



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION
COMMISSIONERS

Mike Sangiacomo (First District)
Todd Mendoza (Second District)
Gary Wysocky (Third District)

Ariel Kelley (Fourth District)
Jorge Inocencio (Fifth District)
Jeff Owen (Alternate)

REGULAR MEETING AGENDA

July 13, 2023 | 5:00 p.m.

MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON

The July 13, 2023 Fiscal Oversight Commission Meeting will be conducted in person at Ag + Open Space's office located at 747 Mendocino Avenue, Santa Rosa, CA. The public may also participate virtually through Zoom.

Members of the public can watch or listen to the meeting using one of the two following methods:

1. JOIN THE ZOOM MEETING

On your computer, tablet or smartphone by clicking

<https://sonomacounty.zoom.us/j/94827319733?pwd=S3Jja1JneVE0ZHhMbHliZTZsMVB3QT09> password: cows707

If you have a Zoom account, click Join Meeting by number: 948 2731 9733 password: cows707

Call-in and listen to the meeting: Dial (669) 900-9128 Enter meeting ID: 948 2731 9733

2. ATTEND IN PERSON:

Members of the public may attend in person at Ag + Open Space's office at 747 Mendocino Avenue, Santa Rosa, CA in the large conference room.

Public Comment During the Meeting: You may email public comment to Sara.Ortiz@sonoma-county.org. All emailed public comments will be forwarded to all Commissioners. Please include your name and the relevant agenda item number to which your comment refers. Public Comment may be made live during the Zoom meeting or live, in person, in the Ag + Open Space large conference room. Available time for comments is determined by the Commissioner Chair based on agenda scheduling demands and total number of speakers.

Disability Accommodation: If you have a disability which requires an accommodation or an alternative format to assist you in observing and submitting comments at this meeting, please contact Sara Ortiz by phone at (707)565-7360 or by email to Sara.Ortiz@sonoma-county.org. by 12 p.m. Wednesday, July 12, 2023 to ensure arrangements for accommodation.

1. Call to Order

2. Agenda Items to be Held or Taken Out of Order; Off- Agenda Items

3. General Announcements Not Requiring Deliberation or Decision

4. Public Comment

The Brown Act requires that time be set aside for public comment on items not agendaized.

5. Correspondence/Communications

6. General Manager's Report

Misti Arias | General Manager

7. Approval of Commission Minutes Attachment 1

8. Ad Hoc Committee Reports

Annual Report/Audit Report Review (Owen, Sangiacomo)

Appraisal (Owen, Mendoza)

Matching Grant Program Application Evaluation (Sangiacomo, Wysocky)

Matching Grant Program Revision (Inocencio, Kelley)

Ag + Open Space Endowment (Wysocky, Owen)

9. Budget Presentation

Julie Mefferd | Administrative and Fiscal Services Manager

10. Matching Grant Program Funding Recommendations Attachment 2

Pamela Swan | Matching Grant Program Coordinator

11. Projects in Negotiation Attachment 3

12. Closed Session (Real Property Negotiations - Government Code Section 54956.8)

Project Name: Gillis Ranch Preserve

Property Address: 1610 Cunningham Road, Sebastopol, CA 95472

APNs: 062-010-023 and 063-090-004

Owner: Steve Riebli Ranch LLC (Lanore Riebli)

Negotiating Parties:

Ag + Open Space's Representative: Misti Arias, General Manager

Owner's Representative: Steve Riebli Ranch LLC (Lanore Riebli), Oscar and Lorri Duckworth, Gregory Gillis

Under Negotiation:

Acquisition of Real Property by the Open Space Ag + Open Space. The Commission will give instruction to its negotiator(s) on the price. (Government Code Section 54956.8)

13. Report out of Closed Session

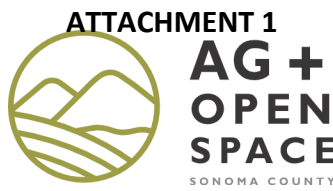
14. Suggested Next Meeting

August 3, 2023

15. Adjournment

AGENDAS AND MATERIALS: Agendas and most supporting materials are available on Ag + Open Space's website at sonomaopenspace.org. Due to legal, copyright, privacy or policy considerations, not all materials are posted online. Materials that are not posted will be made available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at 747 Mendocino Avenue, Santa Rosa, CA.

SUPPLEMENTAL MATERIALS: Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet will be made available for public inspection at Ag + Open Space's office at 747 Mendocino Avenue, Santa Rosa, CA during normal business hours. You may also email Sara.Ortiz@sonoma-county.org for materials.



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION

COMMISSIONERS

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Todd Mendoza (Second District)
Gary Wysocky (Third District)

Ariel Kelley (Fourth District)
Jorge Inocencio (Fifth District)
Jeff Owen (Alternate)

UNAPPROVED MINUTES

Virtual Meeting Due to Sonoma County's Shelter in Place Order

June 1, 2023 | 5:00 pm

COMMISSIONERS PRESENT: Ariel Kelley (joined 5:06 pm virtually), Mike Sangiacomo, Gary Wysocky, Jeff Owen, Jorge Inocencio, Todd Mendoza

STAFF PRESENT: Misti Arias, General Manager; Lisa Pheatt, County Counsel; Julie Mefferd, Administrative & Fiscal Services Manager; Jennifer Kuszmar, Acquisition Manager; Pierre Ratte, Acquisition Specialist; Sheri Emerson, Stewardship Manager; Pamela Swan, Matching Grant Program Coordinator; Sara Ortiz, FOC Clerk.

PUBLIC PRESENT: Howard Levy, Review Appraiser; Duane Dewitt

1. Call to Order

Commissioner Inocencio called the meeting to order at 5:02 p.m.

2. Agenda Items to be Held or Taken Out of Order; Off- Agenda Items

There was none.

3. General Announcements Not Requiring Deliberation or Decision

There was none.

4. Public Comment

Duane Dewitt gave public comment.

5. Correspondence/Communications

No correspondence or communications.

6. General Manager's Report

The Board of Directors will have a special meeting on 6/12/23 and consider the 2023 Vegetation Management Grant Recommendations on the regular calendar and the RCPP AFA Grant on the consent calendar.

The Board has budget hearings 6/13/23-6/23/23.

The Outings and Education contracts and Denner Ranches Conservation Easement will go to the Board on 7/11/23 on the consent calendar.

A Vegetation Management Grant Program update:

- 1) The Vegetation Management Program is investing PGE Settlement Funds into the Living with Fire: Sonoma County Forest Conservation Conference to be hosted at Shone Farm (SRJC campus) on June 23-24, 2023. This conference is being hosted by the Sonoma County Forest Conservation Working Group.
- 2) The National Fish and Wildlife Foundation has awarded a grant to Ag + Open Space for \$353,173.79 for capacity building and technical assistance to landowners on wildfire resilience, watershed protection, carbon sequestration and natural resource management. This grant will be matched 1:1 by the PGE Settlement Fund

and focus on a series of workshops throughout the Russian River watershed and will be co-lead by Gold Ridge and Sonoma RCDs and many other partners.

An Acquisition Program update:

- 1) The Soda Springs Ranch Open Space Preserve project was approved by the BOD on Tuesday. This 208 acre property just outside the City limits of Cloverdale will be transferred to the City as a Park and Open Space preserve. Most of the Property is visible from Highway 101, Cloverdale Boulevard, and other public roads in Cloverdale.
- 2) Ag + Open Space is in contract to purchase Chanslor Ranch. Misti will be going out to the property Friday with the Press Democrat, landowner, Director Hopkins, and others.
- 3) There are about a dozen projects that are approaching the closing phase (if landowners accept offers). Get ready to hear about a lot of exciting closings in the near future!

7. Approval of Commission Minutes

On a motion by Commissioner Kelley and a second by Commissioner Owen, the April 6, 2023 minutes were approved.

8. Financial Report

Julie Mefferd gave the financial report for April 2023. Ag + Open Space is on track to receive nearly \$32,000,000 in revenue for the 2022-2023 fiscal year. There will be no fiscal report for June or July. The audit is coming up.

9. Ad Hoc Committee Reports

- Commissioner Owen gave an update of the Endowment Committee, which has met to discuss the need for change in legislation to allow Ag + Open Space to invest funds for long-term stewardship of easements. The County fund is currently receiving 1.9% interest, the goal of the Ag + Open Space endowment is a 4% return. There is a long process to approve legislation allowing this.
- Commissioner Wysocky gave an update on the Matching Grant Program Application Evaluation committee. The Committee has met and the full slate of projects will be coming to the Fiscal Oversight Commission in July. The Committee approved of the staff recommendations.
- Commissioner Owen gave an update in the Appraisal Committee. Howard Levy was in attendance at the Committee. The Committee recommended a review of the Ag + Open Space appraisal guidelines.

10. Projects in Negotiation

Jennifer Kuszmar presented the projects in negotiation, along with maps showing the array of projects countywide and by supervisorial district.

11. Closed Session (Real Property Negotiations - Government Code Section 54956.8)

The Commission entered into closed session at 5:32 pm.

Project Name: Mark West Wikiup Open Space Preserve Conservation Easement Acquisition

Property Address: 5001 Carriage Lane, Santa Rosa, CA 95403

APNs: 039-062-010, 039-070-013, 039-070-019, 039-070-021, 039-210-006, 039-230-003

Owner: WBR, LLC

Negotiating Parties:

Ag + Open Space's Representative: Misti Arias, General Manager

Owner's Representative: Tony Korman

Under Negotiation:

Acquisition of Real Property by the Open Space Ag + Open Space. The Commission will give instruction to its negotiator(s) on the price. (Government Code Section 54956.8)

12. Report out of Closed Session

The commission reconvened to Open Session at 6:47 p.m. and reported the following:

On a motion by Commissioner Kelley and second by Commissioner Mendoza the Commission adopted Resolution No. 2023-006 Mark West Springs Conservation Easement and Recreation Covenant on the following vote: Commissioners Inocencio, Mendoza, Sangiacomo, and Kelley in favor and Commissioner Wysocky against.

13. Suggested Next Meeting

July 13, 2023

14. Adjournment

The meeting was adjourned at 6:49 pm.

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DISABLED ACCOMMODATION: If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact Julie Mefferd at 707-565-7368, as soon as possible to ensure arrangements for accommodation.



MEMORANDUM

Date: July 13, 2023

To: Fiscal Oversight Commission

From: Amy Ricard, Community Resources Manager
Pamela Swan, Grants Coordinator

Subject: 2022 Round 2 Ad Hoc & Staff Subcommittees Matching Grant Program Funding Recommendations

SUMMARY

Sonoma County Ag + Open Space offers a competitive Matching Grant Program (MGP) for urban open space, restoration and recreation projects every two years. During the 2022 Round 2 funding cycle, six projects were received requesting over \$8.2 million in funding.

The Ad Hoc and Staff Subcommittees are requesting the Fiscal Oversight Commission review and accept their recommendation to fund five projects for a total of \$4,909,500, given the merits of the proposed projects.

The Advisory Committee met on June 22, 2023 and considered the Ad Hoc and Staff Subcommittee funding recommendations, but ultimately voted to increase the total funding by \$1M. Their recommendation is to fund five projects for a total of \$5,909,500.

The Fiscal Oversight Commission is tasked with doing one of the following:

- Endorsing the Ad Hoc and Staff Subcommittees' funding recommendations.
- Endorsing the Advisory Committee's funding recommendations.
- Developing their own funding recommendations.

The funding scenarios will be considered for a final funding determination at the August 22 Board of Directors meeting.

2022 Round 2 Matching Grant Program Funding Recommendations

Background

Through the Sonoma County Agricultural Preservation and Open Space District's (Ag + Open Space) Expenditure Plan, Sonoma County voters authorized Ag + Open Space to provide funding to public agencies and nonprofits for the protection of community open spaces for local agriculture, recreation and public access, and natural resource restoration through a competitive Matching Grant Program (MGP).

Since 1994, Ag + Open Space has accepted over 60 projects into the MGP in each of the county's nine incorporated cities and numerous unincorporated areas, awarding over \$40 million to community-based organizations, Cities, County departments, and other public agencies. Generally located in areas lacking open space, MGP funding has enabled the

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development and implementation of innovative projects that reflect the needs of Sonoma County's unique and diverse communities. Matching Grant Projects include Andy's Unity Park, Bayer Neighborhood Park and Gardens, Cloverdale River Park, Creekside Park, Falletti Ranch, Petaluma Marsh Enhancement, Prince Memorial Greenway, Sonoma Garden Park, Sebastopol Skategarden Park and Garden, Steamer Landing Park, and Windsor Town Green.

As a condition of funding, Ag + Open Space, and thereby Sonoma County residents, achieve permanent protection of lands through a conservation easement, or in some cases long-term access via a trail easement. As the majority of MGP projects include a public recreation component, Ag + Open Space may also receive a recreation conservation covenant which enables and permanently protects public recreational uses.

2022 Matching Grant Program Funding Cycle

In early 2022, Ag + Open Space opened the MGP funding cycle with a \$4 million budget. The Program budget is determined by analyzing changes in revenue, the agency's current fund balance, and financial projections. Two applications (see Table below) were received during that initial funding cycle. The Board of Directors awarded full funding totaling \$1,950,000 to the two projects, leaving \$2,050,000 remaining.

Project	Applicant	Project Type	Evaluation Score	Funding
Lower Colgan Creek	City of Santa Rosa	Acquisition	78	\$1,500,000
Putnam Park Extension	Earth Island Institute	Improvement	74	\$450,000
TOTAL				\$1,950,000

Round 2 Funding Cycle

In light of the MGP's 2022 funding cycle's remaining \$2,050,000 funds, and the opportunity to advance additional community open spaces, the Board directed staff to open a second application period from December 13, 2023 to March 10, 2023. Ag + Open Space received six eligible applications at the close of the second application period.

Matching Grant Program Savings

In addition to the remaining \$2,050,000 in funding, staff identified \$900,000 in savings from projects previously accepted into the MGP. The Sonoma County Community Development Commission (CDC) was accepted into the MGP in 2014 for the Roseland Village Public Space Project (now known as Tierra de Rosas Public Plaza) for \$500,000 to fund improvement components of the project. This project experienced significant delays resulting in expiration of the MGP award term. Likewise, the SMART Payran to Southpoint project was a trails project awarded \$400,000 in 2014, which has since withdrawn its project. These projects' savings of \$900,000 were added to the remaining \$2,050,000, resulting in a total budget of \$2,950,000 for 2022 MGP Round 2.

Application Review and Evaluation

Projects are considered individually to determine how well they fulfill the MGP Guidelines' goals and criteria. During the application review process, an inter-disciplinary committee of Ag + Open Space staff reviewed and evaluated applications using the evaluation matrix. The staff team conducted site visits, met three times to discuss projects, and developed preliminary funding recommendations.

The evaluation matrix utilizes applicant responses to score each project in the following categories: Program Intent, Community and Environmental Benefits, Need, and Readiness. Prioritization includes acquisitions that add new land to community open space and projects that link communities. An "Other Considerations" category is also analyzed as a part of the evaluation process. These "Other Considerations," which were highlighted by the Board of Directors and included in the 2022 Guidelines, include diversity, equity, and inclusion; geographic diversity; projects in fire and flood impacted areas; community support; and past MGP project performance. The maximum score is 100, and all projects exceeded the baseline funding score of 65.

Funding Recommendations

In over 30 years of administering the MGP, the 2022 Round 2 cycle was one of the most competitive. In this cycle, Ag + Open Space received a diverse field of eligible applications that both embodied the goals and intent of the program, and also represented unique, time-sensitive community-based projects in areas previously underserved.

The 2022 Round 2 cycle's six applicants requested a total of \$8,209,500, exceeding the stated budget of \$2,950,000 by \$5,259,500. The strength of the applicant pool and limited remaining funds from Round 1 made funding recommendations especially challenging. In light of this tension, the staff MGP subcommittee carefully reviewed project applications and developed funding recommendations based on the merits, community need, risk of each project, and additional available Ag + Open Space funds.

The Staff MGP Subcommittee recommended funding five of the six projects for a total of \$4,909,500 (Table 1, pg. 4). These funding recommendations were presented and approved by the Ad Hoc Subcommittee (comprised of representatives from the Advisory Committee and Fiscal Oversight Commission) at their May 30 meeting. The Ad Hoc/Staff funding recommendations include the \$2,950,000 2022 Round 2 budget, plus an additional \$1,959,500.

If the final Board of Directors' recommended funding total is larger than the 2022 Round 2 budget of \$2,950,000 budget, Ag + Open Space staff will request authorization from its Board of Directors to transfer the additional funds from the Initial Public Access Operation Maintenance (IPAOM) account to the Open Space Special Tax Account (OSSTA) to be allocated to these projects. These Round 2 funding recommendations, in combination with funding awarded in Round 1, would result in a 2022 MGP funding total of \$6,859,500, approximately 50% larger than the average funding cycle from the past decade.

Justification for the Ad Hoc/Staff subcommittee funding recommendations exceeding the \$2,950,000 budget includes:

1. The MGP Round 2 proposed projects were extremely competitive and well-aligned with MGP guidelines. The community and environmental benefits of these projects merit allocation of additional resources.
2. The acquisition projects recommended are time-sensitive and will be difficult to achieve without significant funding. Without MGP funding, these community-based projects/properties are at risk of conversion to development or other uses.
3. The Round 2 budget is relatively small for a MGP funding round as it represents the remainder of Round 1 and savings from projects that have withdrawn from the MGP. Open space projects generally range between \$500,000 - \$2,000,000. Ag + Open Space received six projects requesting a total of ~\$8.2M in a round with insufficient funding to meet the potential benefits of the projects submitted.
4. Ag + Open Space has sufficient funds available in the IPAOM account to increase funding recommendations for this MGP cycle.

Fiscal Oversight Commission Action

The Fiscal Oversight Commission may review the Ad Hoc and Staff funding recommendations, and the Advisory Committee's funding recommendations, and either support one of these funding approaches or make their own recommendations. Upon Fiscal Oversight Commission action, the 2022 MGP Round 2 funding recommendations will be considered and final funding recommendations will be determined by the Board of Directors on August 22, 2023.

The Ad Hoc/Staff funding recommendations are included on Table 1, page 5. The Advisory Committee's funding recommendations are included on Table 2, page 6. Detailed evaluation summaries of the 2022 MGP Round 2 applications follow on pages 6-19.

Approval of the funding recommendations by the Board of Directors will signify acceptance of the projects into the Matching Grant Program and project implementation will occur in accordance with the Program Guidelines. Funding disbursement for projects is contingent upon future approvals by both the Fiscal Oversight Commission (for acquisition projects) and the Board of Directors, including execution of a Matching Grant Agreement, Conservation Easement, and in some cases a Recreation Covenant.

Comparison Budget Scenarios

While the Ad Hoc and Staff Subcommittees are requesting the Fiscal Oversight Commission endorse their funding recommendation presented in Table 1, we wanted to include the Advisory Committee's funding recommendations for your consideration as well (Table 2). The Ad Hoc Subcommittee also suggested it would be helpful to have additional comparison budgets as reference to help inform decision making. Thus, the Staff Subcommittee developed the following budgets for reference: a strict on-budget scenario (Table 3, pg. 6) and a stretch scenario (Table 7, pg. 8).

TABLE 1. AD HOC/STAFF FUNDING RECOMMENDATIONS - 2022 MGP ROUND 2

PROJECT	APPLICANT	TYPE	TOTAL SCORE MAX = 100	REQUEST	AD HOC/STAFF RECOMMENDATIONS	JUSTIFICATION
BOUNTY FARM	Petaluma Peoples Services	Acquisition & Improvement (Combination)	90	\$ 2,040,000	\$ 2,040,000	100% funding recommended. Highest scoring project. Acquisition not scaleable. Property and 15-year urban ag/food security farm at risk if not fully funded. MGP prioritizes acquisition of new land to increase open space as a key consideration.
SONOMA SCHELLVILLE TRAIL	Sonoma County Regional Parks	Acquisition & Improvement (Combination)	86	\$ 1,000,000	\$ 500,000	50% funding recommended. Second highest scoring project, and first application serving Schellville. MGP prioritizes acquisition of new land to increase open space as a key consideration. Strategic trail link to local and regional trails. Funding less than request will require applicant to secure additional outside funding. Recommendation reflects limited 2022 Round 2 MGP funds.
COLGAN CREEK NEIGHBORHOOD PARK PH 5	City of Santa Rosa	Improvement	83	\$ 1,000,000	\$ -	0% funding for improvement project that is scalable. Colgan Creek Ph 4 Project awarded \$1,500,000 in 2022 MGP Rd 1. Colgan Creek total MGP funding to date is \$4,454,650 and project is currently implementing Phases 3 & 4. Applicant could apply for next funding cycle.
GEYSERVILLE COMMUNITY PLAZA	Sonoma County Public Infrastructure	Improvement	69	\$ 1,000,000	\$ 400,000	40% funding recommended. Improvement project is first application in Geyserville, which lacks community open space and public parks. Project is scaleable, and funding would cover Project Admin and Planning (25%), and Implementation (75%). Applicant could reapply in future cycles for additional improvements.
TIERRA DE ROSAS	Sonoma County Community Development Commission	Improvement	69	\$ 2,000,000	\$ 800,000	40% funding recommended. Improvement project is a long planned for community plaza in the underserved Roseland community. Project is scaleable and could use funding for construction. Applicant could apply again for project improvement costs.
MARK WEST COMMUNITY PARK	Sonoma Land Trust	Acquisition	66	\$ 1,169,500	\$ 1,169,500	100% funding recommended. Acquisition is time sensitive, and this a rare, available, centrally-located lot in the Mark West community. MGP prioritizes acquisition of new land to increase open space. First Mark West application, project is in a fire impacted area, and like much of the surrounding area, burned to the ground in 2017 wildfires.
			TOTAL REQUESTED	\$ 8,209,500	\$ 4,909,500	
BUDGET RD 2 +				\$ 2,950,000	\$ 2,950,000	
Difference (Requested -				\$ 5,259,500	1,959,500	
ROUND 1				\$1,950,000	\$1,950,000	
ESTIMATED TOTAL 2022				\$10,159,500	\$ 6,859,500	

Table 1. The Ad Hoc/Staff Funding Recommendations for 2022 MGP Round 2.

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TABLE 2. ADVISORY COMMITTEE FUNDING RECOMMENDATIONS - 2022 MGP ROUND 2

PROJECT	APPLICANT	TYPE	TOTAL SCORE MAX = 100	REQUEST	AD HOC/STAFF RECOMMENDATIONS	ADVISORY COMMITTEE	JUSTIFICATION
BOUNTY FARM	Petaluma Peoples Services	Acquisition & Improvement (Combination)	90	\$ 2,040,000	\$ 2,040,000	\$ 2,040,000	100% funding recommended. Highest scoring project. Acquisition not scaleable. Property and 15-year urban ag/food security farm at risk if not fully funded. MGP prioritizes acquisition of new land to increase open space as a key consideration.
SONOMA SCHELLVILLE TRAIL	Sonoma County Regional Parks	Acquisition & Improvement (Combination)	86	\$ 1,000,000	\$ 500,000	\$ 750,000	75% funding recommended. Advisory Committee increased Ad Hoc Staff recommendations by \$250K to reflect Acquisition time sensitive funding needs. Second highest scoring project, and first application serving Schellville. MGP prioritizes acquisition of new land to increase open space as a key consideration. Strategic trail link to local and regional trails. Funding less than request will require applicant to secure additional outside funding. Recommendation reflects limited 2022 Round 2 MGP funds.
COLGAN CREEK NEIGHBORHOOD PARK PH 5	City of Santa Rosa	Improvement	83	\$ 1,000,000	\$ -	\$ -	0% funding for improvement project that is scalable. Colgan Creek Ph 4 Project awarded \$1,500,000 in 2022 MGP Rd 1. Colgan Creek total MGP funding to date is \$4,454,650 and project is currently implementing Phases 3 & 4. Applicant could apply for next funding cycle.
GEYSERVILLE COMMUNITY PLAZA	Sonoma County Public Infrastructure	Improvement	69	\$ 1,000,000	\$ 400,000	\$ 400,000	40% funding recommended. Improvement project is first application in Geyserville, which lacks community open space and public parks. Project is scaleable, and funding would cover Project Admin and Planning (25%), and Implementation (75%). Applicant could reapply in future cycles for additional improvements.
TIERRA DE ROSAS	Sonoma County Community Development Commission	Improvement	69	\$ 2,000,000	\$ 800,000	\$ 1,550,000	~75% funding recommended. Advisory Committee increased Ad Hoc Staff recommendation to reflect project readiness with BOS recent funding and equity concerns. Improvement project is a long planned for community plaza in the underserved Roseland community. Project is scaleable and could use funding for construction. Applicant could apply again for project improvement costs.
MARK WEST COMMUNITY PARK	Sonoma Land Trust	Acquisition	66	\$ 1,169,500	\$ 1,169,500	\$ 1,169,500	100% funding recommended. Acquisition is time sensitive, and this a rare, available, centrally-located lot in the Mark West community. MGP prioritizes acquisition of new land to increase open space. First Mark West application, project is in a fire impacted area, and like much of the surrounding area, burned to the ground in 2017 wildfires.
			TOTAL REQUESTED	\$ 8,209,500	\$ 4,909,500	\$ 5,909,500	
			BUDGET RD 2 + SAVINGS	\$ 2,950,000	\$ 2,950,000	\$ 2,950,000	
			Difference (Requested -Budget)	\$ (5,259,500)	(1,959,500)	(2,959,500)	
			ROUND 1 AWARDS	\$1,950,000	\$1,950,000	\$1,950,000	
			ESTIMATED TOTAL 2022 (RD1 + RD2)	\$ 10,159,500	\$ 6,859,500	\$ 7,859,500	

Table 2. The Advisory Committee Funding Recommendations for 2022 MGP Round 2.

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TABLE 3. ON BUDGET SCENARIO - 2022 MGP ROUND 2

PROJECT	APPLICANT	TYPE	TOTAL SCORE MAX = 100	REQUEST	ON BUDGET	JUSTIFICATION
BOUNTY FARM	Petaluma Peoples Services	Acquisition & Improvement (Combination)	90	\$ 2,040,000	\$ 1,800,000	88% funding for Acquisition/Improvement urban ag project that is not scalable. Highest scoring project. MGP prioritizes acquisition of new land to increase open space as a key consideration. Bounty Farm and project site at risk of conversion if not acquired. Funding less than request will require applicant to secure additional funding.
SONOMA SCHELLVILLE TRAIL	Sonoma County Regional Parks	Acquisition & Improvement (Combination)	86	\$ 1,000,000	\$ 400,000	40% funding for Acquisition/Improvement project that is not scalable. Second highest scoring project, and first application serving Schellville. MGP prioritizes acquisition of new land to increase open space as a key consideration. Strategic trail link to local and regional trails. Funding less than request will require applicant to secure additional outside funding.
COLGAN CREEK NEIGHBORHOOD PARK PH 5	City of Santa Rosa	Improvement	83	\$ 1,000,000	\$ -	0% funding for Improvement project that is scalable. Colgan Creek Ph 4 Project awarded \$1,500,000 in 2022 MGP Rd 1. Colgan Creek total MGP funding to date is \$4,454,650 and project is currently implementing Phases 3 & 4. Applicant could apply for next funding cycle.
GEYSERVILLE COMMUNITY PLAZA	Sonoma County Public Infrastructure	Improvement	69	\$ 1,000,000	\$ 250,000	25% funding for Improvement project that is scalable. First MGP application from Geyserville, which lacks community open space and has no public parks. Recommendation reflects limited 2022 Round 2 MGP. Applicant could reapply in future MGP funding cycle funds.
TIERRA DE ROSAS	Sonoma County Community Development Commission	Improvement	69	\$ 2,000,000	\$ 500,000	25% funding for Improvement project that is scalable. Located in underserved Roseland neighborhood, funding could be used for initial construction of this long planned for public serving plaza. Recommendation reflects limited 2022 Round 2 MGP funds. Applicant could reapply in future MGP funding cycles.
MARK WEST COMMUNITY PARK	Sonoma Land Trust	Acquisition	66	\$ 1,169,500	\$ -	0% funding for Acquisition project that is not scalable. Acquisition only projects are not scored on the benefit of planned improvements, thus this project is the lowest scoring. If not acquired, this time sensitive site is at risk of conversion. First MGP application from Mark West area, which lacks community parks and open space. Project is in a fire/flood impacted area, and like much of the surrounding area, burned in the 2017 wildfires. Recommendation reflects limited 2022 Round 2 MGP funds.
			TOTAL REQUESTED	\$ 8,209,500	\$ 2,950,000	
			BUDGET ROUND 2	\$2,950,000	\$2,950,000	
			Difference (Requests-Budget)	\$ 5,259,500	0	
			AWARDED ROUND 1	\$1,950,000	\$1,950,000	
			ESTIMATED TOTAL 2022 (RD1 + RD2)	\$ 10,159,500	\$ 4,900,000	

Table 3. Per the suggestion of the Ad Hoc Subcommittee, the On-Budget funding scenario for 2022 MGP Round 2 was developed by the Staff Subcommittee as a source of comparison.

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TABLE 4. STRETCH BUDGET SCENARIO - 2022 MGP ROUND 2

PROJECT	APPLICANT	TYPE	TOTAL SCORE MAX = 100	REQUEST	STRETCH BUDGET	JUSTIFICATION
BOUNTY FARM	Petaluma Peoples Services	Acquisition & Improvement (Combination)	90	\$ 2,040,000	\$ 2,040,000	100% funding of Acquisition/Improvement urban ag project. Highest scoring project. Acquisition not scaleable. Property and 15-year urban ag/food security farm at risk if not fully funded. MGP prioritizes acquisition of new land to increase open space as a key consideration.
SONOMA SCHELLVILLE TRAIL	Sonoma County Regional Parks	Acquisition & Improvement (Combination)	86	\$ 1,000,000	\$ 1,000,000	100% funding of Acquisition/Improvement project, which is not scalable. MGP prioritizes acquisition of new land to increase open space as a key consideration. Second highest scoring project, and first application serving Schellville. Strategic trail link to local and regional trail.
COLGAN CREEK NEIGHBORHOOD PARK PH 5	City of Santa Rosa	Improvement	83	\$ 1,000,000	\$ -	0% funding for Improvement project that is scalable. Colgan Creek Ph 4 Project awarded \$1,500,000 in 2022 MGP Rd 1. Colgan Creek total MGP funding to date is \$4,454,650 and project is currently implementing Phases 3 & 4. Applicant could apply for next funding cycle.
GEYSERVILLE COMMUNITY PLAZA	Sonoma County Public Infrastructu	Improvement	69	\$ 1,000,000	\$ 750,000	75% funding for Improvement project. The first application from Geyserville, which lacks community open space and public parks. Project is scaleable, and funding would cover Project Admin and Planning (25%), and Implementation (75%).
TIERRA DE ROSAS PUBLIC PLAZA	Sonoma County Community Developme	Improvement	69	\$ 2,000,000	\$ 1,500,000	75% funding for Improvement project. A long planned for community plaza in the underserved Roseland community. Project is scaleable and could use funding for construction.
MARK WEST COMMUNITY PARK	Sonoma Land Trust	Acquisition	66	\$ 1,169,500	\$ 1,169,500	100% funding for Acquisition project. The site is a rare, available, centrally-located lot in the Mark West community. MGP prioritizes acquisition of new land to increase open space. The site is in a fire/flood impacted area and burned completely in 2017. The first MGP application in Mark West.
			TOTAL REQUESTED	\$ 8,209,500	\$ 6,459,500	
			BUDGET ROUND 2	\$2,950,000	\$2,950,000	
			Difference (Requests-Budget)	\$ 5,259,500	3,509,500	
			ROUND 1 AWARDS	\$1,950,000	\$1,950,000	
			ESTIMATED TOTAL 2022 (RD1 + RD2)	\$ 10,159,500	\$ 8,409,500	

Table 4. Per the suggestion of the Ad Hoc Subcommittee, the Stretch Budget funding scenario for 2022 MGP Round 2 was developed by the Staff Subcommittee as a source of comparison.

2022 Round 2 MGP Application Summaries and Ad Hoc/Staff Recommendations

Projects are listed in scoring order using the evaluation matrix.

1. BOUNTY COMMUNITY FARM

Matrix Score: 90

APPLICANT: Petaluma Peoples Services Center (PPSC)
TYPE: Acquisition & Improvement (Combination)
LOCATION: Petaluma
SUP. DISTRICT: 2
ACREAGE: 2.7
MGP REQUEST: **\$2,040,000**
MATCH: \$6,804,320

SECURE: \$3,335,000

ANTICIPATED: \$3,514,320

TOTAL MGP PROJECT COST: \$8,842,320

PROPOSED PROJECT: Acquisition of and improvements to Petaluma Bounty Farm, a 2.7 acre community based food security, sustainable education farm that has been in operation for 15 years at the current urban Petaluma site, which is now up for sale by the owners. Stated objectives of this project include:

1. Preserve urban farmland for public use and provide sustainable and ecological stewardship
2. Increase access to affordable, locally-grown, healthy fruits and vegetables for the area's surrounding low-income, vulnerable population
3. Provide hands-on educational and experiential opportunities for children and adults in sustainable practices and ecological farmland management
4. Provide a community setting to provide education and outreach in topics such as climate resiliency and preparedness, sustainable gardening, water conservation, composting and waste reduction, and nature-related citizen-science projects to the broader Sonoma County community

BACKGROUND:

The project will protect Petaluma's first urban farm, less than a mile from downtown Petaluma. In an area changing rapidly, this project connects the public to their food source right out of their front door. With comprehensive programming in experiential farm education, nutrition incentives and access to local food, weekly volunteer opportunities, and ecological farming practices, the Bounty Community Farm is a model of community food security and resiliency. Not proceeding with this acquisition would risk the loss of Bounty Farm, resulting in the loss of this important community resource and conversion of agriculture to another use.

PROJECT ATTRIBUTES:

- **Program Intent:**
 - New Open Space: Acquisition of new protected public open space for urban agriculture in the underserved Petaluma McDowell/Payran Corridor.
 - Link: Preserving Bounty Farm links the community to the SMART pedestrian and bike trail.
 - New, outdoor, nature-based recreation: Protection of outdoor gathering space, including an outdoor ag classroom, school field trips and community workshops, and weekly volunteer events.

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- Protection: Public access to waterways with the site's strategic aquifer recharge role and protection of the watershed.
- Protection of farmland: Preservation of Petaluma's first urban farm, bolstering a local food source in proximity to five affordable housing projects.
- **Need:**

Project addresses identified high priority needs as identified in the Sonoma County Strategic Plan, Petaluma General Plan, and Sonoma Co Climate Resilient Strategy, including:

 - Preservation of urban farmland for public use as a food source, educational resource, and green space.
 - Increase access to affordable, locally-grown, healthy fruits and vegetables for the area's low-income, vulnerable population.
 - Address the climate emergency, both directly through carbon sequestration and contributions to community climate resilience, and indirectly through education and outreach.
 - Provides hands-on educational and experiential opportunities for children and adults in sustainable practices and ecological farmland management.
- **Benefits:**
 - Human: Access to locally grown agricultural products, especially for those on limited incomes. A greater understanding of agriculture, the land, and those who steward it through volunteer opportunities, service-learning experiences, internships. Improved community health through increased food access.
 - Nature: The farm uses sustainable practices that protect and promote native pollinators and beneficial predators including insects, amphibians, and birds. The continued use of sustainable farming practices improves soil quality to promote a healthy soil biome and habitat.
- **Readiness**
 - Schedule:
 - Begin full appraisal and pursue acquisition upon MGP acceptance
 - Planning/Design: review by other agencies and CEQA compliance will be spearheaded by Rebuilding Together Petaluma in partnership with Bounty
 - With over 45 years
 - Experience:
 - With over 45 years of successful grant management of public and private grants, PPSC has the fiscal experience to manage the financial components of the this project. With a budget of \$6 million annually, it also has the required cash flow to handle the process.
 - Bounty Farm has over 15 years of expertise operating Bounty Community Farm.
 - Rebuilding Together Petaluma has been rehabilitating homes and community centers throughout the community for over 25 years.
 - Match: Proposing match greater than 1:1 at \$6,804,320
 - Partial funding: Scaling funding of this community-based project request is not recommended given the risk to the project acquisition but would be accepted if required.

OTHER CONSIDERATIONS:

- Diversity, Equity & Inclusion: Bounty prioritizes bilingual staff to address access and reinforce language justice, early/preferential access to CalFresh/EBT customers, and hosts Petaluma First Day Labor Center
- Community Support: Letters of support from Old Elm 4C's Preschool, Boys and Girls Club, Kaiser Permanente, St Joseph Health, School Garden Network
- Agency/Geographic Diversity: Petaluma's First Urban Farm, one mile to nearest open space
- Fire/Flood Impacted Area: Mitigate flood risk via discharge site for water overflow in under resourced community. In McDowell/Payran Corridor, historical flood area.

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RECOMMENDATION: This project is recommended for full funding up to the requested \$2,040,000, based on project evaluation above, including:

- *Highest scoring project*
- *Project will add protected open space to county, and in an underserved area;*
- *Acquisition project is not scalable, and property and 15 year urban farm project as risk if not funded*

2. SONOMA SCHELLVILLE TRAIL

Matrix Score: 86

APPLICANT:	Sonoma County Regional Parks
TYPE:	Acquisition & Improvement (Combination)
LOCATION:	Sonoma Schellville Corridor
SUP. DISTRICT:	1
ACREAGE:	~20.54
MGP REQUEST:	\$1,000,000
MATCH:	\$2,492,052
SECURE:	\$32,000 Project Admin; SoCo Regional Parks \$550,000 Implementation; So Co Transp Authority \$411,206 Implementation; Schell Investments/Carneros \$380,100 Implementation; So Co Regional Parks \$295,000 Implementation (SCTA M, Parks M, Volunteers, SCRPF) \$ 101,000 Implementation; Parking Area land &Construction \$20,000 Implementation; So Co Resiliency \$45,000 Implementation; Misc
ANTICIPATED:	\$600,000 Implementation; CA State Coastal Conservancy \$340,346 Implementation; SoCo Regional Parks (5)

TOTAL MGP PROJECT COST: \$3,492,052

PROPOSED PROJECT: With this acquisition and improvement project application, Regional Parks proposes to develop the 4-mile off-road Sonoma Schellville Trail. The Sonoma Schellville Trail is significant for Sonoma County and the region, and will connect to Sonoma's City Trail, which links to the planned Sonoma Valley Trail, with countywide connections between cities of Sonoma and Santa Rosa, and to the planned 500-mile San Francisco Bay Trail connecting 47 cities across nine counties. This acquisition builds on previously completed efforts. As of today, Regional Parks has acquired rights to four segments between Sonoma and Schellville but needs this railroad property to complete the trail connection.

The Sonoma Schellville Trail will be a Class I bike path along 8th Street East between the intersection of Napa Street East south to Highways 12 and 121. The 8th Street East Corridor has dozens of places of employment, residences, and destinations, and this strategic trail will enable pedestrians and bicyclists to travel safely along the 8th Street East corridor. This project has strong local and regional support and was included in the 2004 Traffic Relief Act for Sonoma County, known as Sonoma County Transportation Authority's Measure M.

BACKGROUND: Since the mid-1980's, Regional Parks has been negotiating for the possible acquisition of the railroad right of way adjacent to 8th Street East between the intersection of Napa Street East south to Highways 12 and 121 in Schellville. An agreement was reached on March 3, 2023, and a Purchase and Sale Agreement is being signed. Regional Parks has secured \$850,000 and anticipates an additional \$1,015,000 this coming fiscal year and are requesting \$1 million in Matching Grant funding to complete this pivotal acquisition. The acquisition closing date is March 29, 2024, and securing funding is a pressing need. Not proceeding with purchasing this four-mile strip risks others acquiring the land, splitting up the corridor. If this property is not acquired now, the window of opportunity to acquire the railroad corridor closes.

PROJECT ATTRIBUTES:

- **Program Intent:**

- New open space: This project acquires new land for recreation and for the creation of the regional Sonoma Schellville Trail.
- Link: The Sonoma Schellville Trail will connect to more urban areas with the Sonoma City Trail, leading to Depot Park, Arnold Field, Field of Dreams Park, Sonoma State Historic Park, Olsen Park, and Maxwell Farms Regional Park. The Sonoma Schellville Trail will also ultimately connect with the San Francisco Bay Trail.
- New, outdoor, nature-based recreation: The installation of boundary signs, identification and information signs, vehicle barriers, debris clean up, and pre- and post-closing Community Outreach are recreation-supporting site improvements.
- Restoration: Acquisition allows for removal of hazardous eucalyptus trees on existing railroad right of way.

- **Need:**

- Implementing the Sonoma Schellville Trail is a long-identified community need and a priority trail.
- Bicyclists and pedestrians are at increased risk of injury because of traffic crashes. A goal of the Sonoma County Vision Zero Action Plan is to build and maintain safe streets for all and this project is aligned with that goal.
- This is project number 83 in the adopted 2010 Sonoma County Bicycle and Pedestrian Plan and is designated as a high priority project. Sonoma County General Plan 2020, specifically:
 - Supports the establishment of a countywide park and trail system that meets future recreation needs of the County's residents while protecting agricultural uses. The emphasis of the trail system should be near urban areas and on public lands.
 - Provides for adequate parklands and trails primarily in locations that are convenient to urban areas to meet the outdoor recreation needs of the population, while not negatively impacting agricultural uses.
 - Designates plan for trails includes Sonoma Trail as following the Northwestern Railroad from the City of Sonoma to Highway 121/12.
 - Establishes a Bikeways Network that provides safe and convenient recreation opportunities for all bicyclists and enhances Sonoma County's reputation as a world-class bicycling destination.

- **Benefits:**

- Human: This acquisition project will make providing an off-road trail possible, serving non-motorized transportation and recreation needs, and improving health.
- There is already high use by cyclists and low use by walkers on 8th Street East. With a new trail separated from the road, use numbers are anticipated to significantly increase. With future connection to the San Francisco Bay Trail, use numbers will increase as this becomes a regional attraction.
- Nature: This acquisition project will protect existing habitat from other, potentially more dense forms of development. The future trail project creates the opportunity to add shade trees along the trail. There is also the opportunity for runoff slowing, groundwater recharge in infiltration bio-swales, and riparian enhancement along Schell Creek at the southern end of the corridor.
- The entire corridor is in Highly Visible Landscapes, according to the Vital Lands Initiative. Roughly half of the corridor is along grasslands and a portion is along croplands. The southern end of the acquisition area is in the Schell Creek riparian corridor and a priority greenbelt area.

- **Readiness:**

- Schedule: Project admin – 2024-on; Acquisition/Construction – 2023-2024; Operations & Maintenance – ongoing.
 - As noted above, an agreement was reached on March 3, 2023, and a Purchase and Sale Agreement has been signed. Regional Parks has secured \$850,000 and anticipates an additional \$1,015,000 this coming fiscal year and are requesting \$1 million in Matching Grant funding to complete this pivotal acquisition. The acquisition closing date is March 29, 2024.

- Planning and Design:
 - The level 1 environmental site assessment is underway and will determine existing conditions and if additional studies and remedies are needed.
 - This project includes community engagement as the transition from private to public land is underway. This outreach will inform the next steps in the trail planning and design process.
- Experience: Regional Parks has extensive experience building trail and managing parks.
- Match: Proposing greater than 1:1 match of \$2,492,052. Of that \$1,557,306 (62%) is secure, and the remaining 38% is pending.
- Partial funding is feasible. A recently negotiated purchase agreement with Union Pacific Railroad Company sets the land cost at \$2,635,346. Applicant notes that MGP funding is key addition to the \$1.2 million already identified for this project.

OTHER CONSIDERATIONS:

- Diversity, Equity & Inclusion: Regional Parks works to ensure all people have access to parks and are involved in the development and use of park services.
- Community Support: Letters from SF Bay Trail, SMART, SoCo Transportation Authority, City of Sonoma, So Co Public Infrastructure, So Co Bicycle/Pedestrian Advisory Committee, Vision Zero, SoCo Bicycle Coalition, SR Cycling Club, Redwood Trails Alliance, SoCo Regional Parks Foundation
- Geographic: First know MGP application to serve the Schellville area
- MGP Performance: Regional Parks has been accepted into the MGP for 9 projects, 5 of which are complete, and 4 in process.

RECOMMENDATION: This project is recommended for partial funding up to \$500,000 (50%) for acquisition, based on project evaluation above, including:

- *Acquisition project adds additional protected open space in underserved area*
- *Improvement project connects communities locally and region-wide*
- *Funding consideration includes limited overall MGP Round 2 budget*

3. COLGAN CREEK NEIGHBORHOOD PARK PHASE V

Matrix Score: 83

APPLICANT: City of Santa Rosa
TYPE: Improvement
LOCATION: Southwest Santa Rosa
SUP. DISTRICT: 3
ACREAGE: 3.8
MGP REQUEST: **\$1,000,000**
MATCH: \$2,500,000

SECURE: \$108,000 – Project Administration (City Dev Fees)
 \$307,500 – Planning, Design, Env. Compliance, Permitting (City Dev Fees)
 \$1,084,500 – Implementation (City Dev Fee)

ANTICIPATED: \$650,000 – Operations & Maintenance (City General Fund)

TOTAL MGP PROJECT COST: \$3,150,000 (for Phase V)

PROPOSED PROJECT: The Lower Colgan Creek Neighborhood Park is planned for development on a Southwest Santa Rosa site alongside the final phase of the Lower Colgan Creek restoration and multi-use pathway project. This Matching Grant Program Improvement project will create a significant park space centrally located along the overall restored reach of the creek, and in direct vicinity of existing and planned residential developments with easy bicycle and pedestrian access for the neighborhood. The park will include a variety of both active and passive

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recreational opportunities for area residents with potential amenities including play areas for children of various ages, picnic areas, bicycle and pedestrian pathways, and areas for various sporting activities such as small side soccer, pickleball, basketball, and volleyball, as well as the potential for a small on-site parking facility. The specific mix of amenities and actual design for the park will be determined through public participation and a master planning process.

The Matching Grant Program Improvement project will design the overall park, with community input, and develop the site with an all ages play area, picnic grounds, pathways, furnishings, open turf areas and landscape planting. A second and final phase (not in this proposal request), will include additional recreation features north of the creek, and development of amenities in the area south of the creek connected by the pedestrian footbridge planned for installation with the creek project. The full buildout of the park with additional active recreation features and the area to the south of the creek is estimated up to an additional \$2,300,000 in construction costs.

BACKGROUND: The Colgan Creek Project has received four previous MGP awards for phases I-IV, totaling \$4,454,650. Most recently, Colgan Creek Phase IV, an acquisition grant request, was accepted into the 2022 MGP Round 1 with a \$1,500,000 funding recommendation in December 2022. This current 2022 MGP Round 2 Colgan Creek Phase V application is the successor Improvement request to the recent Round 1 award.

All stages of the Colgan Creek Restoration Project are in good standing, and the City of Santa Rosa is currently implementing Phases III and IV of this project. In 2014, the City was accepted into the MGP for Phase II of the Lower Colgan Creek Restoration Project. The funding was directed toward creek restoration and included restoring the creek to a more natural meander, installing a series of pools and riffles, removing invasive species, revegetating the area with native plants, and creating a creekside public pathway.

PROJECT ATTRIBUTES:

- **Program intent:**
 - Link: Lower Colgan Creek Neighborhood Park will have pathways through the park connecting the greater southwest Santa Rosa community to the current dirt trail on the northern bank of Colgan Creek, as well as the paved trail on the southside of the creek. With the development of Phases I and II of the Lower Colgan Creek Restoration Project Trail, these trails will connect to Regional Parks' Colgan Creek Trail.
 - Protection/Construction of public access to waterways: trails will connect park users to a restored section of Colgan Creek containing native species that provide habitat for native wildlife. Providing safe access to Colgan Creek is an important way to connect and educate the community about Santa Rosa's waterways.
 - Implementation of Restoration Techniques: Using complimentary native species and restoration will increase the land area that will be restored to more natural and native habitats.
 - New, Outdoor, nature-based recreation: Creation of a new 3.8 acre park with recreation and education opportunities in area underserved by parks and open spaces. In combination, park and restoration projects will create a continuous public open space in southwest Santa Rosa totaling 23 acres, with a direct connection to an additional 14 acres of the Colgan Creek Trail owned and operated by Regional Parks to the west.
 - Protection: The parkland will provide and protect green space for a community that is currently underserved.
 - Construction of Outdoor Public Community Gathering Space: This Matching Grant allows the city to pursue a master planning process with the community to identify desired park amenities. Due to a lack of community green space and parkland in Southwest Santa Rosa, it is likely that the community will use Lower Colgan Creek Park as a community gathering space.
 - Construction of amenities to provide nature based educational opportunities: the park can serve as a natural staging area for local elementary and nearby Elsie Allen High School students to engage in educational activities related to creek ecology.
- **Need:**
 - The lack of easily accessible recreational opportunities in southwest Santa Rosa is exacerbated by the high number of residents who live in multi-family complexes with limited outdoor space. The City's General Plan maintains a park standard of 3.5 acres of city parkland per 1,000 residents for new development. The

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existing park acreage represents only 50% of the needed parkland in the southwest quadrant of Santa Rosa, making it the most underserved quadrant of the city.

- The area is lacking in off-street pathways, sidewalks, and bicycle lanes for residents to walk and bicycle to school, shopping and to participate in recreation and leisure activities. This lack of facilities is indicated by Zillow's Walk Score of 32, Transit Score of 21 and Bike Score of 33 for this neighborhood.
- As this area of the city develops with medium to high density residential development it is of critical importance to provide habitat for the flora and fauna that inhabit this area.

- **Benefits:**

- Human: Lower Colgan Creek Park will provide recreational amenities that are lacking, including creek access, trails, picnic areas, and play areas.
- Design and development of Lower Colgan Creek Neighborhood Park will have tremendous public health benefits allowing the city to provide a free, safe, and publicly accessible place for children, youth, and adults to visit and play, while connecting the neighborhood to local and regional trail systems.
- Santa Rosa Recreation and Parks will partner with the city's Creek Stewardship Program to continue providing interactive place-based curriculum for elementary and high school students whose schools are in the watershed. Development of the park site will include interpretive signage educating the public about the creek restoration program, stream ecology and native flora and fauna.
- The project will provide paved pathways through the park from neighborhood sidewalks to the City's portion of the Colgan Creek Trail, which will connect to Regional Park's 1.2-mile paved portion of the trail. This connection will provide a safer route for walking or biking to Elsie Allen High School and Bellevue Elementary School as well as the businesses along Dutton and Bellevue Avenues
- The reduction in flooding for local businesses and residences as a result of the restoration of the creek and the buffer provided by the park site is a direct financial benefit of the project.
- Nature: Biodiversity will be enhanced through removal of invasive species and replacement with native species and in support of the restoration goals of the adjacent creek restoration project. The park will also promote infiltration by treating all storm water by integrating low impact development and reduce flood threat by increasing capacity of the stream channel from 25-100 year flood capacity.

- **Readiness:**

- This neighborhood park has been prioritized for the area since the City's 2020 General Plan and adopted in 2002 by the City Council. Now that the city has completed acquisition of the final parcel needed for the park and restoration project, the design and implantation can move forward.
- Schedule: Upon acceptance into the Matching Grant Program the city anticipates putting out a request for proposals for the outreach and master planning program. Based on the approved master plan, design development will proceed, followed by construction drawings and specifications to successfully bid and construct the proposed park improvements.
 - Project Administration: Project scoping, Outreach & Master Planning 7/2023- 9/2024, construction 2023-25
 - Planning/Design: Design and Construction Plans 10/24-11/25
 - Construction: 4/26-11/26
- Experience: City Parks Department operates and maintains over 100 parks in the city and has over 20 staff assigned to each quadrant of the city.
- Match: Proposing 1:1+ match, 70% of match is secure.
- Partial funding is feasible as Improvement project is scalable. City states cost estimate represent minimum funding level needed to move forward.

OTHER CONSIDERATIONS:

- Diversity, Equity & Inclusion: The project occurs in census tract 6097153200, which is categorized as an SB 535 Disadvantaged Community according to CalEnviroScreen 3.0 data and is underserved in terms of parkland.
- Community Support: Letters of support from Sonoma Water, Damon Connolly 12th District CA Assemblymember, Mike McGuire, CA State Senator

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- **MGP Performance:** The Colgan Creek Restoration Project received a 2022 MGP Round 1 grant award of \$1,500,000 for acquisition funding for the parcel of land needed to complete both the re-alignment/restoration of Colgan Creek, and the completion of the neighborhood park which this application seeks funding. This Round 2 grant request is to begin the community park improvements. Current Colgan Creek MGP project status includes restoration and acquisition. The City has 10 projects accepted into the MGP, including 7 that have been completed and 3 that are in progress.

RECOMMENDATION: This project is not recommended for funding based on project evaluation above, including:

- *Project received Rd 1 funding of \$1.5M*
- *Project is scalable, and can reapply in next funding cycle*
- *Recommendation reflects limited Round 2 MGP budget and highly competitive applications*

4. GEYSERVILLE COMMUNITY PLAZA

Matrix score: 69

APPLICANT: Sonoma County Public Infrastructure
TYPE: Improvement
LOCATION: Geyserville
SUP. DISTRICT: 5
ACREAGE: 1.17 acres
MGP REQUEST: **\$1,000,000**
MATCH: \$1,000,000

ANTICIPATED: \$110,000 – Project Admin (State Coastal Conservancy)
\$160,000 – Planning/Design/Env. compliance/permitting (State Coastal Conservancy)
\$730,000 – Implementation/Construction (State Coastal Conservancy)
\$940,000 – O&M (PRPF volunteer, PRPF donations)

TOTAL MGP PROJECT COST: \$2,000,000

PROPOSED PROJECT: The Geyserville Community Plaza project will provide the unincorporated town of Geyserville with a much needed and requested outdoor recreation area for its residents, as well as a venue for community-based events including the Fall Colors Festival and Geyserville Tractor Parade. It will connect the business section of town with SMART and the Great Redwood Trail, providing a visual entrance to the town commerce. The unimproved area is designated as a Valley Oak Habitat Combining District, containing a grove of large native oak trees, which will be protected from development by using the space as an open space recreation area.

BACKGROUND: Launched by the Geyserville Alexander Valley Municipal Advisory Committee (GAVMAC), the Geyserville Community Plaza project is a result of the lack of a public park in the town and surrounding area. The site is located on Geyserville Avenue and is presently owned by Sonoma County Public Infrastructure. In 2009, the site was partially developed. The upper half became a Park and Ride commute facility and a small, paved area. The lower half of the site is undeveloped.

PROJECT ATTRIBUTES:

- **Program Intent:**
 - **Link:** This project will link Geyserville with the Great Redwood Trail and construct amenities in and around the current Park and Ride facility.
 - **Restoration:** A portion of the currently unimproved area is largely in a natural condition, hosting a grove of native Valley Oak trees (*Quercus Lobata*). These will be preserved and stewarded as part of the project, which will restore habitat currently used by birds and other wildlife.
 - **Protection of native plant and/or animal species:** See above.

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- Construction of an outdoor public community gathering space: This project will provide the first public outdoor gathering space for the residents of Geyserville.
- Development of new, outdoor, nature-based, recreational opportunities: This project will develop a new recreation opportunity where none currently exists.
- Construction of amenities for public education about the natural world and/or local agriculture: The Plaza will host events including the Alexander Valley's agricultural, Hispanic and Tribal heritage.

- **Need:**

- The need for this project was determined by community surveys and discussions. In 2019, the Geyserville Planning Committee conducted a community survey that revealed the top two community improvements residents would like to see: a public park and public bathrooms. After finding a location for this project in 2022, the GAVMAC surveyed the community again to determine how the space would best be used.
- Plaza will provide the first public park for Geyserville, and the only public outdoor recreational space within four miles. The project will provide a permanent location for family and community recreation, gathering and celebrations, including the Geyserville May Day Celebration, Fall Colors and the Annual Tractor Parade.

- **Benefits:**

- Human: This plaza will offer residents safe outdoor recreational space and become an access point and way-station along the Great Redwood Trail, once it becomes operational.
- The Community Plaza will benefit Geyserville residents and visitors by providing active park facilities, an attractive amenity to the downtown, and a gathering place for community and visitor events.
- The walking path will welcome users of SMART and the Great Redwood Trail to town, as well as provide a recreational walking path with pet facilities for residents.
- The oak shaded open space, along with a stage and facilities will provide the town with a location to host its traditional festivals.
- Nature: The plaza plan will keep the beautiful large oak shade trees and incorporate other native plants to the landscape. A swale and permeable materials will allow water that collects to percolate and recharge our water basin and reduce flood risk.

- **Readiness**

- Schedule: Project admin – 2023-24; planning/design– 2023-24; implemen/construction – 2023-2024
- Planning/Design: Initial funding for park design and engineering has been provided from Tribal Mitigation Funds, as directed by the GAVMAC. Plaza construction costs will be funded through grants. Matching grant funds are being sought.
- Significant public outreach conducted. The GAVMAC has collected community input over the past two years via internet survey in English and Spanish, community presentations, and related meetings.
- The Master Plan incorporates the established native shade trees and compliments them with other native plantings. The plan is to keep the design theme natural.
- Experience: Sonoma County Public Infrastructure has completed hundreds of improvement projects and has an experienced team of professionals.
- Match: Proposing a 1:1 match of \$1,000,000, none of which is secured. The anticipated match grant funds have already been applied for, and if awarded would be received in June 2023.
- Partial funding: Partial funding is an option, application listed priorities in application including the completion of project design, demolition, and site preparation as the highest needs.

OTHER CONSIDERATIONS:

- Diversity, Equity & Inclusion: The Geyserville Community Plaza will benefit a diverse population of ethnicity, age, and social economic status, including the area's 39% Latino population.
- Community Support: Letters of Support from Geyserville Community Foundation, Senator Mike McGuire, Geyserville Chamber of Commerce.
- Performance on Previous and/or Current MGP Projects: While Sonoma County Public Infrastructure does not have direct MGP experience, the agency has completed hundreds of improvement projects and has an experienced team of professionals.

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- Geographic: This MGP application is the first from the Geyserville area.
- Fire/Flood Impacted Area: The community of Geyserville has been highly affected by fire, including the recent 2017 Pocket, 2018 Kincade and 2020 Walbridge fires as well as many flood events.

RECOMMENDATION: This project is recommended for partial funding \$400,000 (40%) for Improvements as described in the Project Timeline/Worksheet, based on project evaluation above, including:

- Improvement project and the first from Geyserville, an underserved open space area of the county
- Scalable project, ready to launch upon funding
- Recommendation reflects limited Round 2 MGP budget and highly competitive applications

5. TIERRA DE ROSAS PUBLIC PLAZA

Matrix Score: 69

APPLICANT:	Sonoma County Community Development Commission
TYPE:	Improvement
LOCATION:	Santa Rosa
SUP. DISTRICT:	3
ACREAGE:	1 acre
MGP REQUEST:	\$2,000,000
MATCH:	\$1,922,390

SECURE: \$593,162 – Implement/Construction/Acq (Redev Tax Inc Rev)

ANTICIPATED: \$9,035 – Planning/Design
\$370,193 – Implementation/Construction/Acq (TBD)
\$950,000 – Operations & Maint (TBD)

TOTAL MGP PROJECT COST: \$3,922,390

PROPOSED PROJECT: Construction of the one-acre Tierra de Rosas Public Plaza will bring to fruition a long-term project that will restore a blighted and largely vacant strip mall in a predominantly low-income, Latino community, transforming it to provide residents with open green space along with seating areas where they can gather, hold community events, and enjoy the outdoors. When the Commission's larger Tierra de Rosas development is complete, the Plaza will serve as a central element of this mixed used development including residential and commercial uses, and connect with the Joe Rodota Trail, a popular paved walking and biking path that runs along the northern boundary of the property and extends west to Sebastopol.

BACKGROUND: The public plaza is a central component of the larger Tierra de Rosas Infrastructure Improvements project, which will include the development of affordable housing, a community/civic center, and a Mercado food hall. The total Tierra de Rosas cost is estimated at \$40,468,163 (including Plaza cost).

The Commission is now in the process of remediating environmental contamination conditions on the property and demolishing the existing, derelict buildings. The Commission has also developed the popular "Mitote Food Court" as an interim use on the property while completing the predevelopment work and obtaining the financing needed to move forward with construction of infrastructure improvements to support the planned mixed-used development of the property. The improved property will be subdivided, and the resultant parcels will be transferred to developers who will create a mixed-use, pedestrian-oriented development on the 7.4 acres now owned by the Commission.

PROJECT ATTRIBUTES:

- **Program Intent:**
 - Link: The Public Plaza will connect Sebastopol Road to the Joe Rodota Trail, which runs along the northern property boundary. The trail is an 8.5-mile-long paved, off-road trail linking Santa Rosa and Sebastopol. This

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accessible trail runs parallel to Highway 12 and is a popular route for cyclists and pedestrians. Its rural sections offer views of farmland, the Laguna de Santa Rosa, and surrounding mountains.

- Construction of an outdoor public community gathering space in a natural setting: The Tierra de Rosas Public Plaza will create a one-acre, outdoor public gathering space comprised mainly of lawn area and trees, along with seating areas, a bocce court, a play area, and gardens. The Plaza will provide a dedicated, aesthetically landscaped space for socializing and community events in an area where none currently exists.

- **Need:**

- In an area identified in City plans as having a deficiency of community parks, the Plaza will provide a dedicated outdoor public gathering and recreation space along the Sebastopol Road corridor of Roseland.
- Tierra de Rosas Plaza will complete remediation of environmental contamination on the property, which was caused by the previous gas station and dry-cleaning businesses that operated on the site for many years. Soil and water contamination have been removed and on-going monitoring wells are in place. Elimination of these types of contamination represent a significant need because they are critical to ensuring the public health and safety.

- **Benefits:**

- Human: The Tierra de Rosas Public Plaza project will add landscaping to a currently blighted paved parking lot area, improving air quality and creating shade.
- The property will be redeveloped pursuant to a pedestrian-oriented / walkable communities design and will be linked to the Joe Rodota Trail, which runs along the length of the northern boundary of the property. The Public Plaza will comprise an aesthetically pleasing and inviting public gathering place that provides access to nature in an otherwise car oriented and commercial environment.
- The Plaza will create opportunities for neighborhood-serving commerce such as a pop-up farmer's market and be available for events such as festivals and concerts. These types of events will draw consumers to the Mercado Food Hall planned for the development, as well as to existing retail in the surrounding area.
- Several schools are located within walking distance presenting opportunity for outdoor assemblies, the trail system, and park amenities.
- Replacing the current impervious parking lot surfaces with a permeable surface will reduce runoff to creeks and increase groundwater supply. Landscaping with grasses, trees, and native or adapted plant species, will create nesting and feeding habitat for insects and birds. The Plaza will reduce the heat island effect by reducing black asphalt, and by increasing shade cover with trees and other shade structures.

- **Readiness**

- Schedule: Admin – 2023-2030; planning – 2023; Implementation/Construction – 2024-2025; Operation & Maintenance – 2025
 - Planning/Design:
 - The project now known as the “Tierra de Rosas” mixed-used development, including its Public Plaza component, has been in the planning phase for over 15 years. The project’s lengthy process to date is the result of both the complexity of the project and external circumstances that affected the Commission’s ability to proceed in a timely way.
 - The Roseland community has been deeply involved in the conceptual design of the public plaza. Initial efforts resulted in the creation of the Sebastopol Road Urban Vision Plan (UVP). The County Board of Supervisors and Santa Rosa City Council adopted the UVP in 2007.
 - The Commission is now completing the predevelopment work and obtaining the financing needed to move forward with construction of infrastructure improvements.
 - MidPen, the housing partner, prepared the Public Improvement Plans, which were submitted to the City in September 2019. The Commission and MidPen are working to provide all remaining information required by the City, after which the Public Improvements Plan will be approved and MidPen and the

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Commission can proceed with finalizing the final map and constructing the improvements, including the Plaza.

- Experience: The Sonoma County Community Development Commission's Asset Management and Construction Services staff oversee all properties owned or leased by the agency and have extensive experience with residential properties and their grounds.
- Match: Applicant is proposing 1: .9 match, with 31% Secured
- Partial funding: Partial funding is an option, as the development is scalable. Receipt of less than the \$2 million in MGP funding would not prevent the project from proceeding, but may increase the length of time needed to complete the financing package before construction.

OTHER CONSIDERATIONS:

- Diversity, Equity and Inclusion: The project will help address equity issues by providing this Public Plaza amenity in an underserved and predominantly low-income, Latino community in Santa Rosa.
- Community Support: Letters of support from Los Cien, RED Housing Fund, Sonoma Co Dept of Health Services, Sonoma County Economic Development Board
- Performance on previous and/or current MGP projects: The Community Development Commission received a \$500,000 MGP award for the Public Plaza project in 2014. Due to complications, the funds weren't used and the award expired in October 2022. Despite delays, the Commission remains committed to completing the Public Plaza to provide the Roseland community with this, vibrant community gathering space.

RECOMMENDATION: This project is recommended for partial funding of \$800,000 (40%) for Implementation/Construction as described in Project Timeline/Workplan, based on project evaluation above, including:

- *Improvement project is located in an underserved community*
- *Significant community involvement in design*
- *Project links community to other communities via Joe Rodota Trail*
- *Improvement is scalable, and applicant can apply for funding in future cycles*

6. MARK WEST COMMUNITY PARK

Matrix Score: 66

APPLICANT:	Sonoma Land Trust
TYPE:	Acquisition (Only)
LOCATION:	Mark West
ACREAGE:	1 Acre
MGP REQUEST:	\$1,169,500
MATCH:	\$ 650,000
SECURE:	\$250,000 – Acquisition (Mark West MAC) \$100,000 – Acquisition (District 4 Infrastructure) \$19,500 - Acquisition (Sonoma Land Trust)
ANTICIPATED:	\$280,500 – Acquisition (Sonoma Land Trust)

TOTAL MGP PROJECT COST: \$1,819,500

PROPOSED PROJECT: The proposed project is an acquisition by the Sonoma Land Trust (SLT) of a one-acre property in the Mark West area of unincorporated Sonoma County with the purpose to create a new community park, playground, gardens and gathering place. The project meets the intention of the MGP by purchasing new land for public access to expand open space and outdoor recreational and educational amenities. It is a unique, time sensitive opportunity in the Mark West area that has significant support from the Mark West community. The project provides the community, which was greatly impacted by the 2017 Tubbs Fire, with a much-needed community park and playground, achieving physical, mental, and environmental health benefits for the community.

BACKGROUND: SLT is taking the lead on the acquisition and upon closing will transfer the property to the Mark West Area Community Fund (a newly formed 501 (c)(3)), which will assume management and stewardship. Other partners include Mark West Municipal Advisory Council (MWMAC) and the Mark West Area Chamber of Commerce.

PROJECT ATTRIBUTES:

- **Program Intent:**

- New Open Space: Once acquired, property will be protected for a new open space park use. While the project is acquisition only, once acquired the applicant states the park will*:
 - Construct an outdoor public community gathering space in a natural setting
 - Develop a new outdoor nature-based recreation opportunities
 - Implement restoration techniques to restore/enhance native habitats
 - Construct amenities to provide opportunity for public education about the natural world.

(*Note: This is an acquisition project only, therefore it cannot be scored on elements not in the funding request)

- **Need:**

- There is no public open space within a half-mile of the proposed project. According to Trust for Public Land's ParkServe Tool, these neighborhoods are not within a 10-minute walking distance of a park, and they are listed as having a "low physical activity" rate.
- The Mark West area has a high pollution and respiratory hazard rank, the highest land surface temperature rank, the second highest population density rank, a severe urban heat island effect, and the status of being in a heat risk priority zone.
- The Mark West area was devastated by the 2017 wildfires, which leveled the project site and many homes. The neighborhood lacks a gathering space to reinforce community, healing and resiliency.

- **Benefits:**

- Human: The proposed park plans to provide new public recreation and educational opportunities offering spaces for play and exercise and including a community garden for educational programming including learning ecology and skill-building workshops.*
- The project is located on a well-connected road, Old Redwood Highway, which is readily accessible by public transportation. As the park will be located within a half-mile and/or within a 10-minute walk of many Mark West residents, they will be encouraged to walk or ride their bikes to the park*
- The Mark West area has been recovering from the Tubbs Fire since it ravaged the community in late 2017—and this project is an opportunity to rebuild.
- Nature: The park's green infrastructure will provide an increasingly important refuge during hot weather and combat the area's heat island effect by creating shade, lowering ambient temperature, and retaining moisture. It will also help prevent flooding during extreme weather events and sequester carbon above and below ground. The prevention of development on the property will avoid the greenhouse gas emissions that would result from energy use and vehicle use*.

(*Note: This is an acquisition project only, therefore it can't be scored on elements not in the funding request)

- **Readiness**

- Acquisition: Sonoma Land Trust is authorized to sign a purchase contract with the property owner, with a scheduled close of October 1, 2023.
- Planning/Design
 - The Project is an acquisition and does not require approvals or permits.
 - The next phase of park planning and securing permits for park operation will be undertaken by the Mark West Community Fund if the acquisition is successful.
- Experience: SLT was established in 1976 and has protected over 58,000 acres of natural, recreational, scenic, and agricultural lands for the future of Sonoma County. It is a mature and financially strong land trust with

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the fiscal capacity to manage the operational costs of this acquisition. After acquisition by SLT, the long-term maintenance plan is that the new Mark West Area Community Fund will take over the operations and maintenance of the community park in a timeline established by the two agencies.

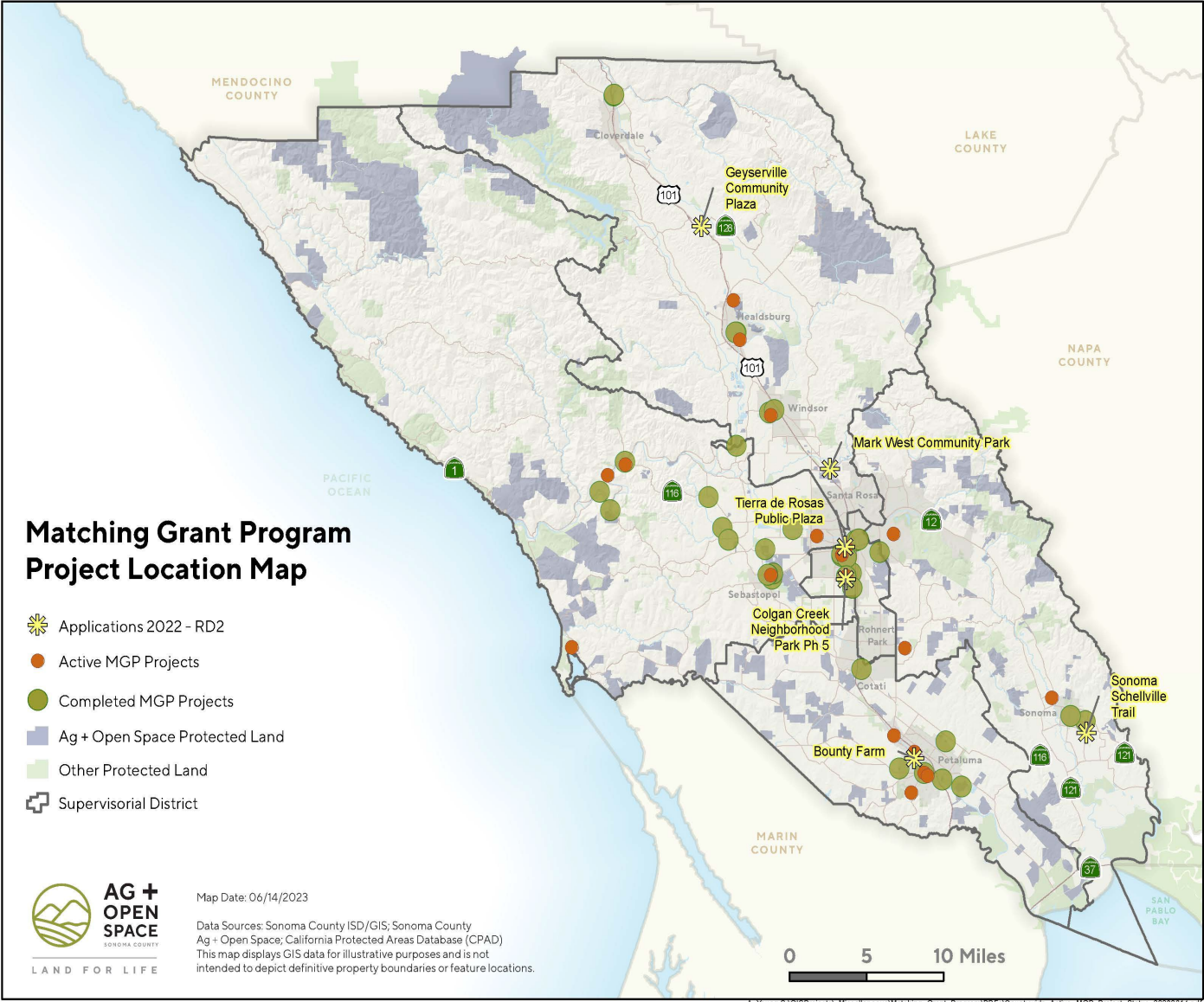
- Match: Match is 1:.7 (74%), Secured: 42%
 - Partial funding: Estimated sale is \$1.8 million scheduled for October 1, 2023. If partially funded, Sonoma Land Trust would need to raise the gap beyond the \$300,000 already committed.

OTHER CONSIDERATIONS:

- Diversity, Equity, and Inclusion: It is the intent of the Project to be inclusive of all people– including the young, elderly, disabled, and disadvantaged communities.
- Community Support: Support letters from Mark West Citizens Advisory Council, Mark West Chamber of Commerce, Mark West School District, Berry Brook Homeowners Assoc, and Sutter Health SR Regional Hospital.
- Performance on Previous and/or Current MGP Projects: None. See above for Open Space acquisition experience.
- Projects in Fire and Flood impacted Areas: A model Fire Impacted Area project as the site burned to the ground in the 2017 Tubbs Fire, along with much of the surrounding community.
- Geographic Diversity: This is the Mark West area’s first MGP application.

RECOMMENDATION: This project is recommended for full funding up to the requested \$1,169,500, based on project evaluation above, including:

- *Acquisition project adds protected open space to area underserved in open space*
- *First Mark West area application*
- *Located in Wildfire impacted area*
- *Project not scalable, if not funded, this rare available community-based project and parcel will be at risk of conversion to development*
- *Acquisition only project scoring does not account for improvements of intended community park, resulting in lower score relative to other projects*



			Project Evaluation	Initiating Project	Due Diligence	Project Structure	CE Negotiations	Appraisal Process	FOC	BOD	Escrow/Closing	
Conservation Easement Project Name	Acreage (approx)	Sup. District	Step 1	Step 2			Step 3			Step 4	Status	Comments
Abril Ranch	1,929	4									On-Hold	Stalled due to federal mineral rights ownership
Armstrong Redwoods State Natural Reserve - Ayers Addition	320	5									Appraisal Process	Appraisal under review
Baumert Springs	372	5									Appraisal Process	Appraisal phase - appraisal under review
Bavarian Lion Vineyards	1,858	4									Initiating Project	Initiating Project
Bianchi Family	633	5	+	+							Initiating Project	Initiating Project
Big Sulphur Creek (Krasilsa)	507	4									Initiating Project	Initiating Project
Blucher Creek Headwaters	212	5									Initiating Project	Project back to active - initiating project structure
Chanslor Ranch	378	5									Approvals/Baseline	Due Diligence and Board Prep
Crawford Gulch	92	5									Initiating Project	Project Structure - development
Deniz Ernest & Beverly Trust	217	2									Initiating Project	Project Structure - development
Deniz Family Farm	315	2									Initiating Project	Project Structure - development
Denner Ranches	489	5									Approvals/Baseline	Board and Baseline process started
Diamond W Ranch	849	2									Negotiating CE	Project Structure - CE drafting
Gillis Ranch Preserve	139	2 & 5									Appraisal Process	Appraisal under review
Hood Mountain Regional Park & Open Space Preserve - Salt Creek Addition	989	1									Appraisal Process	Appraisal under review
Lafranchi (Laguna)	127	5						+			Approvals/Baseline	Anticipated FOC date: 8/3
Limping Turkey Ranch	158	2									Initiating Project	Initiating project
Lobban – Creekside Addition	3	1									Appraisal Process	Working on project structure
Lobban – Mark West Creek	266	1									Appraisal Process	Working on project structure
Lobban – Miyashiro Addition	5	1									Appraisal Process	Appraisal phase - appraiser under contract
Mark West Wikiup Preserve	31	4									Appraisal Process	Conditionally accepted offer letter, negotiations to follow
McClelland Dairy	348	2									Negotiating CE	Project Structure - CE drafting
McCormick Ranch - Regional Parks	253	1									Appraisal Process	Appraisal phase
Miguel-Tocci	489	5									Initiating Project	Initiating project
Peters Ranch	278	2									Initiating Project	Initiating Project Structure
Preston Farm	133	4									Negotiating CE	Project Structure - CE Drafting
Rincon Hills	218	1									Initiating Project	Project Structure - development
Rowland Mack	168	1									Initiating Project	Project Structure - development
Russian River Habitat Restoration	63	4									Initiating Project	Initiating project
Soda Springs Ranch Open Space Preserve	209	4								+	Escrow/Closing	Initiating closing steps.
Spring Hill Ranch	579	2									Appraisal Process	Appraisal phase - ongoing
Starrett Hill	319	5									Initiating Project	Project Structure - development
South Sonoma Mountain - Grove	369	2									Initiating Project	Initiating project
South Sonoma Mountain - Skyline	492	2									Initiating Project	Formerly called Triangle G Ranches - AB50; initiating project
South Sonoma Mountain - Rodgers Creek	798	1 & 2									Initiating Project	Formerly called Triangle G Ranches - Legacy; initiating project
Witt Home Ranch	395	2									Initiating Project	Initiating project
Wolf Creek Ranch	1,195	5									Initiating Project	Initiating project
Total Acres	16,195											

+ indicates change in phase since last update (May 2023)

			<div>Project Evaluation</div> <div>Initiating Project</div> <div>Due Dilligence</div> <div>Project Structure</div> <div>CE Negotia-tions</div> <div>Appraisal Process</div> <div>FOC</div> <div>BOD</div> <div>Escrow/ Closing</div> <div>Implementation + Tracking Match</div>											
Matching Grant Project Name	Acreage (approx)	Sup. District	Step 1	Step 2				Step 3			Step 4	Step 5	Status	Comments
A Place to Play	87	5											Initiating Project	Initiating project
AmeriCorps Trail	12	5											Other	Implementation - CE/RC will be recorded following trail construction.
Badger Park	20	4											Initiating Project	Site Assessment in process for project documentation
Bayer Farm Development ***	6**	3			N/A	N/A	N/A	N/A	N/A	N/A	N/A		Completed Project & Tracking Match	Reimbursement ongoing; Grant extended
Bodega Bay Trail	178	5											Initiating Project	Site Assessment in process for project documentation
Colgan Creek Phase 3 MG***	7**	3			N/A	N/A	N/A	N/A	N/A	N/A	N/A		Completed Project	Restoration work complete
Colgan Creek Phase 4 MG	4	3							N/A				Initiating Project	Accepted into program during 2022 MGP funding cycle
Crane Creek Regional Trail	75	1											Negotiating CE	Negotiating CE, Rec Covenant
Denman Reach	2	2											Negotiating CE	Negotiating CE
Falletti Ranch	4	2											Completed Project & Tracking Match	Tracking match
Forever Forestville***	4	5											Completed Project & Tracking Match	Tracking match
Graton Green	1	5											Completed Project	Completed
Healdsburg Montage Park	36	4											Initiating Project	Meeting w City of Healdsburg next week 4/17
Helen Putnam Regional Park Extension	56	2											Negotiating CE	Initiating project
Helen Putnam Regional Park Extension Phase 2	47	2											Negotiating CE	Negotiating CE w/ HPRP Extension Phase 2
Keiser Park Expansion 2	2	4											Negotiating CE	Negotiating CE
Maxwell Farms	79	1											Initiating Project	Drafting Documents
Paula Lane Open Space Preserve	11	2											Completed Project & Tracking Match	Tracking match
Petaluma River Park	20	2											Initiating Project	Letter of intent in negotiation
River Lane***	1	5											Escrow/Closing	Litigation hold removed. Finalizing docs; Grant extended to 10/25/24
Roseland Creek Community Park - Phase 1c	3	3											Negotiating CE	Negotiating CE, Rec Covenant
SMART Pathway - Payran to Southpoint	14	2											Negotiating CE	Negotiating CE, Rec Covenant
Southeast Santa Rosa Greenway***	61	1											Initiating Project	Created project tracking task force, starting site assess and docs
Steamer Landing Park Development (McNear Peninsula)	27**	2											Initiating Project	Initiating project
Taylor Mountain Regional Park & Open Space Preserve - Cooper Creek Addition	54	3											Completed Project & Tracking Match	Closed 4/1/20. Tracking match
Tierra de Rosas***	1	3											Initiating Project	Drafting documents
Total Acres	778													

* District approved a 2-year extension

** Restoration/Development Project on previous acquisition.

*** District approved 5-year extension (MGP 2 year, fire 3 year)

+ indicates change in phase since last update (March 2023)

