposed transaction by the District's Fiscal Oversight Commission.

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 Ag + Open Space to disburse funds. The Matching Grant Agreement will require that the grantee conveys a Conservation Easement over the project's land to ensure the preservation of the property's open space values by prohibiting incompatible development, in perpetuity. A Recreation Covenant is also generally required of recreation

projects, ensuring that the project site will remain open to the public for park and open space use in perpetuity.

Ag + Open Space staff will continue to work with the Subcommittee, County Counsel and your Board to refine and improve the Program Guidelines, evaluation criteria, and application process in preparation for the next Program funding cycle.

Project Summaries

THE FOLLOWING MGP 2018 APPLICATIONS ARE RECOMMENDED FOR FUNDING

1. PROJECT: AmeriCorps Trail Development
APPLICANT: City of Sebastopol
LOCATION: Laguna de Santa Rosa near Morris St.
ACREAGE: 12.4 acres
FUNDING REQUEST: \$126,943
MATCH: \$126,943
 SECURE: \$1,439 City in-kind project management
 SECURE: \$87,079 City CIP Budget
 SECURE: \$28,000 Laguna Foundation WPP grant
 SECURE: \$10,425 City in-kind O&M
 TOTAL MATCH: **\$126,943**

TOTAL PROJECT COST: \$253,886

SCOPE: The City of Sebastopol will develop new trails and access points to connect with the existing the AmeriCorps Trail. Project includes a new trail extension over Zimpher Creek to Hwy 12 and natural resource restoration components to be completed by the Laguna de Santa Rosa Foundation as a part of their WPP grant.

This project is recommended for full funding up to the \$126,943 request primarily for the following reasons:

- The project would result in an additional 12 acres protected near to other Ag + Open Space protected lands in the Laguna de Santa Rosa (Balletto Ranch, Tomodachi Park, Meadowlark Field, Laguna Trail), will provide new recreational opportunities, and include a natural resource restoration component.*
- The project demonstrates readiness to be completed within the MGP deadlines with secure match and 80% construction plans complete.*

2. PROJECT: Badger Park River Access
APPLICANT: City of Healdsburg
LOCATION: Badger Park, Heron Drive, Healdsburg
ACREAGE: 20 acres
FUNDING REQUEST: \$1,000,000
MATCH: \$1,000,000
 SECURE: \$50,000 Community Services Capital Improvement Fund

SECURE: \$400,000 Park Impact Fund
SECURE: \$1,158,500 Bond proceeds
TOTAL MATCH: \$1,608,500 SECURE

TOTAL PROJECT COST: \$2,608,500 (MGP proposal is a part of a larger park redevelopment project that would not include any MGP funds.)

SCOPE: The City of Healdsburg will officially incorporate the Russian River into Badger Park, providing the City's first authorized river access point. The project may also include additional parking and/or a permanent restroom as a part of the river access improvements.

This project is recommended for funding for up to 50% of the \$1,000,000 request primarily for the following reasons:

- *The project will result in protection of as much as 20 acres and at least a quarter-mile of mature riparian vegetation along Russian River and will provide permanent public access for enjoyment of the River.*
- *The project has match secured and ready to contribute toward the implementation of the project.*

3. PROJECT: Cooper Creek Addition – Taylor Mountain Regional Park & Open Space Preserve

APPLICANT: Sonoma County Regional Parks
LOCATION: Santa Rosa at Allan Way and future Farmer's Lane Extension
ACREAGE: 54 acres
FUNDING REQUEST: \$742,000
MATCH: \$742,000
SECURE: \$5,000 Sonoma County Regional Parks Foundation
SECURE: \$2,000 Sonoma County Trails Council
SECURE: \$15,000 SCTC in-kind labor
SECURE: \$750 Redwood Empire Mountain Bike Alliance
SECURE: \$5,000 Redwood Empire Mountain Bike Alliance in-kind labor
SECURE: \$40,000 Regional Parks
PENDING: \$220,000 Habitat Conservation Fund, CA State Parks
PENDING: \$350,000 River Parkways, CA Natural Resources Agency
TOTAL MATCH: \$67,750 SECURE (\$637,350 including pending grant applications)

TOTAL PROJECT COST: \$1,484,000 (MGP Costs) + \$316,000 estimated for community engagement and master planning, environmental review, trail development.

SCOPE: Regional Parks seeks acquire 54 acres in Santa Rosa to expand Taylor Mountain Regional Park and Open Space Preserve.

This project is recommended for funding for up to 66% of the \$742,000 request primarily for the following reasons:

- *The project will result in 54 additional acres protected to be added to the 1,105 acre Taylor Mountain Regional Park and Open Space Preserve.*
- *The project has multiple benefits including scenic values, new recreational opportunities, and natural resource protection.*

4. PROJECT: Helen Putnam Regional Park Extension
 APPLICANT: Earth Island Institute (Kelly Creek Protection Project)
 LOCATION: D Street and Windsor Drive, Petaluma
 ACREAGE: 44-acre minimum / 58.65-acre maximum
 FUNDING REQUEST: \$1,000,000
 MATCH: \$3,010,000
 SECURE: \$3,000,000 Schwab Charitable donor-advised fund
 SECURE: \$10,000 individual donation
 SECURE: \$1,000,000 Sonoma Land Trust donor-advised fund (for development)
TOTAL MATCH: \$4,010,000 SECURE

TOTAL PROJECT COST: \$4,100,000 (for 44 acres) or \$11,000,000 (for 58.65 acres)

SCOPE: The Kelly Creek Project of the Earth Island Institute seeks to acquire either 44 or 58.65 acres in southwest Petaluma adjacent to Helen Putnam Regional Park for eventual transfer to Sonoma County Regional Parks to expand the Regional Park.

This project is recommended for funding for up to 80% of the \$1,000,000 request primarily for the following reasons:

- *The project will protect at least 44 acres of land adjacent to Helen Putnam Regional Park and includes critical habitat for California Red Legged Frog.*
- *The project demonstrates readiness to proceed with a purchase and sales agreement, secure match, and funding set aside for initial park development and/or operations and maintenance.*

5. PROJECT: McNear Peninsula Acquisition + Access
 APPLICANT: City of Petaluma + Friends of the Petaluma River (FOPR)
 LOCATION: McNear Peninsula, Petaluma
 ACREAGE: 20.75 acres
 FUNDING REQUEST: \$750,000
 MATCH: \$750,000
 ANTICIPATED: \$27,000 City in-kind
 ANTICIPATED: \$346,550 FOPR
 PENDING: \$477,450 Coastal Conservancy
TOTAL MATCH: \$851,000 anticipated and pending (for development)

TOTAL PROJECT COST: \$1,500,000

SCOPE: The City of Petaluma seeks to acquire 20.75 acres of McNear Peninsula to be added to Steamer Landing Park. The City and co-applicant Friends of the Petaluma River intend to match funds for the project development of the parcel for low-intensity recreation.

This project is recommended for funding for up to 66% of the \$742,000 request primarily for the following reason:

- *The project will result in an additional 20.75 acres of protected land on the McNear Peninsula, providing new opportunities for low-intensity recreation and education.*

THE FOLLOWING MGP 2018 APPLICATIONS ARE NOT RECOMMENDED FOR FUNDING

- 1. PROJECT:** Balletto Field Wetland Restoration Project
APPLICANT: Laguna Foundation
LOCATION: Balletto Field, Sebastopol (Laguna Trail)
ACREAGE: 64.9 acres
FUNDING REQUEST: \$124,257
MATCH: \$126,027
 SECURE: \$75,000 WPP Grant
 SECURE: \$37,027 Regional Parks
 SECURE: \$6,200 Laguna Foundation (not included in match calculation)
 ANTICIPATED: ~~\$14,000~~ volunteer in-kind labor
 TOTAL: **\$112,027 SECURE (\$126,027 incl. anticipated)**

TOTAL PROJECT COST: \$250,284

Project is considered ineligible as the Conservation Easement on Balletto Field was acquired through the acquisition of a conservation easement outside of the MGP. This is considered ineligible per the MGP Guidelines.

This project is not recommended for funding as it is an ineligible project.

- 2. PROJECT:** Clara's Garden Restoration
APPLICANT: Windsor Museum + Historical Society and Town of Windsor
LOCATION: Clara's Garden at the Hembree House and Museum, Windsor
ACREAGE: Approximately 0.5 acres
FUNDING REQUEST: \$133,339
MATCH: \$133,339
 TOTAL MATCH: **\$133,339 SECURE** Windsor Museum and Historical Society

TOTAL PROJECT COST: \$266,678

SCOPE: The Town of Windsor and the Windsor Historical Society would provide improved access, including additional ADA access to Clara's Garden from the Windsor Creek Trail and the Windsor History Museum and would add park amenities such as seating areas, replacing and enhancing garden plantings and restoration of a historic outdoor fireplace.

This project is not recommended for funding for the following reasons:

- *Staff and the Subcommittee recommended funding for the most competitive projects, keeping the total award to around \$2.5 million in order to reserve funding for projects located in burned areas in the 2020 funding cycle.*

- 3. PROJECT:** La Cresta Ridge and Ravine
APPLICANT: City of Petaluma / OWL (as fiscal sponsor of West Petaluma Hills Coalition)

LOCATION: La Cresta Drive, Petaluma
 ACREAGE: 13.61 acres
 FUNDING REQUEST: \$747,000
 MATCH: \$747,000
 SECURED: \$4,532 Cash and in-kind donations
 SECURED: \$3,000 Rose Foundation for improvement through 12/2018
 ANTICIPATED: \$21,750 City in-kind
 ANTICIPATED: \$6,750 WPH, SLCRR
 ANTICIPATED: \$52,000 Grants, donations, volunteers
 ANTICIPATED: \$50,000 Pledges from WPH
 PENDING: \$50,000 Joseph and Vera Long Foundation
 TOTAL: \$7,532 SECURE (\$188,032 with anticipated and pending)

TOTAL PROJECT COST: \$1,494,000

SCOPE: The City of Petaluma and the community groups Save La Cresta Ridge and Ravine and West Petaluma Hills Coalition seek to acquire 13.6 acres in south west Petaluma.

This project is not recommended for funding for the following reasons:

- Staff and the Subcommittee recommended funding for the most competitive projects, keeping the total award to around \$2.5 million in order to reserve funding for projects located in burned areas in the 2020 funding cycle.

4. PROJECT: Mission Bell Farm
 APPLICANT: Blue Wing Adobe Trust
 LOCATION: East Spain Street, Sonoma
 ACREAGE: 2.72 acres
 FUNDING REQUEST: \$2,500,000
 MATCH: \$2,500,000 (for 1:1 match but purchase agreement = \$7M)
 TOTAL MATCH: \$ 2.3 million anticipated in pledges (as of 9/18/18)

TOTAL PROJECT COST: \$7,000,000

SCOPE: The Blue Wing Adobe Trust seeks to acquire 2.7 acres in downtown Sonoma for open space.

This project is not recommended for funding for the following reasons:

- Staff and the Subcommittee recommended funding for the most competitive projects, keeping the total award to around \$2.5 million in order to reserve funding for projects located in burned areas in the 2020 funding cycle.

Prior Board Actions:

October 25, 2016: The Board accepted seven projects into the Program for a total funding amount of \$3,408,124.

October 14, 2014: The Board accepted seven projects into the Program for a total funding amount of \$2,582,715.

September 18, 2012: The Board accepted staff and subcommittee funding recommendations and accepted six projects into the Program for a total of \$2,000,000.

December 6, 2011: The Board approved revisions to the Program.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

Project implemented by the Matching Grant Program will promote healthy communities by providing permanently protected lands within and near Sonoma County's cities and unincorporated communities.

Fiscal Summary

Expenditures	FY 18-19 Adopted	FY 19-20 Projected	FY 20-21 Projected
Budgeted Expenses	0		
Additional Appropriation Requested			
Total Expenditures			

Funding Sources

General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	0		

Narrative Explanation of Fiscal Impacts:

A total of \$2,426,943 in funding is being recommended for approval. The fiscal impacts of this action will not be realized until the District completes negotiations of all grant related requirements and they are authorized by the Board to execute a Matching Grant Agreement. No budget adjustment is required for the proposed increases. The funding for each project will be budgeted within the fiscal year it is anticipated for completion.

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. Map of all Matching Grant Program Projects including 2018 Applications 2. Map of Projects Recommended for 2018 Program Cycle
Related Items "On File" with the Clerk of the Board:
1. 2018 Matching Grant Program Application 2. 2018 Matching Grant Program Guidelines 3. 2018 Matching Grant Program Applications for the following projects: <ul style="list-style-type: none">a. AmeriCorps Trailb. Badger Park River Accessc. Balletto Field Restorationd. Clara's Garden Restoratione. Cooper Creek Addition – Taylor Mountain Regional Park and Open Space Preservef. Helen Putnam Regional Park Extensiong. La Cresta Ridge and Ravineh. McNear Peninsula Acquisition and Accessi. Mission Bell Farm

Matching Grant Program

2018 Cycle

Applications, Active
& Completed Projects

2018 MGP
Applications



Active Matching
Grant Projects



Completed or Executed
Matching Grant Project



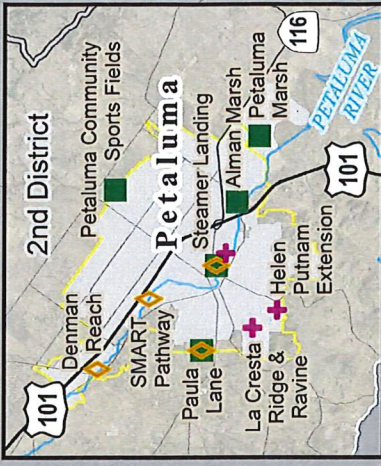
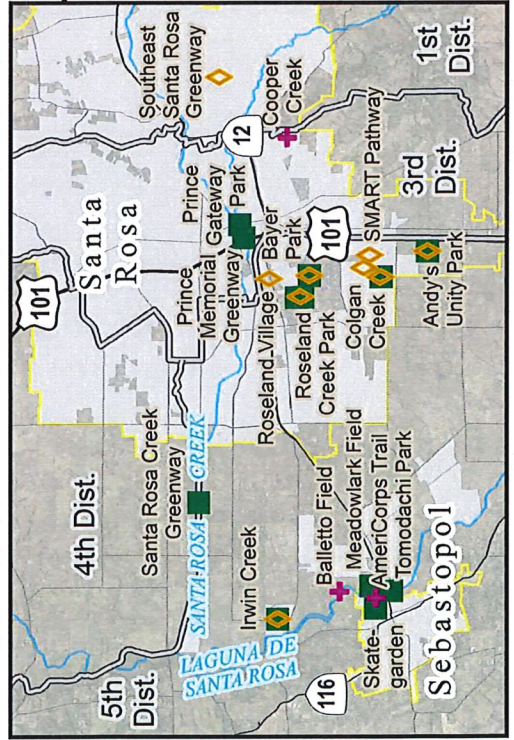
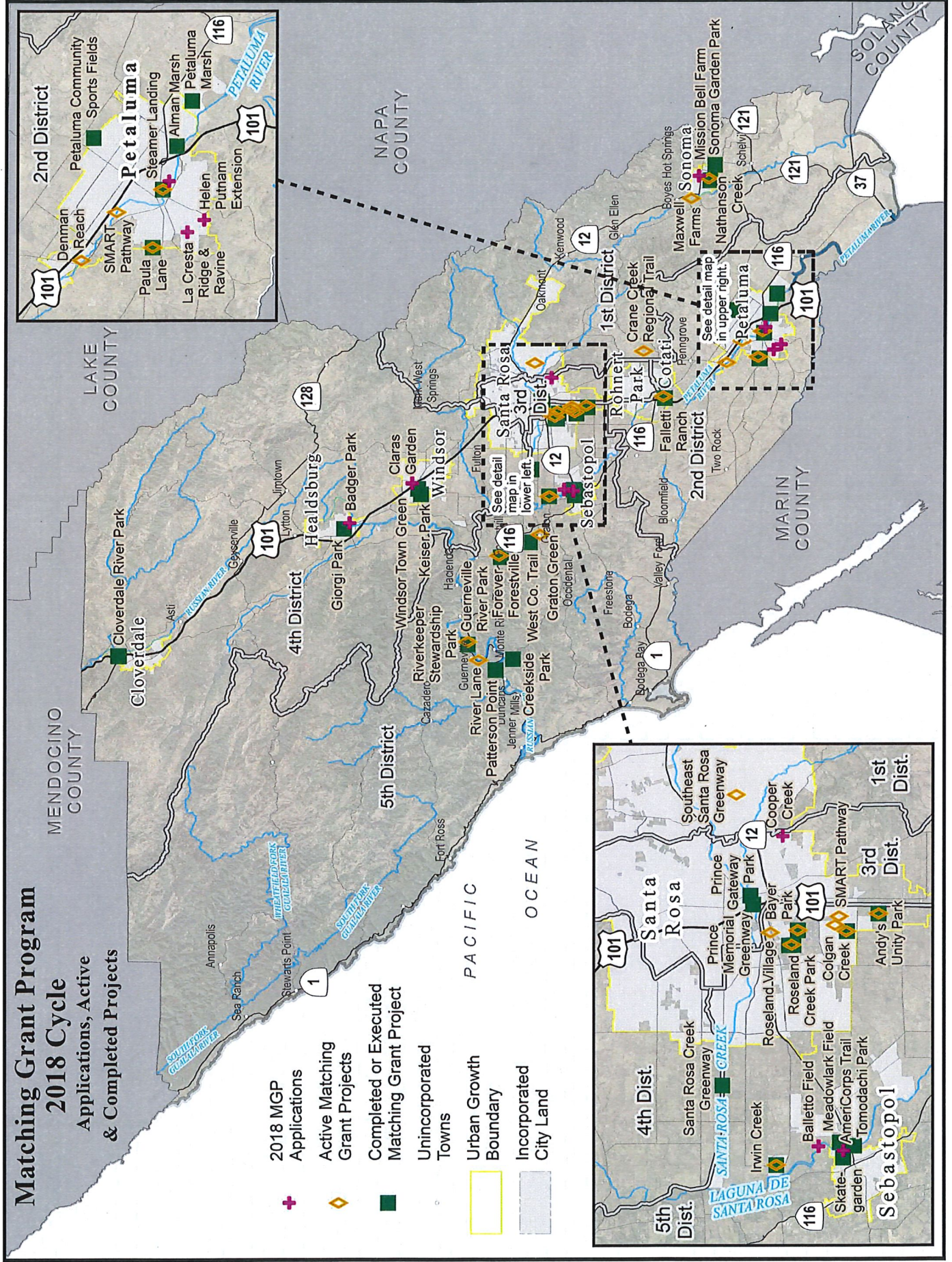
Unincorporated
Towns



Urban Growth
Boundary



Incorporated
City Land



2018 Matching Grant Program Cycle Project Recommendations



2018 MGP
Recommended
Project



Unincorporated
Towns



Highway



Major Road



Supervisorial
District Boundaries



Urban Growth
Boundary



Incorporated
City Land



Map Date: 10/8/2018
Sources: County GIS (cities, parcels, roads, supervisorial district), SCWA (rivers)
This map is for illustrative purposes only.

