

SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION

COMMISSIONERS

Mike Sangiacomo (Sonoma)
Todd Mendoza (Petaluma)
Regina De La Cruz (Rohnert Park)

Bob Anderson (Healdsburg)
Eric Koenigshofer (Occidental)
Jeff Owen (Alternate)

Regular Meeting
747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401
October 13, 2016 5:00 pm

AGENDA

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 agendized.
5. **Correspondence/Communication.**
6. **Approval of Commission Minutes.** [Attachment 1]
7. **Financial Report.** [Attachment 2]
8. **Ad Hoc Committee Reports.**
 - Annual Report/Audit Report Review (Anderson)
 - Matching Grant Program (Owen)
 - Finances (Owen, Sangiacomo)
 - Review of County Services (Mendoza, Koenigshofer)
 - Management Review Recommendations (Anderson, Koenigshofer)
 - Stewardship (Mendoza, Sangiacomo)
9. **2016 Matching Grant Recommendations.** [Attachment 3]
10. **Closed Session.** [Attachment 4]
Conference with Property Manager
Property: Wendle Property
Address: 2590 Mark West Springs Road, Santa Rosa
APN: 028-060-058
Owner: Wayne and Maureen Wendle, husband and wife as community property
Negotiating Parties:
Owners' Representative: Robert Schepergerdes
District's Representative: William J. Keene, General Manager

Under Negotiation:

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

11. **Report on Closed Session.**
12. **Suggested Next Meeting.** November 3, 2016
13. **Adjournment.**

In compliance with Government Code §54954.2(a), the Sonoma County Open Space Fiscal Oversight Commission will, on request, make this agenda available in appropriate alternative formats to persons with a disability, as required by Section 202 of the ADA of 1990 (42 U.S.C. §12132), and the Federal rules and regulations adopted in implementation thereof. Individuals who need this agenda in another format or need a disability-related modification or accommodation should contact Sue Jackson at 707.565.7346 at least 72 hours prior to the meeting to ensure arrangements for accommodation. Pursuant to Government Code § 54957.5, a copy of all documents related to an item on this agenda submitted to the Fiscal Oversight Commission may be obtained from the Fiscal Oversight Commission office, 747 Mendocino Avenue, Santa Rosa, CA 95401.

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UNAPPROVED

Minutes for the Meeting of September 8, 2016

Commissioners Present: Bob Anderson, Chair; Todd Mendoza, Vice Chair; Dee Swanhuysen, Chair Pro Tem; Eric Koenigshofer (5:15 pm arrival); Jeff Owen, Alternate.

Staff Present: Bill Keene, General Manager; Mary Dodge, Administration and Fiscal Services Manager; Karen Gaffney, Program Manager – Planning; Misti Arias, Program Manager – Acquisition; Stuart Martin, Land Acquisition Specialist; Jennifer Kuszmar, Associate Planner – Matching Grant Coordinator; Lisa Pheatt, Counsel; Sue Jackson, Deputy Clerk/Recorder.

Also Present: Lloyd de Llamas, Executive Chairman, Hinderliter, de Llamas & Associates
Howard Levy, Ward Levy Associates
Regina de la Cruz, Duane DeWitt

1. **Call to Order.**

Commissioner Anderson called the meeting to order at 5:04 pm.

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

Item 12. Closed Session was moved to occur between Item 9. Ad Hoc Committee Reports, and Item 10. Nathanson Creek Matching Grant Agreement.

3. **General Announcements Not Requiring Deliberation or Decision.**

Bill Keene announced the following items scheduled for review by the Board of Directors:

September 13, 2016

Nathanson Creek Matching Grant Agreement

Pole Mountain Funding Agreement

September 20, 2016

Amendment to Land Maintenance Services Contract with Regional Parks

September 27, 2016

Estero Ranch Mitigation

Bay Day Proclamation Gold Resolution

October 25, 2016

2016 Matching Grant Program Funding Recommendations

November 15, 2016

APOSD Land Management Services Agreement

December 6, 2016

Calabazas Creek and Poff Ranch Management Plan Approvals and CEQA Adoptions
Mr. Keene also announced:

- Two youth members have been appointed to the Advisory Committee. They are Annaleigh Nguyen (a sophomore) and Regan Connell (a senior). Both attend Montgomery High School in Santa Rosa.
- The Board of Directors approved the Stewarts Point Easement Acquisitions.
- The District has hired Judy Bellah, a Marketing Specialist Extra Help, for a one-year period, to provide assistance to the Planning Program.
- Commissioner Swanhuysen, who has served on the Commission since April, 2014, will be leaving the position. On behalf of the District, he thanked Ms. Swanhuysen for her service on the Commission.
- Regina de la Cruz is expected to be appointed to the Commission at the Board of Directors' October 4, 2016 meeting.
- In response to commissioner comments received at the July 21st meeting regarding the SMART Matching Grant revision, Counsel and staff drafted revised language (attached hereto). The revised language was read aloud.

4. **Public Comment.**

Duane De Witt addressed the Commission, stating his concern that property at 1370 Burbank Avenue is being marketed at an inflated rate. He stated that this concern is based on his belief that the prices paid for previous acquisitions in this area by public agencies were also inflated. He encouraged public agency partners to use a current appraisal with current market comparisons for the purchase of this property.

5. **Correspondence/Communication.**

There was none.

6. **Approval of Commission Minutes.**

On a motion by Commissioner Swanhuysen and second by Alternate Commissioner Owen, the minutes of July 21, 2016, were approved as submitted.

7. **Financial Report.**

The commissioners reviewed the County Enterprise Finance System Preliminary June 30, 2016 Balance Sheet and the Budget to Actual report prepared by Mary Dodge. Ms Dodge reported that Maze and Associates, the District's external auditors completed their annual field work on August 24, 2016 and, at this time, there are no issues to report.

8. **HdL Companies-Transaction Tax Audit and Information Services.**

Lloyd de Llamas, the Executive Chairman of HdL and Associates, reviewed sales tax revenue statewide, by industry and by business type, with a focus on revenue generated under Measure F. A discussion of statewide economic trends and the District agency trend followed.

9. **Ad Hoc Committee Reports.**

No meetings were held.

12. **Closed Session.** (Taken Out of Order)

Conference with Property Manager – Wendle Property

The Commission adjourned to Closed Session at 6:00 pm and reconvened to Open Session at 6:15 pm. The matter was continued to a later date, pending receipt of certain documents that were not available at this time.

13. **Report on Closed Session.** (Taken Out of Order)

There was no report. See Item 12.

10. **Nathanson Creek Matching Grant Agreement.**

Jennifer Kuszmar presented an update of the Nathanson Creek restoration project, the second matching grant project for this property. The first matching grant project was executed in 1999. This second project was approved as part of the 2014 Program cycle. With the District's matching grant funding, riparian restoration of the Nathanson Creek Preserve will be complete.

11. **Conservation Plan/Comprehensive Plan Update.**

At the Commission's request at a previous meeting, Karen Gaffney provided an overview and update of the District's Conservation Plan and Comprehensive Plan. The presentation was presented to the District's Board of Directors on November 17, 2015. The commissioners requested additional information on some components of the plan, and gave feedback on how some aspects could be presented differently.

14. **Suggested Next Meeting.** **October 13, 2016**

15. **Adjournment.**

The meeting adjourned at 7:50 pm.

Respectfully submitted,

Sue Jackson
Deputy Clerk

Sonoma County Agricultural Preservation and Open Space District
 Consolidated Balance Sheet - District and OSSTA Funds
 August 30, 2016

Assets

Cash and Investments	\$61,763,093
Unrealized Gains and Losses	
Accounts Receivable	19,934
Other Current Assets	30,423
Intergovernmental Receivables	46,606

Total Assets	\$61,860,056
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Liabilities and Fund Balance

Current Payables	\$72,935
Accrued Exp/Other Current Liab	3,853
Long-Term Liabilities	30,000

Total Liabilities	106,788
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Fund Balance

Nonspendable - Prepaid Expenditures	5,423
Restricted - District Activities	61,747,845
Total Fund Balance	61,753,268

Total Liabilities and Fund Balance	\$61,860,056
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Cash by Fund

OSSTA - Measure F	\$55,317,673
Open Space District	2,725,323
Fiscal Oversight Commission	29,664
Stewardship Reserve	
Cooley Reserve	153,399
Operations and Maint. Res.	3,537,034

Total Cash by Fund	\$61,763,093
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Sonoma County Agricultural Preservation and Open Space District
Preliminary Consolidated District and OSSTA Budget to Actual
For the two months ended August 30, 2016
16.7% of Year Complete

	Budget Final	Actual Year to Date	Encumbrances Year to Date	Remaining Balance	% of budget Remaining
Revenues					
Tax Revenue	\$21,320,000			\$21,320,000	100.00%
Intergovernmental Revenues	36,752,956			36,752,956	100.00%
Use of Money & Prop	495,000	(83,548)		578,548	116.88%
Miscellaneous Revenues		3,613		(3,613)	
Other Financing Sources	629,822	30,504		599,318	95.16%
Total Revenues	59,197,778	(49,431)		59,247,209	100.08%
Expenditures					
Salaries and Benefits	4,110,740	440,711		3,670,029	89.28%
Services and Supplies	7,375,725	189,754	\$1,613,414	5,572,557	75.55%
Other Charges	37,777,149	1,923	406,193	37,369,033	98.92%
Capital Expenditures	25,018,433		276,981	24,741,452	98.89%
Other Financing Uses	8,144,598	1,205,708		6,938,890	85.20%
Total Expenditures	82,426,645	1,838,096	2,296,588	78,291,961	94.98%
Net Earnings (Cost)	(\$23,228,867)	(1,887,527)	(\$2,296,588)	(\$19,044,752)	
Beginning fund balance		63,640,795			
Ending Fund Balance		\$61,753,268			

Note: Sales tax revenue is received approximately three months behind the date it is collected. No sales tax revenue has been received as of August 30, 2016.



DATE: October 7, 2016 (Meeting of October 13, 2016)

TO: District Fiscal Oversight Commission

FROM: Jennifer Kuszmar, Matching Grant Coordinator

SUBJECT: **2016 Competitive Matching Grant Program: Funding Recommendations**

Every two years, the Sonoma County Agricultural Preservation and Open Space District (District) offers a competitive Matching Grant Program (Program) for urban open space, restoration, and recreation projects. The Program is available to cities, the County, other public agencies and non-profit organizations. In early 2016, the District opened the Program with an identified budget of \$2.5 million. The District received fourteen applications requesting over \$7.2 million in funding.

During the application review process, staff and the Matching Grant Subcommittee (Subcommittee) met twice to assess and evaluate applications using the Program guidelines and evaluation criteria. The Subcommittee is comprised of four representatives from the District's Advisory Committee and two from its Fiscal Oversight Commission.

During the evaluation and review period, eligible projects are considered individually to determine how well they fulfill the Program's goals and criteria, such as project readiness, match funding security, contribution toward geographic diversity, and community support. Staff and the Subcommittee prioritize acquisition projects that protect new urban open space lands and/or projects that provide new recreational opportunities where few options currently exist, connections within and between communities, and restoration/enhancement of important natural areas. Throughout this process, staff and the Subcommittee were committed to reviewing projects with a consistent approach, applying the same rationale across all funding applications and ultimately in the funding recommendations.

After a thoughtful and thorough review process, staff and the Subcommittee developed a suite of recommended projects and funding amounts for each project. Staff and the Subcommittee recommended funding seven projects. Staff presented the District's Advisory Committee with an overview of all applications received, the evaluation process, and funding recommendations and rationale on August 25, 2016.

In over 20 years of administering the Program, the 2016 cycle was one of, if not the most, competitive in the history of the Program. This year, the District received a diverse field of eligible applications that both embodied the goals and intent of the Program and also represented unique opportunities to protect new lands within the urban landscape of Sonoma County. As such, the staff, the Subcommittee and the Advisory Committee are recommending funding for seven projects, the total of which is above the \$2.5 million allocated to the Program this year.

The Subcommittee recommended funding projects up to \$2,908,124, an amount that equals the \$2,500,000 budgeted for the 2016 Program plus the savings of over \$400,000 left over from a project funded in the 2014 Program cycle that completed under budget. The Subcommittee agreed that the projects proposed in this cycle presented unique opportunities to protect new lands, create new recreational opportunities, and to restore and enhance significant habitats in communities throughout Sonoma County. Even with the competitive portfolio of projects, the Subcommittee was committed to staying within the Program budget (including the 2014 project savings). At their meeting on August 25, the Advisory Committee accepted the Subcommittee's funding recommendations.

Staff is strongly supportive of the Advisory Committee funding recommendations. However, as a result of the unusually competitive nature of this Program cycle, staff recommends increasing Program funding by an additional \$500,000 for this cycle to \$3,408,124. The recommendation to increase funding is supported by the previously mentioned savings of over \$400,000 from a project funded through the 2014 Program and higher than budgeted sales tax revenue in FY15/16. Staff concluded that these factors could allow for a one-time increase in Program funding in the amount of \$908,124 without affecting the amount of money available for future funding cycles or for other District projects.

Staff will present funding recommendations at the District's Board of Directors on October 25, 2016. The Board's acceptance of projects into the Matching Grant Program does not in itself guarantee funding, but rather represents a commitment by the District to work with the project applicants to meet all Program requirements for the proposed grant. Project implementation will then occur in accordance with the Program Guidelines, including approval of a Matching Grant Agreement, Conservation Easement, and Recreation Covenant (for recreation development projects) by the District's Board of Directors, following review of the proposed transaction by the District's Fiscal Oversight Commission.

(Continued on next page.)

2016 Matching Grant Program Funding Recommendations

Projects Recommended for Funding

Project	Applicant/ Co-Applicant	Type of Project	Size (acres)	District Funding Request	Staff Recommendations	Advisory Committee Recommendations
Andy's Unity Park	Sonoma County Regional Parks	Recreation Development	4.22	\$1,000,000	\$1,000,000	\$500,000 (partial)
Graton Green Community Park	Graton Green Group	Acquisition / Recreation Development	0.5	\$103,124	\$103,124	\$103,124
Maxwell Farms Renovation and Restoration	Sonoma County Regional Parks	Recreation Development / Restoration	85	\$1,000,000	\$250,000 (partial)	\$250,000 (partial)
River Lane Acquisition	Russian River Recreation and Parks District	Acquisition	0.67	\$35,000	\$35,000	\$35,000
Roseland Community Park Land Acquisition	City of Santa Rosa	Acquisition	2.61	\$1,105,000	\$920,000 (partial)	\$920,000 (partial)
Southeast Santa Rosa Greenway	City of Santa Rosa/Sonoma Land Trust	Acquisition	up to 57	\$1,000,000	\$1,000,000	\$1,000,000
Steamer Landing Park River Access and Enhancement	City of Petaluma/Friends of the Petaluma River	Recreation Development	10.1	\$150,000	\$100,000 (partial)	\$100,000 (partial)
TOTAL				\$4,393,124	\$3,408,124	\$2,908,124

Projects Not Recommended for Funding

Project	Applicant/ Co-Applicant	Type of Project	Size (acres)	District Funding Request	Staff Recommendations	Advisory Committee Recommendations
Colgan Creek Restoration 4	City of Santa Rosa	Restoration	6.9	\$532,390	Not recommended	Not recommended
Patterson Point Restoration	Friends of Villa Grande	Restoration	1.9	\$35,000	Not recommended	Not recommended
SMART Trail Payran to South Point	Sonoma Marin Area Rapid Transit	Recreation Development	14.7	\$400,000	Not recommended	Not recommended
Stewardship Park Gateway	Russian Riverkeeper	Recreation Development / Restoration	4.52	\$42,350	Not recommended	Not recommended
Hanson Russian River Ponds Floodplain Restoration CEQA and Permitting	Endangered Habitats Conservancy	Recreation Development / Restoration	357.16	\$345,000	Ineligible	Ineligible
Healdsburg Community Center Synthetic Turf	City of Healdsburg	Recreation Development	8.71	\$1,200,000	Ineligible	Ineligible
Keiser Park Expansion	Town of Windsor	Acquisition	2.55	\$275,000	Withdrawn	Withdrawn
TOTAL				\$2,829,740	\$0	\$0

Summary of 2016 Matching Grant Program Applications and Recommendations*

**Projects in each category are listed alphabetically*

Projects Recommended for Full Funding

Staff and the Advisory Committee unanimously agreed to fully fund three projects that would support the acquisition and permanent protection of new lands. A fourth project is recommended for full funding by staff and partial funding by the Advisory Committee. As discussed above, the Advisory Committee was committed to keeping their recommendations within the Program budget for 2016 and including the project savings from prior Program cycles.

- 1. PROJECT: ANDY'S UNITY PARK**
APPLICANT: Sonoma County Regional Parks
LOCATION: Moorland Ave and West Robles, Santa Rosa
SUPERVISORIAL DISTRICT: 5
ACREAGE: 4.22 acres
FUNDING REQUEST: \$1,000,000
MATCH: \$1,886,887
SECURE: \$1,227,545 – CALLE (Community and Local Law Enforcement)
SECURE: \$500,000 – Regional Parks O&M
TOTAL PROJECT COST: \$2,886,887
SCOPE: Recreation Development of the Park Master Plan at Andy's Unity Park

Sonoma County Regional Parks' (Parks) Moorland Neighborhood Park project was accepted into the Program in 2014 with a recommended funding amount of \$466,667 for acquisition and planning of the site now called Andy's Unity Park. Parks was able to acquire the property for under \$60,000 in 2014. Acquisition and planning costs (limited to 25% of the acquisition costs) will be reimbursed following execution of a Matching Grant Agreement and recordation of the Conservation Easement and Recreation Covenant.

For this Program Cycle Parks has requested funding for the development of recreational opportunities identified in the Park Master Plan, which was adopted by the Board of Supervisors earlier this year. Elements of the Park Master Plan include passive recreation via picnic areas, a natural area, community garden, and natural turf fields, and more intensive recreation via basketball courts, a skate plaza, a dog park, and playground.

Staff recommends fully funding the \$1,000,000 request primarily for the following reasons:

- *The project will result in new recreational opportunities in a community where few exist and will connect communities as it is located adjacent to the SMART trail.*
- *The project is ready for implementation and has a secure match.*

The Advisory Committee recommends partial funding of \$500,000 due primarily to the following factors:

- *This was a particularly competitive funding round and priority was given to fully fund projects that would acquire and protect new lands.*
- *Sonoma County Regional Parks’ projects have been accepted into the Program in 3 of the last 4 funding cycles.*
- *The Advisory Committee has a strong desire to stay within the Program budget originally established by the General Manager, with a supplement from the 2014 savings. Full funding for this project would result in a recommendation that exceeds this amount.*

2. PROJECT:	GRATON GREEN COMMUNITY PARK
APPLICANT:	Graton Green Group (GGG)
LOCATION:	Portion of 3000 Edison Street in Graton
SUPERVISORIAL DISTRICT:	5
ACREAGE:	0.5 acres
FUNDING REQUEST:	\$103,124 toward acquisition (includes \$2,000 for appraisal)
MATCH:	\$103,124 toward acquisition and initial recreation development
SECURE:	\$33,600 from developer to do preliminary Park Development
SECURE:	\$33,000 in collected pledges
PENDING:	\$36,524 in pledges & in-kind donations
TOTAL PROJECT COST:	\$206,248
SCOPE:	Acquisition of approximately 0.5 acre and completion of preliminary improvements for a public park in downtown Graton.

The Graton Green Group (GGG), a 501(c)3 non-profit organization, has been working to acquire parkland in Graton since 2007. The current property owner has agreed to sell the GGG a 0.5 acre portion of his property for the development of a public park in Graton along the West County Trail. The remainder of the parcel is planned for a housing development including Habitat for Humanity, affordable housing, and market-rate housing. Acquisition and protection of this parcel will create the only dedicated public park in Graton. Additionally, the project is located along the District-protected West County Trail and will provide a rest spot for cyclists and pedestrians between Sebastopol and Forestville.

Staff and the Advisory Committee recommend fully funding the \$103,124 request primarily for the following reasons:

- *The project will result in permanent protection of new publically-accessible lands in Graton, a community where no previous Matching Grant Project has been funded.*
- *The project will provide connections within communities as it is located along the District-protected West County Trail.*

- 3. PROJECT: RIVER LANE ACQUISITION**
- APPLICANT: Russian River Recreation and Parks District (RRRP)
- LOCATION: 17448 River Lane, Guerneville (Vacation Beach neighborhood)
- SUPERVISORIAL DISTRICT: 5
- ACREAGE: 0.67 acres
- FUNDING REQUEST: \$35,000
- MATCH: \$39,000
- SECURE: \$39,000 (RRRP)
- TOTAL PROJECT COST: \$74,000
- SCOPE: Acquisition of 0.67-acre parcel along the Russian River to provide public access.

The Russian River Recreation and Parks District seeks to acquire a 0.67 acre parcel along the Russian River from the Sweetwater Springs Water District (SSWD), the current property owner. The property has been used as an informal public access point to the Russian River for several decades and the RRRP would like to acquire the property to permanently protect and maintain public access to the River. The RRRP District is approximately 10 square miles including the communities of Guerneville, Rio Nido, Guerneville Park, Vacation Beach and the 6 miles of the Russian River that flows between them. The RRRP District maintains eight recreational facilities within the District.

Staff and the Advisory Committee recommend fully funding the \$35,000 request for acquisition primarily for the following reasons:

- *The project will result in permanent protection for public access to the Russian River with a new Program partner.*
- *The project has secure match.*

- 4. PROJECT: SOUTHEAST SANTA ROSA GREENWAY**
- APPLICANT: Sonoma Land Trust and the City of Santa Rosa
- LOCATION: Caltrans Hwy 12 Right-of-Way between Farmer’s Lane and Spring Lake Park
- SUPERVISORIAL DISTRICT: 1
- ACREAGE: up to 57 acres
- FUNDING REQUEST: \$1,000,000 toward acquisition
- MATCH: \$1,000,000
- SECURE: \$110,000 Southeast Greenway Campaign (SEG), \$206,550 Sonoma Land Trust (SLT), \$75,000 City of Santa Rosa (City), \$175,000 Sonoma County Water Agency (SCWA)

PENDING: \$450,000 from SLT
TOTAL PROJECT COST: \$2,000,000
SCOPE: Acquisition of up to 57 acres for park and open space in an existing Caltrans right-of-way that would connect downtown Santa Rosa to Spring Lake Regional Park.

The project property is located on what was originally intended to be the Caltrans Highway 12 expansion project. Caltrans has since abandoned the project and has entered into a Memorandum of Understanding (MOU) with the City, SLT, SCWA, Sonoma County Regional Parks, LandPaths, and the SEG Campaign (Greenway Partners) to transfer the property to public ownership. The MOU gives the Greenway Partners the right of first refusal to purchase the property. This agreement is valid until August 2020 unless extended by mutual agreement. The land does not currently have any land use zoning or a legal description. The City is currently seeking community input on the property and will develop conceptual plans, a General Plan Amendment, and a related CEQA document that evaluates the updated vision of the Greenway. These actions would be completed prior to the contribution of District funding toward acquisition. If purchased, the property would add a 2-mile corridor connecting Howarth, Spring Lake, and Annadel Parks with downtown Santa Rosa.

Staff and the Advisory Committee recommend fully funding the \$1,000,000 request for acquisition primarily for the following reasons:

- *The project presents a unique opportunity to permanently protect a large swath of lands within Santa Rosa that would provide new recreation opportunities and would connect numerous schools and neighborhoods to urban open space.*
- *Over half of the match is secure and the project presents an occasion to work within an area of Santa Rosa where no previous Program-funded project has been implemented.*

Projects Recommended for Partial Funding

Staff, the Subcommittee, and Advisory Committee unanimously agreed to partially fund three recreation development and restoration projects. As previously discussed, the Program prioritizes the acquisition and protection of new lands. The competitive nature of the Program, and this cycle in particular, resulted in an inability to fully fund all requests. As a result, the following projects were recommended for partial funding. As mentioned above, the Advisory Committee recommended partially funding Andy’s Unity Park at \$500,000 or 50% of the request.

1. PROJECT: **MAXWELL FARMS REGIONAL PARK RENOVATION AND RESTORATION**
APPLICANT: Sonoma County Regional Parks
LOCATION: Verano Ave and Highway 12 near the City of Sonoma (unincorporated)

SUPERVISORIAL DISTRICT: 1
 ACREAGE: 85 acres
 FUNDING REQUEST: \$1,000,000 for restoration and recreation development
 MATCH: \$3,191,150
 SECURE: \$205,000 Americans with Disabilities Act funding (via the Securitized Tobacco and Community Development Block Grant funding), \$30,000 Sonoma County Little League, \$16,150 Sonoma Ecology Center, \$500,000 Sonoma Valley Youth Soccer, and \$875,000 Regional Parks
 UNSECURE: \$550,000 State Housing and Community Development Department's Housing Related Parks Program (3/2017), \$1,000,000 CA Youth Soccer and Recreation Development Program (5/2017), \$15,000 Sonoma County Regional Parks Foundation (anticipated by 5/2017)
 TOTAL PROJECT COST: \$4,191,150
 SCOPE: Development and renovation of park amenities, including ball fields, trails, picnic/viewing areas, improved parking and circulation, and restoration of 1,850 feet of Sonoma Creek floodplain and riparian habitat.

Sonoma County Regional Parks has completed a Park Master Plan Update process for the Maxwell Farms Regional Park. The updated Master Plan includes a number of changes to the park including reconfiguring the entryway and drop-off/pick-up area, adding additional parking spaces, renovating athletic fields (including replacement of natural turf with all-weather synthetic turf), new and upgraded picnic and spectator areas, improved accessibility, creek restoration, and new other new park amenities.

Upon initial review of this application, staff and the Subcommittee concluded that a significant portion of the proposed work was considered rehabilitation of existing facilities, an ineligible activity per the Program Guidelines. After discussing this with the applicant, Parks provided additional information to indicate that the proposal met the Program requirements. Throughout the review and evaluation process, Parks demonstrated their flexibility to utilize any District funding toward project elements consistent with the intent of the Program.

Staff and the Advisory Committee recommend partial funding up to \$250,000 for restoration and eligible recreation development at Maxwell Regional Park) due primarily to the following factors:

- *This was a particularly competitive funding round and priority was given to fully fund projects that would acquire and protect new lands. Further, elements of the project, such as construction associated with a new parking lot, were not as competitive relative to other elements of the project or other Program applications. Project components recommended for funding include improvements to provide more inclusive access for all visitors (e.g. ADA upgrades), and riparian restoration activities*

because these components provide new recreational opportunities and enhance important natural resources.

- *A consistent approach with all applicants is desirable in maintaining the integrity of the Program. The Program Guidelines provide that projects that “solely rehabilitate existing facilities” are ineligible for funding and competing applications were denied on this basis. Thus, those portions of this application considered rehabilitation by staff and the Advisory Committee are not recommended for funding.*

2. PROJECT:	ROSELAND CREEK PARK ACQUISITION PHASE 1c
APPLICANT:	City of Santa Rosa
LOCATION:	1370 Burbank Ave, Santa Rosa
SUPERVISORIAL DISTRICT:	5
ACREAGE:	2.61 acres
FUNDING REQUEST:	\$1,105,000
MATCH:	\$1,216,834
UNSECURE:	\$1,216,834 contingent upon annexation settlement
TOTAL PROJECT COST:	\$2,321,834
SCOPE:	Acquisition of 1370 Burbank Ave as Phase 1c of the proposed Roseland Creek Community Park.

The City of Santa Rosa, with Program funding, has acquired properties to the north and south of the 2016 proposed acquisition for the development of the Roseland Creek Community Park. The previous acquisitions, called Phases 1a and 1b, received a total of \$3,829,844 in Program funding. The match requirement for Phase 1b was met at the time of acquisition and the match for Phase 1a has partially been met and the remainder will be provided as park development progresses. (There were no time restrictions on the submittal of match in the Matching Grant Agreement.) This proposed third acquisition (Phase 1c) of 2.61 acres would connect the other two parcels for a total of over 20 acres of protected parkland. The District currently holds two Conservation Easements on the Phase 1a and 1b properties that are immediately adjacent to the north and south of this proposed acquisition. This area is underserved in terms of recreational opportunities, per the City’s parkland standard of 3.5 acres per 1,000 people.

The City has not formally opened the first two acquisitions to the public and in February received a 2-year extension to open the Phase 1b property by March 1, 2018. There is no requirement for when the Phase 1a property must be open to the public. The City conducted a planning process for the proposed park development in 2010 that was never adopted. In 2015, the City revised their draft Master Plan and anticipates completing CEQA by early 2017 with Council adoption to follow.

Staff and the Advisory Committee are recommending partial funding up to \$920,000 for up to 50% of acquisition costs due primarily to the following factors:

- *The City of Santa Rosa has received funding for this project in two previous funding rounds and other City projects have been accepted into the Program in every funding cycle since 2004.*
- *The match for this project is not secure.*
- *A current appraised value of the land is not available, but staff is optimistic that the recommended funding amount will be sufficient to result in the successful acquisition of the property.*

3. PROJECT:	STEAMER LANDING PARK RIVER ACCESS AND ENHANCEMENT
APPLICANT:	Friends of the Petaluma River/City of Petaluma
LOCATION:	McNear Peninsula
SUPERVISORIAL DISTRICT:	2
ACREAGE:	10.1 acres
FUNDING REQUEST:	\$150,000
MATCH:	\$150,000
UNSECURE:	\$75,000 – Rivertown Revival 2017-2019; \$46,000 (other grants), \$29,000 (Capital Campaign)
TOTAL PROJECT COST:	\$300,000
SCOPE:	Installation of accessible floating docks at Steamer Landing Park (McNear Peninsula).

The Program provided funding in 1996 to acquire a portion of the McNear Peninsula and the District holds a Conservation Easement on the property now known as Steamer Landing Park. Under this 1996 agreement, the City was to provide matching funds for recreation development and marsh restoration. Marsh restoration per the 1996 MGA has not occurred.

The current dock system is unpermitted, is unsafe and does not provide full (ADA) access to visitors to the Park. The proposed dock system is 30' x 12' and will provide safe access to a broader audience from the Park to the Petaluma River.

Staff and the Advisory Committee are recommending partial funding for up to \$100,000 for the installation of fully-accessible floating docks and associated site improvements at Steamer Landing Park due primarily to the following factors:

- *This was a particularly competitive funding round and priority was given to fully fund projects that would acquire and protect new lands.*
- *Marsh restoration was required under the 1996 MGA and has not been completed.*
- *The match for this project is not secure. (Revenue generated from the Rivertown Revival will only be considered eligible as match funding following a successful conservation easement exchange is made in order to reconcile these events with the conservation easement.)*

Projects Not Recommended for Funding

During this funding cycle, applications were received for four projects that have received Program funding in prior cycles. These applications were not for additional phases or new work, but rather were requests for additional funding for work that is already considered to be part of the “Project” funded through an existing, or in one case a pending, Matching Grant Agreement. In an effort to be consistent in the approach towards all Program applicants, staff and the Advisory Committee are not recommending funding for these projects.

- 1. PROJECT: COLGAN CREEK PHASE 4**
APPLICANT: City of Santa Rosa
LOCATION: Colgan Creek between Victoria Drive and Bellevue Avenue, Santa Rosa
SUPERVISORIAL DISTRICT: 5
ACREAGE: 6.9 acres over 1.4 miles of Colgan Creek
FUNDING REQUEST: \$532,390 (\$113,350 if a River Parkways Grant is received)
MATCH: \$941,223
SECURE: \$ 941,223 – Urban Streams Grant
TOTAL PROJECT COST: \$2,535,632 (includes 2014 Program funding and match)
SCOPE: Restoration of Colgan Creek on 6.9 acres over 4 parcels in southwest Santa Rosa.

The City of Santa Rosa has received three previous Program grants (2004, 2007, and 2014) for acquisition and restoration projects on Colgan Creek totaling \$2,954,650 in funding. The City’s restoration efforts along Colgan Creek have been focused on construction to increase the meander pattern of the creek, re-grading the cross section to a more natural geometry, installing a series of pools and riffles, removing invasive plants, vegetating with native plants, and creating an adjacent public non-motorized pathway.

A Conservation Easement has been recorded for these project sites and Matching Grant Agreements have been executed. The 2014 Program application from the City requested \$995,360 and was awarded a partial funding amount of \$617,710. The 2016 Program application is for restoration of the same section of Colgan Creek as the project proposed and funded in 2014.

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

- *This was a particularly competitive funding round and priority was given to fully fund projects that would acquire and protect new lands.*
- *The District has already contributed to this project and this application aims to do what is already the City’s responsibility per the Colgan Phase 3 Matching Grant Agreement.*

- 2. PROJECT: PATTERSON POINT RESTORATION**

APPLICANT: Friends of Villa Grande
 LOCATION: Patterson Point (Russian River Ave and 3st, Villa Grande)
 SUPERVISORIAL DISTRICT: 5
 ACREAGE: 1.9 Acres
 FUNDING REQUEST: \$35,000
 MATCH: \$35,000
 SECURE: \$35,000 (\$27,500 from in-kind/volunteers, \$7,000 from FoVG reserve)
 TOTAL PROJECT COST: \$70,000
 SCOPE: Restoration of Patterson Point for native plants and wildlife and to conduct mapping of autochthonous (*definition: formed or originating in the place where found*) and unique plants.

In 2008, the Friends of Villa Grande (FoVG) received \$140,000 through the Program to acquire the Patterson Point property and for restoration and recreation improvements. The funding was divided into three areas: \$104,400 went toward acquisition, \$28,500 to habitat restoration, and \$7,100 to recreation improvements. The FoVG match was for restoration and recreational improvements. All grant and match funding has been expended. This application aims to do what is currently required of the FoVG per the Patterson Point/FoVG Matching Grant Agreement. The Agreement states that the project is “to protect, restore, and enhance the riparian forest, riparian vegetation and associated habitats and to provide low-intensity public outdoor recreational and educational opportunities...”

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

- *This was a particularly competitive funding round and priority was given to fully fund projects that would acquire and protect new lands.*
- *The District has already contributed to this project and this application aims to do what is already the FoVG’s responsibility per the 2008 Matching Grant Agreement.*

3. PROJECT: SMART PAYRAN – S. POINT BLVD to PAYRAN 2
 APPLICANT: Sonoma Marin Area Rapid Transit (SMART)
 LOCATION: SMART Rail/Trail between Payran Street and South Point Boulevard in Petaluma
 SUPERVISORIAL DISTRICT: 2
 FUNDING REQUEST: \$400,000
 ACREAGE: 14.17 acres
 MATCH: \$2,472,314
 SECURE: \$749,818 – Measure M and Measure Q
 UNSECURE: \$1,461,356 - Active Transportation Program/One Bay Area Grant (Summer/Fall 2016)
 TOTAL PROJECT COST: \$2,472,314

SCOPE: Development of SMART Trail over Petaluma River and under Highway 101 between Payran Street and South Point Blvd, connecting the east and west sides of the City.

This segment of the SMART Trail was accepted into the Program during the 2014 cycle for \$400,000 in grant funds, funding 100% of the request. The District has not begun negotiating this project as we are waiting for the SMART Hearn-Bellevue project to close first and for the project to be ready to proceed. The proposed project includes a section of the SMART trail that crosses the Petaluma River and goes under Highway 101 in Petaluma. The application submitted during this funding cycle requests additional funding for the same segment of trail as proposed in the 2014 funding cycle.

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

- *This was a particularly competitive funding round and priority was given to fully fund projects that would acquire and protect new lands.*
- *The District is already committed to contributing towards this project from the previous funding cycle. The Matching Grant Agreement that is being developed based on the 2014 application will require that this work be completed.*

4. PROJECT: STEWARDSHIP PARK GATEWAY
APPLICANT: Russian Riverkeeper
LOCATION: Stewardship Park, 16153 Main Street, Guerneville, CA 95448
SUPERVISORIAL DISTRICT: 5
ACREAGE: 4.53
FUNDING REQUEST: \$42,350
MATCH: \$46,050
UNSECURE: \$46,050 – ~\$10,000 in RRK general funds available by 11/15/16, volunteer labor by June 2017, remainder by 2020
TOTAL PROJECT COST: \$88,400
SCOPE: Habitat restoration for the remaining 1/3 acre of Stewardship Park. Additional funding is requested for security gate and educational and directional signage.

Russian Riverkeeper received a Program grant of \$50,000 in the 2007 Program round for habitat restoration and recreational improvements at Stewardship Park. All match and grant funding has been expended. The proposed project would complete additional restoration efforts on the site. This proposal aims to do what is currently required of Russian Riverkeeper per the 2007 Matching Grant Agreement, which states that the project is for the “restoration of native vegetation and habitat and for the improvements necessary to create a public park with river access...” The 2007 grant also paid for fencing.

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

- *This was a particularly competitive funding round and priority was given to fully fund projects that would acquire and protect new lands.*
- *The District has already contributed to this project and this application aims to do what is already the Russian Riverkeeper’s responsibility per the 2007 Matching Grant Agreement.*

Projects Not Considered for Funding (ineligible or withdrawn)

Three projects were not considered for funding. Two were deemed ineligible per the Program Guidelines, and one application was withdrawn during the evaluation process.

- PROJECT:** **HANSON RUSSIAN RIVER PONDS FLOODPLAIN RESTORATION CEQA AND PERMITTING**

APPLICANT: Endangered Habitats Conservancy

LOCATION: Along the Russian River approximately 3 miles west of Windsor off of Eastside Road. Fontana Road forms the northern boundary of the property.

SUPERVISORIAL DISTRICT: 4

ACREAGE: 357.16

FUNDING REQUEST: \$345,000

MATCH: \$345,000

SECURE: \$345,000 – Coastal Conservancy Grant

TOTAL PROJECT COST: \$690,000

SCOPE: Completion of CEQA and Permitting for the Hanson River Restoration.

Staff and the Advisory Committee considered this application to be ineligible for funding for the following reasons:

- *The funding request for planning, permitting, and CEQA. The Program Guidelines limit grant contribution toward these activities to 25% of the total grant. Since 100% of the request was for these expenses, the project was deemed ineligible.*
- *Ownership is privately held and the timing of transfer to an eligible entity is uncertain.*

- PROJECT:** **HEALDSBURG COMMUNITY CENTER SYTHETIC TURF PROJECT**

APPLICANT: City of Healdsburg

LOCATION: 1557 Healdsburg Ave, Healdsburg (former Foss Creek School site)

SUPERVISORIAL DISTRICT: 4

ACREAGE: 8.71 acres

FUNDING REQUEST: \$1,200,000 for recreation development

MATCH: \$2,600,000

SECURE: \$1,400,000 Saggio Development

ANTICIPATED: \$1,200,000 City's budget and CIP (anticipated approval 6/6/2016)
TOTAL PROJECT COST: \$3,800,000
SCOPE: Conversion of grass playfield and asphalt parking lot to synthetic turf complex

Staff and the Advisory Committee considered this application to be ineligible for funding for the following reasons:

- *The Program Guidelines prohibit funding for projects that rehabilitate existing facilities. The application requests funding to replace an existing parking area and natural turf ball field with a synthetic turf ball field and parking area. The evaluation of the project considers the "before" and "after" conditions the same on the site – a ball field and a parking lot. The project was deemed ineligible per the Program Guidelines.*

3. PROJECT: KEISER PARK EXPANSION 2
APPLICANT: Town of Windsor
LOCATION: 450 Duncan Drive and 475 Ginny Drive, Windsor
SUPERVISORIAL DISTRICT: 4
ACREAGE: 1.38 acres
FUNDING REQUEST: \$275,000
MATCH: \$275,000
SECURE: \$275,000 – Town funds
TOTAL PROJECT COST: \$550,000
SCOPE: Updating the Keiser Park Master Plan and acquisition of an additional 1.38 acres of parkland adjacent to Keiser Park.

This application was withdrawn during the review and evaluation process.