



**AG + OPEN SPACE**  
SONOMA COUNTY

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

## REGULAR MEETING AGENDA

**Online Meeting Due to Sonoma County's Shelter in Place Order**

**February 25, 2021 | 5:00 pm**

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

In accordance with Executive Order N-29-20, the February 25, 2021 Advisory Committee meeting will be held virtually via Zoom.

**MEMBERS OF THE PUBLIC MAY NOT ATTEND THIS MEETING IN PERSON**

**\*UPDATE REGARDING VIEWING AND PUBLIC PARTICIPATION IN  
February 25, 2021 ADVISORY COMMITTEE MEETING\***

The February 25, 2021 Advisory Committee Meeting will be held online through Zoom. There will be no option for attending in person. Members of the public can watch or listen to the meeting using one of the following methods:

Join the Zoom meeting on your computer, tablet or smartphone by clicking:

<https://sonomacounty.zoom.us/j/94187528658?pwd=WHNRZDBHaDIwRVd6NUVvYnFk4TXIEUT09>

1. If you have the Zoom app or web client, join the meeting using the Password: 390647
2. Call-in and listen to the meeting: Dial 1 669 900 9128 Enter meeting ID: 941 8752 8658

**PUBLIC COMMENT DURING THE MEETING:** You may email public comment to [Mariah.Robson@sonoma-county.org](mailto:Mariah.Robson@sonoma-county.org). All emailed public comments will be forwarded to all Committee Members and read aloud for the benefit of the public. Please include your name and the relevant agenda item number to which your comment refers. In addition, if you have joined as a member of the public through the Zoom link or by calling in, there will be specific points throughout the meeting during which live public comment may be made via Zoom and phone.

**DISABLED ACCOMMODATION:** If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please contact Mariah Robson by email to [Mariah.Robson@sonoma-county.org](mailto:Mariah.Robson@sonoma-county.org) by 12pm Wednesday, February 23, 2021 to ensure arrangements for accommodation.

**\*END OF UPDATE\***

1. **Call to Order**
2. **Public Comment**  
Comments on items not listed on the agenda. Time is limited to 3 minutes per person/item.
3. **Resolution of Appreciation for John Dell'Osso**  
Chair Whitman
4. **Approval of Minutes from January 28, 2021 Attachment A**
5. **General Manager's Report**
6. **Subcommittee Report Out**  
Matching Grant Program
7. **Matching Grant Project Recommendations Attachment B**  
Jennifer Kuszmar, Matching Program Coordinator
8. **Community Relations Update**  
Amy Ricard, Community Relations Specialist
9. **Projects in Negotiations Attachment C**
10. **Announcements from Advisory Committee Members**
11. **Adjournment**  
Next Scheduled Meeting: March 25, 2021





**AG + OPEN SPACE**  
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SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

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**UNAPPROVED MINUTES**

**Virtual Meeting Due to Sonoma County's Shelter in Place Order  
January 28, 2021 | 5:00 pm**

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**MEMBERS PRESENT:**

Michelle Whitman	Bill Smith	John Nagle	Cary Fargo
Curt Nichols	Neysa Hinton	Evan Wiig	Paul Martin
John Dell'Osso	Jan McFarland	Jennielynn Holmes	Sue Conley
Tawny Tesconi	Don McEnhill	Kristina Tierney	Doug Lipton

**MEMBERS ABSENT:**

No members absent

**STAFF PRESENT:**

Caryl Hart, Interim General Manager; Misti Arias, Acquisition Manager; Jennifer Kuszmar, Matching Grant Coordinator; Amy Ricard, Community Relations Specialist; Louisa Morris, Acquisition Specialist; Taylor Acosta, Stewardship Technician; Sara Ortiz, Administrative Aide; Mariah Robson, Advisory Committee Clerk

**Call to Order**

Chair Dell'Osso called the meeting to order at 5:00 pm.

Chair Dell'Osso began the meeting with an acknowledgement of the traditional land carers of Sonoma County and giving a thank you to them.

**Public Comment**

Chair Dell'Osso asked for any public comments on items not on the agenda. There were none.

**Approval of Minutes from October 22, 2020 and November 20, 2020**

Chair Dell'Osso asked for any corrections to the minutes. Doug Lipton asked that on the October 22, 2020 minutes that after his motion to send a letter to the Board was rescinded, to add that the reason was 'because the committee was split on the matter.' Don McEnhill said that on the November 20, 2020 minutes it states he was absent, but that he actually was on the call. Chair Dell'Osso asked for a motion for both month's minutes be approved with corrections. Don McEnhill motioned for the minutes to be approved with corrections, and Jan McFarland seconded the motion. All were in favor, with no oppositions. There were seven abstentions from members who

were not present at the previous meetings: Tawny Tesconi, John Nagle and Jennielynn Holmes abstained from the October minutes and Tawny Tesconi, Kristina Tierney, Paul Martin, Cary Fargo and Doug Lipton abstained from the November minutes.

### **General Manager's Report**

- Caryl Hart, Interim General Manager, acknowledged the former General Manager, Bill Keene, and expressed appreciation for his time at the District and his hard work. This being her first official meeting, Ms. Hart introduced herself to the members, and acknowledged that she already knows and has worked with several of them. She expressed that she is always available to members via text or email.
- The Vital Lands Initiative was approved by the Board and Ms. Hart acknowledged the staff and all of their hard work that has gone into the Initiative. There will be an article in the Press Democrat that will likely run this weekend.
- The Estero Americano will be taken to the Board on February 9, 2021
- The ASAP Grant Program, providing small farmers who are struggling financially due to COVID-19 with \$1 million, will be taken to the Board on March 2, 2021.
- Land Management Service Agreements will be taken to the Board on March 16, 2021.
- The Matching Grant Program funding recommendations will be taken to the Board on March 23, 2021.
- The Calabazas and Wright Hill transfers to Regional Parks will be taken to the Board on May 11, 2021.
- The County has begun the recruitment for a permanent General Manager for the District and interviews will be held in March, and the position will most likely be by May or June of 2021.

Chair Dell'Osso welcomed Ms. Hart as the Interim General Manager He pointed out her incredible background, which includes work on the Coastal Commission, sitting on the Board of Save the Redwoods League, and as former Executive Director of Sonoma County Regional Parks, to name but a few.

Chair Dell'Osso also welcomed Sue Conley back as a former Advisory Committee Member returning to service at Ag + Open Space. Ms. Conley expressed that she is happy to be back on and has officially retired from her business, Cowgirl Creamery.

### **Advisory Committee Administration**

#### **a) Election of Committee Officers**

Chair Dell'Osso announced that he is resigning from City Council and thus from the Advisory Committee, and the Chair position will be open. Both Vice Chair Don McEnhill and Chair Pro Tem Curt Nichols are interested in staying in their current positions, but would step down if anyone else showed interest in the positions. Chair Dell'Osso asked if there was anyone interested in any of the positions. Michelle Whitman stated she would be interested in the Chair position. No other members expressed interest.. Chair Dell'Osso asked if there were



any disagreements and there were none. All were in agreement for Michelle Whitman to be the next Chair, starting this evening at adjournment.

Ben Peters, a member from the public, was not in agreement with selecting a Chair before the vacant Mayors and Councilmembers positions are appointed. Chair Dell'Osso explained that those positions might not be filled until March of 2021 and the committee needs a Chair person before then.

b) Advisory Committee Rules of Procedure

Chair Dell'Osso asked for a review of the Advisory Committee Rules of Procedure for recommended changes. No changes were proposed at this meeting.

c) Ad Hoc Subcommittee Assignments

No new subcommittees were formed. The only current subcommittee is the Matching Grant Program. It has been decided that the Matching Grant Program subcommittee will be formed after applications are received rather than the January meetings.

d) Committee Calendar and Roster

Chair Dell'Osso asked members to review the calendar dates for meetings in 2021. One mistake was found in the dates, the meeting in December showed December 11 which is a Saturday and should be December 9. Mariah Robson, Advisory Committee Clerk, will make that change and will re-send dates to the members. Members chose to wait to decide on a summer month off until the March meeting.

Members perused the roster and will send Ms. Robson any corrections as needed.

### **Subcommittee Report Out**

Misti Arias, Acquisition Manager, reported out that the applications that were received for the Matching Grant Program will be brought to the Board on March 23, 2021. Nine applications were received. The applications will be shared with the committee at the February meeting.

### **Resolution of Appreciation for Bill Keene from AC and FOC**

Chair Dell'Osso read the Resolution of Appreciation to former General Manager Bill Keene, which was presented to him from the Advisory Committee Members and the Fiscal Oversight Commissioners. Mr. Keene was General Manager of the Sonoma County Ag + Open Space District from July 2008 until December 2020, when he retired from the position. Advisory Committee members, Fiscal Oversight Commissioners, members of the public and staff thanked Mr. Keene for his service. Mr. Keene expressed his thanks to all and his honor to have served in this position.

### **Acquisition Update**

Misti Arias, Acquisition Manager, presented a PowerPoint presentation highlighting active acquisition projects. There are 17 projects being prioritized currently, and there are several that are being brought to the Board in the next month. Several new projects will be added to the active list as Ag + Open space implements the Vital Lands Initiative, which will help staff identify prioritized areas. Ms. Arias explained the evaluation process going forward.



For more information, the PowerPoint presentation is available upon request, or contact Ms. Arias at Ag + Open Space.

Ben Peters, member of the public, expressed he was not in support of how long the Vital Lands Initiative took to be implemented.

#### **Vital Lands Initiative Strategy**

Ms. Arias explained the parameters and criteria of the Vital Lands Initiative. Now that Vital Lands has been approved by the Board, it is time to implement the vision. It informs the work of Ag + Open Space going forward and gives staff strategies and tools to follow. The process on how to implement will be brought to the Advisory Committee in future meetings for recommendations and then brought to the Board for approval.

For more information, the PowerPoint presentation is available upon request, or contact Ms. Arias at Ag + Open Space.

Ben Peters, member of the public, again expressed he was not in support of the Vital Lands Initiative.

#### **Use of PG&E Litigation Funds: Strategy Development with CLEE at UC Berkeley**

Ms. Hart spoke about the use of PG&E litigation funds. Due to the fires in Sonoma County, there has been a settlement of funds with PG&E that has gone to the County. CLEE at UC Berkeley Law School has been meeting to talk about how to leverage these funds in order to get the maximum help in the short term but also in the long term with vegetation management and creating a resilient landscape. There are two focus groups with high level experts on each who know how to leverage funds and are working on how to best spend the funds. This will be brought to the Board on March 23, 2021 with Ag + Open Space as the lead and the Advisory Committee will be kept in the loop.

#### **Projects in Negotiation**

Ms. Arias asked for questions on the Projects in Negotiations spreadsheet but there were none.

#### **Announcements from Advisory Committee Members**

Several members expressed appreciation to Chair Dell'Osso on his last meeting, and said he did a great job keeping members in line, adding levity to the meetings, always being respectful to staff, members and the public, and gave thanks overall for his service.

#### **Adjournment**

Michelle Whitman, incoming Chair, adjourned the meeting at 6:58 pm.

Next Meeting: February 25, 2021

Respectfully submitted,

Mariah Robson  
*Advisory Committee Secretary*





## MEMORANDUM

### Attachment B

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**Date:** February 22, 2021 (for the meeting of February 25, 2021)

**To:** Ag + Open Space Advisory Committee

**From:** Jennifer Kuszmar, Matching Grant Coordinator

**Subject:** 2020 Matching Grant Program Funding Recommendations

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### 2020 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 have authorized Ag + Open Space to fund urban open space, natural resource restoration, and recreation projects through a competitive Matching Grant Program (MGP). The MGP is available to cities, the County, other public agencies, and 501(c)3 nonprofit organizations.

Since 1994, Ag + Open Space has accepted over fifty projects into the MGP totaling over \$37 million in each of the county's nine incorporated cities and in numerous unincorporated areas. MGP funding has allowed our public and nonprofit partners to leverage funds to develop and implement diverse and innovative projects throughout Sonoma County's communities. Some projects funded through the MGP include Cloverdale River Park, Windsor Town Green, Sonoma Garden Park, Steamer Landing Park, Bayer Neighborhood Park and Gardens, Andy's Unity Park, Skategarden Park, Giorgi Park, Falletti Ranch, Creekside Park and Patterson Point.

For all Matching Grant Program projects, grantees provide matching funds to complete their project and Ag + Open Space receives permanent protection of lands through a conservation easement, or in some cases a trail easement, as a condition of funding. If a project includes a public recreation component, Ag + Open Space may also receive a recreation conservation covenant to permanently protect public access.

#### 2019 Matching Grant Program Update

Following the 2018 funding cycle, Ag + Open Space staff worked to update and revise the MGP materials based on input from the Board, applicants, partners, and a subcommittee of members from the Advisory Committee and Fiscal Oversight Commission. Updates to MGP materials included improved transparency in the review and evaluation process and development of a new evaluation matrix; clarification on the intent of the program and

2020 Matching Grant Program Recommendations

inclusion of application questions and evaluation criteria focused on program intent; and revision of requirements for matching funds. Revisions to the MGP materials were accepted by the Board in November 2019 and were finalized in time for the launch of the 2020 MGP funding cycle in January 2020.

### **2020 Matching Grant Program Funding Cycle**

In January 2020, Ag + Open Space opened the 2020 Matching Grant Program funding cycle, with a \$4 million budget approved by the Board at the same time as the updated MGP materials. Due to the unprecedented circumstances resulting from the COVID-19 pandemic, Ag + Open Space extended the application deadline from the initial April 30 deadline to September 30 to allow potential applicants ample time to prepare and submit their applications. Ag + Open Space received nine applications for a total funding request of just over \$12 million.

### Application Review and Evaluation

During the application review process, an inter-disciplinary committee of Ag + Open Space staff – including members of the management team - reviewed and evaluated applications using the evaluation matrix. The inter-disciplinary staff team met twice to discuss projects and to develop preliminary recommendations. The evaluation matrix utilizes applicant responses to score each project in the following categories: Program Intent, Benefits, Need, and Readiness. The maximum score is 100. The MGP Guidelines also describe “Other Considerations” that are analyzed as a part of the evaluation process such as community support, project performance, and geographic diversity.

Staff compiled the evaluations and presented the scores and preliminary recommendations to a Matching Grant Program Subcommittee comprised of representatives from the Advisory Committee and Fiscal Oversight Commission (Subcommittee). Staff met with the Subcommittee three times. Once to review all of the applications, a second time to discuss preliminary funding recommendations, and a third time to finalize funding recommendations.

Staff will present these recommendations to the full Advisory Committee on February 25, 2021.

### Matching Grant Program Savings

The 2020 MGP cycle was highly competitive with applications representing opportunities to permanently protect large swaths of land near some of the County’s most populous areas. The recommendations proposed below are above the \$4 million budget for the 2020 MGP. However, staff has identified \$1.7 million in savings from three projects previously accepted into the MGP.

The City of Rohnert Park was accepted into the MGP in 2007 for a \$711,270 project that would provide access to Crane Creek Regional Park from the Copeland Creek Trail on the Sonoma



State University Campus. The 2007 project proposed to develop a 20-foot wide trail easement along a property owned by Brookfield Homes. In the time since acceptance into the MGP, Ag + Open Space has granted the city extensions on the project. In 2016, Brookfield Homes transferred their 128-acre parcel to the City. The originally proposed trail connection proposed crossing at Petaluma Hill Road have changed and project costs have increased. The City of Rohnert Park applied in this funding cycle for the current and expanded project, which includes deeding 75-acres to Sonoma County Regional Parks for expansion of Crane Creek Regional Park.

In 2008, Sonoma County Regional Parks was accepted into the MGP for a \$252,000 project at Riverfront Regional Park. This project has experienced numerous delays and has expired. Regional Parks does not wish to request any further extensions on this project and has expressed a willingness to forgo this grant funding.

Finally, the City of Petaluma applied and was accepted into the MGP in 2018 for a \$750,000 project to acquire 20 acres of the McNear Peninsula. Since acceptance, a nonprofit organization – the Petaluma River Park Foundation – entered into a purchase contract with the property owners and acquired the 20-acre parcel on the McNear Peninsula.

These three projects total \$1,713,270 in savings and were considered in the recommendations outlined below.

#### Funding Recommendations

Staff and the Subcommittee have developed recommendations for a suite of projects, including funding amounts for each project and request the Advisory Committee to support these recommendations to our Board of Directors. Final recommendations will be presented to the Board for acceptance on March 23, 2021.

The recommendation to fund six of the nine applications for a total of \$5,805,000 will result in over 145 acres of permanently protected open space lands in and near several Sonoma County cities and communities including Rohnert Park, Bodega Bay, Petaluma, Healdsburg, Santa Rosa, and Windsor. These funding recommendations include the \$4 million budgeted for the 2020 cycle, the \$1,713,270 in Program savings, and an additional \$91,730.

Matching Grant Program Recommendations (projects are listed in the order of scoring using the new evaluation matrix)

Project	Applicant	Sup. District	Project Type	MGP Request	Staff and Subcommittee Funding Recommendations
Crane Exp./Copeland Ext.	City of Rohnert Park	1	Acquisition + Improvement	\$1,360,600	<b>\$1,360,000</b>
Bodega Bay Trail	Sonoma County Regional Parks	5	Improvement	\$795,000	<b>\$795,000</b>
A Place to Play	City of Santa Rosa	5	Improvement	\$2,000,000	<b>\$1,000,000</b>
Petaluma River Park	Petaluma River Park Foundation	2	Improvement	\$2,000,000	<b>\$1,000,000</b>
Keiser Park Extension	Town of Windsor	4	Acquisition	\$650,000	<b>\$650,000</b>
Healdsburg Montage Park	City of Healdsburg	4	Improvement	\$1,000,000	<b>\$1,000,000</b>
Petaluma River Preserve and Trail	Protect Petaluma	2	Acquisition + Improvement	\$2,500,000	<b>\$0</b>
Journey's End Community Park	Burbank Housing	3	Improvement	\$1,325,096	<b>\$0</b>
Sonoma Garden Park	Sonoma Ecology Center	1	Improvement	\$496,895	<b>\$0</b>
<b>TOTAL</b>				<b>\$12,127,591</b>	<b>\$5,805,000</b>

2020 Matching Grant Project Application Summaries and Recommendations.

**THE FOLLOWING PROJECTS ARE RECOMMENDED FOR FUNDING:**

*Projects are listed in scoring order using the new evaluation matrix.*

**1. Crane Creek Regional Park Expansion & Copeland Creek Trail Extension**  
**Average Matrix Score: 91**

**APPLICANT:** City of Rohnert Park  
**LOCATION:** Rohnert Park  
**SUP. DISTRICT:** 1 (but portions of proposed project are located in Districts 2 and 3)  
**ACREAGE:** ~75.5 acres (acquisition + acreage for trail connections)  
**MGP REQUEST:** \$1,360,600  
**MATCH:** \$2,828,630

SECURE:           \$100,800 - Project Admin (Reg Parks)  
                      \$2,619,930 - Implementation (Land value, City In-  
                      Lieu/TDA/Infrastructure reserve, Regional Parks, Parks  
                      Foundation, Measure M)

ANTICIPATED:     \$107,900 (Project Admin – City)

**TOTAL MGP PROJECT COST: \$4,189,230**

**PROPOSED PROJECT:** The Crane Creek Regional Park Expansion and Copeland Creek Trail Extension will bring the experience of recreational open space closer to the communities of Rohnert Park, Cotati and Sonoma State University with a larger regional park reached directly through multi-use connections and crossings that are safe and accessible to all. The project includes five distinct components, including 1) transfer and acquisition of 75.5 acres to expand Crane Creek Regional Park; 2) construction of Copeland Creek trail extension to Crane Creek Regional Park; 3) construction of the Copeland Creek connector path from intersection of Petaluma Hill Road and Laurel Drive to Copeland Creek bridge; 4) construction of full signalized crossing and improvements at intersection of Petaluma Hill Road and Laurel Drive; and 5) construction of Copeland Creek trail extension segment through Sonoma State University to the intersection of Petaluma Hill Road and Laurel Drive.

**BACKGROUND:** In 2007, the City applied for and was accepted into the MGP for a project that proposed to extend the Copeland Creek trail and connect to Crane Creek Regional Park along a 20' trail easement on property owned by Brookfield Homes after crossing Petaluma Hill Road. Ag + Open Space has granted extensions on the 2007 MGP project, which are due to expire in December 2021. In 2016, Brookfield Homes transferred their 128-acre parcel to the City. During a title search after the City owned the property, a previously unknown 16' wide remnant parcel adjacent to the Park and the City's parcel was discovered. In 2020 the City secured control of the remnant parcel through a combination of negotiated acquisitions and an uncontested eminent domain proceeding. The originally proposed trail connection, including the location of the crossing at Petaluma Hill Road, have changed since the original 2007 application and project costs have increased. The City is applying in 2020 for the current and expanded project.

**PROJECT ATTRIBUTES:**

- Program Intent:
  - New open space: Would protect 75.5 acres of a newly expanded Crane Creek Regional Park + trail easement through the City-owned property. This property is also adjacent to the Ho and Grossi properties.

- Link: Expansion of Copeland Creek trail west to Crane Creek Reg. Park, connection with SMART trail for regional connections.
- New, outdoor, nature-based rec: new access to Crane Creek Reg. Park from an extended Copeland Creek trail would provide new recreational opportunities for the adjacent community.
- Education: interpretive signage along Copeland Creek connector path
- Restoration: erosion control and bank stabilization activities planned along Copeland Creek segment.
- Need:
  - Access to the park is somewhat limited because of road into Park and Pet. Hill Rd. traffic. This project would provide safe access to Crane Creek Reg. Park from the existing trail systems.
  - Pandemic has highlighted the importance of safe access to outdoors where people can recreate while remaining physically distant.
  - Trail is a high priority project in the City's Bike and Pedestrian Plan, the Sonoma County Bicycle and Pedestrian Master Plan, and the Sonoma County Transportation Authority (SCTA) Countywide Bicycle and Pedestrian Master Plan (CBPMP). Meets themes of City's General Plan for connecting neighborhoods to open space. Also meets goals of the County General Plan to provide park and trail systems near urban areas and while protecting ag uses.
- Benefits:
  - Human: Expanded options for recreation outdoors that enables safe social distancing; trail will serve broader groups with varied abilities since it is proposed as Class I; low cost access to Crane Creek from neighborhoods in Rohnert Park via Copeland Creek trail.
  - Nature: Revegetation and restoration on Copeland Creek for sediment reduction and water quality improvement; transfer of property to Regional Parks provides opportunity for resource protection in perpetuity by Parks.
  - Measures: transfer of property = success because 75 acres will be in the public trust, habitat restoration will be measured through monitoring requirements of resource agency permits.
  - Other benefits: opportunity for building climate resiliency through Parks' land management to reduce fire risk and improving function of Copeland Creek watershed; access to Crane Creek without a motorized vehicle could reduce greenhouse gas emissions, opportunities for education of public about ecosystem services.
- Readiness
  - Schedule: Admin 2021-26; Lot line adjustment 2021-22; Implementation 2021-23
  - Planning/Design: Project has been in the works for over a decade; City completed an MND in 2020; 60% conceptual designs are completed; proposed

project suggests less than 2% of 75 acres will be covered in resin-based trail material; park will be within 0.5 mile of UGB w (access to park) trail being less than 0.5 mile, access via regional bike trails including SMART, public transport, etc.; no parking on property, but ample public parking exists in surrounding neighborhoods or at Crane Creek Park; City funding work on SSU.

- Experience: City – completing capital improvement projects, has completed all activities to date on this project including CEQA. Parks – Manages 13 miles of Class 1 trail on West County/Joe Rodota, manages thousands of acres of parkland and trails throughout County.
- Match: Proposing match greater than 1:1 at \$2,828,630 and of that all but \$107,900 is secured.
- Partial funding: this is an option and the City would work with Ag + Open Space to identify critical components.

**OTHER CONSIDERATIONS:**

- Community Support: Letters of intent from Regional Parks and SSU as partners. Support letter from Bike Coalition and Trails Council.
- Agency/Geographic: No other MGP projects with the City or located in the City of Rohnert Park.

**RECOMMENDATION: This project is recommended for full funding up to the requested \$1,360,600.**

**2. Bodega Bay Trail – Coastal North Harbor  
Average Matrix Score: 81**

**APPLICANT:** Sonoma County Regional Parks  
**LOCATION:** Bodega Bay  
**SUP. DISTRICT:** 5  
**ACREAGE:** ~0.7 acres (0.6 mile trail @ 10'wide)  
**MGP REQUEST:** \$795,000  
**MATCH:** \$1,085,000

SECURE: \$283,000 Project Admin (Measure M, PMF, SCTA)  
SECURE: \$15,000 Planning, Design, Env. Compliance, Permits (Measure M)  
SECURE: \$295,000 Implementation (SCTA M, Parks M, Volunteers, SCRPF)

ANTICIPATED: \$12,000 Project Admin (State Parks Recreational Trail Program)  
ANTICIPATED: \$480,000 Implementation (State Parks Recreational Trail Program, Northern Sonoma County Air Pollution Control District)

**TOTAL MGP PROJECT COST: \$1,880,000 (\$8,125,000 for entire Bodega Bay Trail)**

**PROPOSED PROJECT:** The Bodega Bay Trail – Coastal North Harbor segment, subject of this application, will be approximately 0.60 miles (3,168 linear feet) of new trail in length and 8 to 10 feet wide. The Project starts by connecting the existing Bodega Bay Trail - Coastal Prairie segment to the north on County property, continuing south and meandering through the Sonoma Coast State Park Bodega Dunes Campground area to the intersection of Bay Flat Road and Eastshore Road. The Trail then parallels Eastshore Road for 258 linear feet to the terminus point. The Trail will be constructed with 1,825 linear feet of 8 foot wide resin-stabilized aggregate, approximately 1,100 linear feet of boardwalk, 170 linear feet of wood puncheon and drainage lenses, wood retaining walls, and 258 linear feet of asphalt pavement along Eastshore Road. The purpose of the project is to extend the California Coastal Trail and to provide a safe pathway for pedestrians and bicyclists that is separated from the road. The development of the Trail will improve travel between existing residential, recreational, and commercial areas in Bodega Bay. This portion of the trail would traverse through County-owned land as well as existing State Park land.

**BACKGROUND:** Project initiated by community seeking safe pedestrian and bicycle passage in Bodega Bay. The Bodega Bay Trail is part of the California Coastal Trail alignment. For budgeting, planning purposes, and to help identify the four geographic locations of the Bodega Bay Trail, the County has used five different project names as follows: Coastal Prairie, Coastal North Harbor, Coastal Harbor, Smith Brothers Road, and Cheney Creek Bridge. The focus of this funding request is the Coastal North Harbor segment. This is the next priority segment in the larger project, extending a completed trail section from the coastal uplands to the Bay.

**PROJECT ATTRIBUTES:**

- Program Intent:
  - New open space: extends a regional trail and fills in a gap between neighborhoods.
  - Link: Completes a portion of California Coastal Trail, connects Bodega Bay
  - Access to public waterway: Creates access to Bodega Bay, though not directly from this trail. Project would create improved pedestrian access along public roadways connecting to the Bay from this trail segment.
  - Restoration: Vegetation management aimed at improving monarch butterfly habitat, removal of invasive species and planting of native plants.
  - New nature-based outdoor rec: Development of formalized trail system on currently undeveloped park land.
  - Education: Interpretive signage and use by YES program

- Local ag: Existing farmers market takes place at new trailhead location
- Need:
  - Need for safe passage separated from Hwy 1 for bikes and pedestrians
  - Extends reach of the CA Coastal Trail
  - Provide safe access to Sonoma Coast State Park then to the County's Porto Bodega Sport Fishing Center.
  - Meets numerous goals and policies in the Sonoma County General Plan. (2010 Sonoma County Bicycle and Pedestrian Plan is part of General Plan? Ag + Open Space District's *Connecting Communities and the Land* and California Coastal Trail are also listed, though no specific policies are identified.)
- Benefits:
  - Human: Safe, non-vehicular access, free to use, designed to accommodate climate change, potential for future recreation opportunities.
  - Nature: Numerous special status species in the project site, proposed restoration/enhancement to benefit species. Initial Study stated that all potentially significant impacts could be reduced to less than significant with proposed mitigation measures.
  - Measures: reduced collisions, protected and improved habitat for special and sensitive species (no specifics provided).
- Readiness
  - Schedule: Project admin – 2022; planning/design – 2020 – March 2021; Construction – fall 2021 – winter 2022
  - Planning/Design: Conceptual plan completed 2005; Board of Supervisors adopted Bodega Bay Trail into the Bike and Pedestrian Plan in 2010; engineered design, initial study, public meetings and permit prep 2016 – 2020. Trail will be 0.6 miles and will accommodate ADA access as well as bikes, pedestrians, and equestrians. Removal of invasive plants and hazardous trees and replanting with natives. Removed trees to be replaced at at least a 3:1 ratio. Less than 10% project will be impervious. Access from Community center, existing park/trails, and public transportation.
  - Experience: Extensive experience managing and building trail and parks in Sonoma County.
  - Match: Proposing greater than 1:1 match of \$1,085,000. Of that \$596,000 (55%) is secure, and the remaining 45% is pending.
  - Partial funding is feasible.

**OTHER CONSIDERATIONS:**

- Community Support: Letters from bike and transportation advocates as well as State Parks.
- Geographic: There are no MGP projects in Bodega Bay.

- Performance: Regional Parks has been accepted into the MGP for several projects. Some projects have been successfully implemented on time (e.g. Andy’s Unity Park, Cooper Creek Acquisition) while others have not (e.g. Guerneville River Access, Riverfront Regional Park).

**RECOMMENDATION: This project is recommended for full funding up to the requested \$795,000.**

**3. A Place to Play Community Park Improvements**  
**Average Matrix Score: 78**

**APPLICANT:** City of Santa Rosa  
**LOCATION:** Santa Rosa  
**SUP. DISTRICT:** 5  
**ACREAGE:** ~10 acres  
**MGP REQUEST:** \$2,000,000  
**MATCH:** \$2,000,000

SECURE: \$11,000 – Project Administration (City General Fund)  
SECURE: \$110,000 – Planning, Design, Env. Compliance, Permitting (City General Fund)  
SECURE: \$1,890,500 – Implementation (Park Development Impact Fee)  
SECURE: \$30,000 – Implementation (City General Fund)

**TOTAL MGP PROJECT COST: \$4,491,000 (for Phase 3)**

**PROPOSED PROJECT:** The application proposes to continue implementation of the A Place to Play Master Plan including two, multipurpose, all-weather fields lined for soccer, baseball and softball, spectator seating, hydration stations, lighting infrastructure, a restroom building, a nature pavilion, pervious paved trails around the duck pond and connecting the park to the Santa Rosa Creek Trail, interpretive signage around the duck pond and nature pavilion, and landscaping.

**BACKGROUND:** The City adopted the original Master Plan in 1997 and has amended it 3 times to accommodate the needs of the community. The park currently provides six natural turf soccer fields, one little league baseball and softball diamond, one senior league baseball and softball diamond, a dog park, a playground, a remote-controlled race car track, a restroom/concessions building, parking, sidewalks and paved pathways, a wildlife sanctuary surrounding a recycled water retention pond, known as the duck pond, and an emergency



well and pump station (under construction). The MGP application requests funding for a third phase of development at the park including the City's first all-weather fields and first facility for environmental education.

**PROJECT ATTRIBUTES:**

- Program intent:
  - New open space: Will develop new rec/ed opportunities
  - Link: Provide connections to the Santa Rosa Creek Trail to lead to other regional trails such as the Joe Rodota. A trail currently exists and the application seeks to upgrade it. (NOTE: Per the MGP Guidelines, upgrading of an existing trail is ineligible)..
  - Access to public waterway: Proposed development of a trail from property to Santa Rosa Creek Trail which provides access to SR Creek. See comment above.
  - Native plants and wildlife: Native plants and wildlife will be protected within and near the duck pond area. Park will continue to provide space for wildlife to move through and access Santa Rosa Creek.
  - Gathering space: The development of the nature pavilion has potential to become a gathering spot for school and community groups as well as the public.
  - Outdoor, nature based education: Nature pavilion will provide new opportunities for environmental education through interpretive signage.
- Need:
  - Community has articulated a great need for all-weather, lighted sports fields. None currently exist in the City.
  - Meets goals and objectives in Santa Rosa 2035 General Plan (fields, nature trail/pavilion), Santa Rosa Citywide Creek Master Plan (ADA trail connection to SR Creek Trail), Santa Rosa Bicycle & Pedestrian Master Plan (ADA trail connection to SR Creek).
  - Extensive public outreach on the design and planning for the park from 1994-present.
- Benefits:
  - Human: Increased availability of sports fields, dedicated space for environmental programming, connecting people to other open space lands, public health benefits from access to parks, contribution to local economy from sports tournaments.
  - Nature: Duck pond area provides respite for migrating birds, connectivity with SR Creek trail allows connectivity.
  - Measures: Sports fields (number of tournaments, rental requests, frequency of rental, etc). Nature pavilion (use by afterschool and summer programs, other use requests)
- Readiness:

- Schedule: planning 2021-23, construction 2023-25
- Planning/Design: Master Plan updated in 2019, construction plans to be completed during grant term, limited developed or impervious surface (15%), accessible via multiple forms of transportation.
- Experience: the 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, 100% of match is secure.
- Partial funding is feasible. Breakdown/prioritization provided in application 1) all-weather fields, 2) restroom, 3) nature pavilion

**OTHER CONSIDERATIONS:**

- Community Support: Lots of support from numerous local sports leagues.
- Performance: City has had 10 project accepted into the MGP including 7 that have been completed and 3 that are in progress.
- Geographic: City has not received a matching grant in this quadrant of the City.

**RECOMMENDATION: This project is recommended for up to \$1,000,000 for athletic fields and associated improvements.**

**4. Petaluma River Park**  
**Average Matrix Score: 71**

**APPLICANT:** Petaluma River Park Foundation  
**LOCATION:** Petaluma  
**SUP. DISTRICT:** 2  
**ACREAGE:** ~21 acres  
**MGP REQUEST:** \$2,000,000  
**MATCH:** \$2,263,433

**ANTICIPATED:** \$120,000 – Project Admin (PRPF volunteer)  
\$163,543 – Design/Env.compliance/permitting (SLT Haas Foundation; PRPF volunteer; PRPF donations)  
\$1,039,890 – Construction (PRPF donations, PRPF volunteer)  
\$940,000 – O&M (PRPF volunteer, PRPF donations)

*Note on Match: Since applying, the applicant has an additional \$300,000 that will likely be utilized to complete the project.*

**TOTAL MGP PROJECT COST: \$4,263,433**

**PROPOSED PROJECT:** The purpose of this MGP Project is to transform 20.75 acres of currently fallow open space on the McNear Peninsula into a beautiful park for people, art and the environment that will be Petaluma's Central Park in fulfillment of a vision formulated over 30 years ago. Using the latest evidence-based conservation and habitat creation and enhancement methods the project will stabilize and improve significant portions of the river bank, create new wetland habitat and establish native plantings of grasses, shrubs and trees throughout the site. A network of trails including 2000 feet of ADA trails, restrooms, small boat dock/viewing platform and educational signage will provide access to the public. Numerous local and regional partners have been and will be recruited to participate in a substantial and authentic community engagement process to be coordinated by the Sonoma Land Trust. The process will inform the Master Plan so that the Park reflects the broadest possible consensus and the needs of all sectors of our community including, especially, the disadvantaged and underserved.

**BACKGROUND:** City of Petaluma applied in 2018 MGP to acquire this parcel. In the interim, the Petaluma River Park Foundation was founded and was able to fundraise enough money to purchase the parcel in late 2020.

**PROJECT ATTRIBUTES:**

- Program Intent:
  - New open space: The proposed project would provide new park opportunities on land adjacent to the MGP-protected Steamer Landing Park.
  - Link: increased access to Petaluma River, potential future access to Schollenberger (if bridge installed across River is completed).
  - Access to public water way: The proposed project will provide additional access to the Petaluma River via trails and a new dock.
  - Restoration: Project includes shoreline enhancement, seasonal wetland restoration, and native planting are key components of the park development proposed. Phase 1 of park development will include approximately 76,000 square feet of biotechnical bank stabilization, shoreline habitat enhancement, including bank laybacks to expand tidal wetlands and provide transitional habitat and a more diverse palette of native plants. Existing, degraded seasonal wetlands on the property will be enhanced with native planting. Additionally, the project intends to enhance upland habitats throughout the park with planting of native vegetation.
  - Protection of plants/animals: Native vegetation will be planted throughout the Park, providing enhanced habitat for native plants and animals. Trails and other recreational amenities will be developed to concentrate impacts from public use of the Park and to protect native habitats on the property.

- Community gathering: Phase 1 development will include trails, docks, restrooms and restored open space for public use and enjoyment. Installation of artwork that is conceived in relation to nature will provide a unique way to engage people with the environment and to attract visitors who might not otherwise be inclined to go outdoors.
- New, outdoor rec: The Park will include trails, docks, and open spaces that provide an array of opportunities for low-intensity, nature-based recreation.
- Education: Petaluma River Park will offer education on watershed and habitat enhancements through signage, outreach, programming, and partnership with local organizations like Friends of the Petaluma River, Petaluma Wetlands Association, and STRAW.
- Agriculture: Possibilities for permaculture and pollinator demonstrations may be available, but are not included in the current plans. Daily Acts has been invited to design such a space.
- Need:
  - Project seeks to provide additional opportunities for the community to connect with nature, including the Petaluma River. Through community engagement seek to design an inclusive experience.
  - The City of Petaluma's River Access and Enhancement Plan (River Plan), adopted in 1996, identifies McNear Peninsula as a key acquisition and the development of a public park on the property as a priority of the plan. The McNear Peninsula is identified in the Central Petaluma Specific Plan as well as the City's General Plan as important open space/public land.
- Benefits:
  - Human: Park will provide increased access to residents in mid-town Petaluma that have limited access to space; will provide opportunities for outdoor classroom education about nature; pandemic has demonstrated the need for access to nature and design is intended to be primarily passive (as identified in the River Plan); site will also include site-appropriate art/sculpture in a natural setting.
  - Nature: Concept plan includes tidal shoreline restoration; native plantings, and wetland restoration; increased tidal marsh habitat will accommodate future changes in conditions related to climate change/sea level rise; restored shoreline will also reduce erosion and sedimentation.
  - Measures: tracking visitation to the park; tracking inclusivity of park planning will be measured through public workshops, community engagement, and outreach efforts; natural resource enhancements - through monitoring of native plantings and soil stabilization sites. Many of these will be required from permit applications.

- Other benefits: Project is anticipated to be an economic multiplier bringing more visitors to park and Petaluma who will then visit other local businesses, shops and restaurants. There are 600 housing units slated for development within a few hundred yards and this would be the primary greenspace.
- Readiness
  - Schedule: Project admin – 2021-24; planning/design/env compliance/permitting – 2021-22; construction – 2023; O&M – 2023 - ?
  - Planning/Design: Conceptual design with input from the community of Petaluma and loosely based on plans previously developed by the City of Petaluma and the Friends of the Petaluma River; project intends to conduct enhance wetland and tidal marshland habitat; less than 10% structures or impervious hardscape; property easily accessed from SMART train and public transport, pedestrian, bicycle, vehicle and waterway; in addition to passive rec plans include events and education.
  - Experience: PRPF is a newly incorporated nonprofit, but did successfully fundraise enough capital to purchase the property.
  - Match: Proposing a greater than 1:1 at \$2,263,443 none of which is secured and significant amount is via donation.
  - Partial funding: Partial funding is an option, application listed priorities in application with initial access, design and permitting being highest.

**OTHER CONSIDERATIONS:**

- Community Support: Numerous letters of support for the project.
- Agency: The Petaluma River Park Foundation is a new nonprofit and has not been the recipient of MGP funds.
- Geographic: The City of Petaluma was accepted into the MGP in 2018 with a proposal to acquire the parcel that is the subject of this application. The parcel has since been acquired by the PRPF.

**STAFF RECOMMENDATION: This project is recommended for up to \$1,000,000 amount for initial public access as described in the Phase 1 concepts plan.**

**5. Keiser Park Expansion**  
**Average Matrix Score: 70**

<b>APPLICANT:</b>	Town of Windsor
<b>LOCATION:</b>	Windsor
<b>SUP. DISTRICT:</b>	4
<b>ACREAGE:</b>	2.33 acres
<b>MGP REQUEST:</b>	\$650,000
<b>MATCH:</b>	\$650,000

SECURE:                   \$15,500 – Project Admin (Town)  
                                  \$109,500 – Planning/Design/Env. Compliance/Permitting (Town)  
                                  \$425,000 – Acquisition (Town)  
                                  \$100,000 – O&M (Town)

**TOTAL MGP PROJECT COST: \$1,300,000**

**PROPOSED PROJECT:** In an effort to compliment the planned and anticipated future amenities, the Town is exploring options to expand Keiser Park to accommodate active and passive open space. The Town has identified five lots, totaling 4.9 acres located adjacent to Keiser Park. While the Town is committed to an ongoing effort to expand and enhance Keiser Park, this current application (Project) represents the first phase of acquiring 2.33 acres (four lots) of new community parkland. These lots are located to the east of the park and through the agreement process can connect to the current Conservation Easement in Keiser Park.

**BACKGROUND:** The Town of Windsor (Town) adopted the current Keiser Community Park Master Plan for Louis B. Keiser Community Park (Keiser Park) in August of 2007 (Attachment F). This included development of land the Town purchased in partnership with the Sonoma County Agricultural Preservation and Open Space District (District) in 2003. Phase One of this plan was completed in 2011 and included the development of three ball fields, a playground, basketball courts, parking and a restroom/concession building with maintenance storage. Phase Two of the Keiser Community Park Master Plan (Master Plan) calls for a competitive and recreation aquatic facility, parking and a large children’s play area. Phase Three includes a 35,000 square foot multi-use recreation center and additional parking. The Parks and Recreation Master Plan Update (PRMP) was adopted in 2017 and provides direction for the growth of the Parks and Recreation Department through 2030. In addition to the identified amenities, the PRMP process identified that the Town is deficient by 10 acres of community parkland per the Town’s standard of providing 2.5 acres of developed community parkland per 1,000 residents. Due to the central location of Keiser Park within the community, Windsor High School, and an improved trail system, the expansion of the current park footprint is a highly desirable location to meet this deficit. While the Windsor High School campus amenities include a variety of athletic facilities, it does not have its own tennis courts or pool facility.

**PROJECT ATTRIBUTES:**

- Program Intent:
  - New open space: project will expand existing open space adjacent to the MGP-protected Kaiser Park by acquiring new land.

- Link: project would provide new access to Kaiser Park.
- New, outdoor recreation opportunities: Once developed, these acquired parcels will create expanded and new outdoor recreation.
- Education: Town is committed to preserving and educating the community about the natural resources in the park.
- Need:
  - In last five years the town has updated General Plan and Park and Rec Master Plan; extensive community outreach has identified numerous additional amenities for this Park.
  - Town is deficient in their standard of providing 2.5 acres of developed community parkland per 1,000 residents.
  - Project is in alignment with the Town's General Plan and is specifically called for in the 2030 Parks and Recreation Master Plan. Project also meets policies and goals of the Bike and Pedestrian Plan.
- Benefits:
  - Human: Providing new neighborhood access to the park, enhance the trail system, and provide more amenities for community use.
  - Nature: Expansion of use of recycled water, opportunities for education about natural resources. Protection on existing parkland is an example of the Town's commitment to natural resource protection, including stand of blue oaks.
  - Measures: Measure will be through the adoption of the updated Master Plan.
  - Other benefits: The acquisition of additional parkland is in a direct response to the needs and interests identified through the public outreach and engagement process through the General Plan and PRMP update. In addition to being responsive and mitigating parkland deficiencies, long term goals may be realized including the purchase of the remaining available parcels. As a result of updating the Master Plan to include all 4.9 additional acres, the Town will have a guiding plan for future funding which is supported by the community. The completed development plan will lead to a healthy, active community with reduced crime, an increase in property value, a protected environment and economic strength to support the quality of life in Windsor.
- Readiness
  - Schedule: Admin – 2020-22; planning – 2020-22; Acquisition – 2021; O&M – 2021-22
  - Planning/Design: Town has recently updated General Plan and Park and Rec Master Plan; this project seeks to complete a Kaiser Park Master Plan for adoption; Town has identified a need for additional parkland to meet current standards; Town has completed appraisals on proposed acquisitions; habitat assessment has also been completed. Project is accessible from public

transportation, and pedestrian and bike. Will also be accessible via future SMART station.

- Experience: Town staff have extensive experience in acquiring land and operating and maintaining public parks. Town has complete 2 previous MGP projects.
- Match: Applicant is proposing 1:1 match of \$650,000 and 100% is secure.
- Partial funding: Partial funding is an option, Town would consider a phase approach to acquisition and Master Plan update.

**OTHER CONSIDERATIONS:**

- Agency/Geographic: It has been several years since acceptance of a Town of Windsor MGP project.
- Performance: Previous violations at Town Green and Kaiser Park. Both were resolved.

**STAFF RECOMMENDATION: This project is recommended for funding up to \$650,000 for acquisition.**

**6. Healdsburg Montage Development Park**  
**Average Matrix Score: 68**

**APPLICANT:** City of Healdsburg  
**LOCATION:** Healdsburg  
**ACREAGE:** ~ 36 acres  
**MGP REQUEST:** \$1,000,000  
**MATCH:** \$2,800,000

**SECURE:** \$491,000 – Planning/Design/Env Compliance (Developer)  
\$2,309,000 – Construction (Developer)

**TOTAL MGP PROJECT COST: \$3,800,000 (total on grant app states \$4,000,000)**

**PROPOSED PROJECT:** This project involves the development of a 36-acre community park on the northern side of Healdsburg. The site is associated with the Saggio Hills/Montage development where the developer is contributing the 36 acres of land and a total of \$3,000,000 towards design and construction of the park. The park will consist of (i) active recreation use areas; (ii) passive recreation use areas; (iii) public trails; (iv) existing and new wetlands; (v) a riparian zone for Foss Creek; (vi) parking areas; (vii) a pavilion area; (viii) landscaped areas . Preliminary project estimated costs are \$10,000,000. The project is



currently in the concept design stage with bidding anticipated in late 2021 and construction is expected to begin in 2022.

**BACKGROUND:** The project has been in the works for over 15 years. Through the development agreement the developer has agreed to deed 36 acres of land to the City for creation of a public park. Developer will provide some initial improvements, but the primary source of funding for construction of the park will come from the City. This property has the potential to provide new connections and access to Healdsburg Ridge Open Space Preserve.

**PROJECT ATTRIBUTES:**

- Program Intent:
  - New Open Space: add 36 acres to the City's park system. Will have connections to Healdsburg Ridge Open Space Preserve. Will develop new recreational opportunities on 36 acres of land.
  - Link: enhanced trail connectivity to Healdsburg Ridge OSP
  - Restoration: Restoration of upper sections of Foss Creek, restore uplands with native plantings, wetland restoration completed.
  - Protection: native plant restoration and sustainable trails
  - New, outdoor rec: This will provide new hiking opportunities
  - Education: Project will include interpretive signage about restoration, veg management, native animals, and fire management.
- Need:
  - Project has been in the works for 15 years. Original master plan was completed in 2006
  - Project identified in the General Plan, Area Plan. (Application also lists EIR, and Development Agreement).
- Benefits:
  - Human: creation of new passive and active recreation opportunities with connections to Healdsburg Ridge OSP
  - Nature: By protecting the site in perpetuity, it will preserve significant upland habitat areas for both plants and wildlife. New, sustainably designed trails will pass through these areas reducing erosion and impact. Restoration of Foss Creek will help protect and enhance water flows that ultimately end at the Russian River.
  - Measures: Will measure from human and natural resource perspective. Human – park use and satisfaction. Natural Resources – natural resource management program that will address invasive species control, wildlife activity and health, and fire management.
  - Other benefits – Fire management via fuel reduction will be a component of the project.

- Readiness
  - Schedule: Planning 2019- 2021; Construction 2022-2023;
  - Planning/Design: Project has been in various stages of design since 2006. Master planning process has been led by a 45 member Parks Design Team; Kincadee fires and COVID have impacted planned public planning events. Planning has resumed in August 2020. Intend to have natural resource protection including the Foss Creek riparian area; Impervious surfaces will be limited to 5 of the 36 acres (~14%) and will be parking, restroom, hard surface trails, etc; property accessible by foot/bike from Parkland Farms neighborhood and eventual connection from Foss Creek Pathway in ~ 5 years; Park will offer active and passive use areas, trails parking, and a pavilion.
  - Experience: Design team is Fletcher Studios and has extensive experience conducting park planning. City has completed MGP project at Giorgi Park and is in progress with Badger Park.
  - Match: Match is more than 1:1 at \$2,800,000 and is 100% secure.
  - Partial funding: Is an option, would have to scale the project accordingly.

**OTHER CONSIDERATIONS:**

- Performance: Successful completion of Giorgi Park several years ago. Badger Park accepted in 2018 and is in planning stages (but within MGP timelines).

**RECOMMENDATION: This project is recommended for funding up to the requested \$1,000,000.**

**THE FOLLOWING PROJECTS ARE NOT RECOMMENDED FOR FUNDING:**

**1. Petaluma River Preserve and Trail**  
**Average Matrix Score: 63**

**APPLICANT:** Protect Petaluma  
**LOCATION:** Petaluma  
**SUP. DISTRICT:** 2  
**ACREAGE:** ~16 acres  
**MGP REQUEST:** \$2,500,000  
**MATCH:** \$3,000,000

**SECURE:** \$10,000 – Implementation (Jonas Philanthropies)  
\$2,500 – ? (Rose Foundation)

**TOTAL MGP PROJECT COST: \$5,500,000**

**PROPOSED PROJECT:** Acquisition and enhancement of 16 acres along the Petaluma River. The Petaluma River Preserve and Trail project also seeks to create a portion of the public-access Petaluma River corridor trail, as well as a demonstration/nature park on this site, where it comprises sensitive habitat.

**BACKGROUND:** The Petaluma River is identified in both the City of Petaluma's General Plan and River Access and Enhancement Plan both call for protection of the river and its natural resources. A proposed development (Sid Commons) is proposed on the 16-acre site that is the subject of this application. A CEQA lawsuit has been filed. In settlement conference under court supervision, the attorney, Matthew Visick, representing the property owners (the Johnson's of Acclaim Properties) indicated they would be open to the sale of the property. They have delayed progression of the CEQA lawsuit, allowing the Protect Petaluma non-profit time to identify essential funding opportunities.

**PROJECT ATTRIBUTES:**

- Program Intent:
  - New open space: The project seeks to acquire 16-acres of land along the Petaluma River for restoration/enhancement and public access via trail.
  - Link: project would complete a segment of the Petaluma River Trail (though does not directly connect with existing trail segments).
  - Access to public waterways: the project would provide access to the Petaluma River.
  - Restoration: Mature riparian woodland vegetation exists along the river on this site, in addition to vernal pools, seasonal wetlands, freshwater emergent wetland, and oak savannah and grassland communities. The project seeks to protect and enhance these areas.
  - Protection of plants/animals: Existing habitat supports a number of bird, bat, fish, reptile/amphibian and mammalian species including the federally listed threatened species - Chinook salmon and the California Red-Legged Frog. This portion of the river is also included in the designation of the Critical Habitat of Central California Coast ESU Steelhead Trout.
  - Gathering space: non planned at this time, but potential for future development
  - New, outdoor rec: This project would provide a new opportunity to recreate along the Petaluma River and would complete a segment of the planned Petaluma River Trail.
- Need:
  - Once completed, project would connect Petaluma's midtown to the upstream and downstream portions of the river and, ultimately, enable a trail all the way

up the river corridor to the Denman Reach (and points beyond), and to the SMART station at Corona Road, to connect with the Eastside of Petaluma.

- Project would seek to fulfill goals, objectives, and priorities identified in the City's General Plan, Petaluma River Access and Enhancement Plan, and Army Corps' Petaluma River Flood Control Plan. City General Plan Goals this project would further include: 1) preserving flood storage capacity of the floodplain, 2) protect/enhance these valuable remnants of riparian and oak woodland and wetland habitats, 3) protect special status species, 4) protect groundwater infiltration, and 5) create a river trail.
- Benefits:
  - Human: new outdoor recreation opportunities along the Petaluma River; flood protection, including anticipated impacts from climate change (e.g. sea level rise); proposed project would help City meet stated park standards (though there isn't info provided about what the standard is and how much parkland is needed to meet standard).
  - Nature: The Petaluma River Preserve and Trail project would protect habitat linkages, improve water quality, protect native and migratory wildlife migration routes, restore riparian native species and remove invasive species, improve the streambed, and enhance and expand the extant wildlife habitats, and including the density of the native Valley Oaks and riparian woodland, to enrich wildlife habitat. This project would protect, restore, and enhance the ecological functions of the river ecosystem.
  - Measures: Numerous project benefits listed, such as flood protection; habitat protection for migratory birds, salmonids, and other animals and plants; and economic benefits. No specific information on how these proposed benefits will be measured.
  - Other benefits: applicant states the connection between urbanization and species loss.
- Readiness
  - Schedule: Did not fill out table for schedule.
  - Planning/Design: planning is just beginning as possibility of acquisition only recently occurred; would plan to protect Valley Oaks on site; minimal development/impervious surfaces would be proposed; trail would connect with SMART trail to the north; anticipates the City would take on long-term maintenance (though it is unclear that the City has committed to this).
  - Experience: newly formed non-profit for the purpose of acquisition of the property, anticipates finding a public entity to take on the property post-acquisition.
  - Match: Proposing greater than 1:1 match of \$3,000,000 but only \$12,500 (less than 1%) has been secured and it is unclear what those funds will be used for.

- Partial funding: Partial funding is possible, though significant funds would need to be secured in order for successful completion of the project.

**OTHER CONSIDERATIONS:**

- Community Support: Numerous letters of support from conservation groups, though some letters were addressed to a different organization.
- Agency: Formed in August 2020, there has been no MGP funding toward this nonprofit.
- Quality of application: Did not properly fill out table and did not follow application instructions such as providing jpgs of all photos, or filling out the budget/deliverables/schedule table. There is no appraisal or estimation of value to support the acquisition request

**RECOMMENDATION: This project is not recommended for funding, but is encouraged to apply in the 2022 cycle once the project is further along. Additional information in a future application would include but not be limited to documentation of a willing seller, documentation from City of Petaluma that project would be consistent with the City's General Plan, appraisal or information on estimation of land value.**

**2. Journeys End Community Park**

**Average Matrix Score: 59**

<b>APPLICANT:</b>	Burbank Housing Development Corporation
<b>LOCATION:</b>	Santa Rosa
<b>SUP. DISTRICT:</b>	4
<b>ACREAGE:</b>	1 acre (application states 13, but the park will only be 1 acre)
<b>MGP REQUEST:</b>	\$1,325,096
<b>MATCH:</b>	\$1,766,354
<b>SECURE:</b>	\$150,000 – Project admin (Kaiser Foundation) \$140,283 – Planning/Design/Env Compliance/Permitting (Kaiser Foundation)
<b>ANTICIPATED:</b>	\$1,252,525 – Construction (Developer) \$223,546 – O&M (Developer)

**TOTAL MGP PROJECT COST: \$3,091,450**

**PROPOSED PROJECT:** The Journey's End Community Park (JECP) will be a one-acre public, community park centrally located on a 13.31-acre fire recovery site planned for

redevelopment. The site was the home of the former Journey's End Mobile Home Park which was severely damaged in the October 2017 Tubbs Wildfire. The community park will serve as the focal point for the new neighborhood providing a central gathering area and social hub within a new high-density, transit-oriented neighborhood comprised of 162 senior affordable units and up to 370 market rate units. Burbank Housing Development Corporation, under a newly formed development entity known as BRJE Housing Partners LP, will develop the affordable units and design and entitle the project, including the JECF. Any funds awarded under this MGP will supplement Burbank's contribution to the park construction. Given the limitations on affordable housing financing, the JECF will be constructed by a market rate developer along with the market rate housing units. Redevelopment of the entire site is estimated to cost approximately \$273 million. Design, construction and maintenance (over a 10 year period) of the JECF is estimated to cost approximately \$3.091 million.

**BACKGROUND:** The project site was the home of the former Journey's End Mobile Home Park until it was severely destroyed in October 2017 by the Tubbs Wildfire. In January 2020, the Santa Rosa City Council formally approved closure of the prior mobile home park; subsequent to that all of the remaining mobile homes were removed from the project site. Today, the project site is vacant with only asphalt and limited vegetation remaining on site.

**PROJECT ATTRIBUTES:**

- Program Intent:
  - New open space: The project would result in the acquisition and development of a new 1 acre park in Santa Rosa where little or no public open space currently exists.
  - Community gathering: project will result in a one-acre public park on a fire recovery site that creates a strong identity and sense of place for a new compact, high-density, mixed income and inter-generational neighborhood. The JECF will transform a previously isolated site into an inviting and more inclusive neighborhood by creating a central node of park space that draws the public in and offers opportunities for greater public connections and social gatherings
  - New, outdoor rec: provide a publicly accessible community park that meets the recreational needs of future residents of the community as well as employees of nearby major employers, including Kaiser Permanente, and residents of existing nearby developments located off Mendocino Avenue. The JECF will also acquire parkland in an area of Santa Rosa where little or no parks or open space currently exists and where no future parks or open space are planned under the City's General Plan;

- Need:
  - Project will provide a new rec opportunity in an area of Santa Rosa where few parks exist and no future parks are planned under the City's GP, including future residents and employees of nearby businesses such as Kaiser Permanente.
  - Project meets several goals, policies, and objectives of the City's General Plan including providing neighborhood recreational opportunities, gathering spaces, etc. Project is also consistent with the City's Design Guidelines including "keeping 70-80% of the common space as landscaped green area or garden".
  - Through the site planning efforts, it was identified that an inclusive and integrated space was important that is accessible to residents as well as folks that work and live nearby.
- Benefits:
  - Human: creation of a new park space in an area where few parks exist, no future parks are planned; new park would serve ~ 1,400 future residents as well as nearby residents and employees; encouraging healthy living opportunities through design; transformation of a space destroyed during 2017 fires and creating a sense of identity in the redesigned space.
  - Nature: n/a
  - Measures: Rate of use of nearby residents and employees.
- Readiness
  - Schedule: Project admin – 2021-22; Planning/Design/Env Compliance/Permitting – 2021-22; Construction- 2022-24; O&M 2024-34.
  - Planning/Design: Concept design and planning application submitted in Feb 2020; Land use approvals, CEQA anticipated December 2020; Construction drawings to be submitted early 2021; permit applications are underway; anticipate approval of permits/drawings early 2022. Site will provide passive and active recreation with 65% of the area being permeable; 0.25 acre will be all passive and the remaining 0.75 will be active; planned elements include children's play area, landscaped "park-like" with quiet areas; picnic, turf, and sport courts. Site is accessible by public transportation, bike, pedestrian, and vehicles.
  - Experience: Applicant has extensive experience in designing, entitling and constructing new affordable housing communities that include recreational amenities, throughout Sonoma and Napa counties. Burbank housing has never applied for an MGP before.
  - Match: Proposed match is greater than 1:1 at \$1,766,354. Of that, only (16%) is secure.
  - Partial funding: Is an option, would scale construction of park accordingly.

**OTHER CONSIDERATIONS:**

- Community Support: Letters of support from housing advocates, Sonoma County Legal Aid, and Santa Rosa Metro Chamber.
- Agency: No previous MGP awards to this applicant.
- Geographic: No MGP projects or other public spaces near this location.
- Location in a fire-impacted area: From application - *Prior to the wildfire, the site was the home of the former Journey's End Mobile Home Park which contained 161 mobile homes affordable to lower income seniors. Following the fire, 117 mobile homes were destroyed and 44 remained standing but were uninhabitable due to the extent of damage to the park and its infrastructure. In January 2020, the Santa Rosa City Council formally approved closure of the prior mobile home park; subsequent to that all of the remaining mobile homes were removed from the project site. Today, the project site is vacant with only asphalt and limited vegetation remaining on site. A redevelopment concept is in process with the City of Santa Rosa for the project site and the JECF will serve as the focal point for the new neighborhood providing a central gathering area and social hub within a new high-density, transit-oriented neighborhood comprised of 162 senior affordable units and up to 370 market rate units.*

**RECOMMENDATION:** This project is not recommended for funding and is encouraged to consider re-applying in 2022 when plans, including identification of a market rate developer are confirmed.

**3. Sonoma Garden Park Education Center and Habitat Restoration Demonstration**  
**Average Matrix Score: 59**

**APPLICANT:** Sonoma Ecology Center  
**LOCATION:** Sonoma  
**SUP. DISTRICT:** 1  
**ACREAGE:** ~ 6 acres  
**MGP REQUEST:** \$496,895  
**MATCH:** \$498,500

**SECURE:** \$20,000 – Project Admin (Donation and City of Sonoma)  
\$151,000 – Implementation (donations)  
\$261,000 – O&M \*and education programs (City of Sonoma, SGP sales, volunteers)

**ANTICIPATED:** \$16,500 – Planning/Design/Env. Compliance/Permitting (donations, volunteer hours)



\$50,000 – Implementation (professional services, donations)

**TOTAL MGP PROJECT COST: \$995,395** (\$993,395 is listed as the total project cost, with the MGP project cost as \$732,395, but the total of \$995,395 matches what is described in the project table).

**PROPOSED PROJECT:** Updated Master Plan in 2019 and the first priority projects are rebuild the Bond homestead as a learning center that includes a public restroom, manage vegetation around the homestead area to make it safe to open to the public and restore oak woodland habitat, and improve the property through installation of habitat hedgerows that will provide multiple environmental benefits and serve as a demonstration that could be replicated by agricultural landowners throughout Sonoma. In addition to the ADA accessible restroom and small office, the learning center will include a septic system, parking area, and accessible paths to the garden.

**BACKGROUND:** In 1977, this site was donated to the City of Sonoma by Pauline Bond and has been operating under an agreement between the City and the Sonoma Ecology Center since 1993. The former Bond homestead was demolished in 2013. The City and SEC have received 2 previous MGPs for work on this property and Ag + Open Space has an existing CE over the property.

**PROJECT ATTRIBUTES:**

- Program Intent:
  - New open space: The project will develop about an acre of land not currently accessible at Sonoma Garden Park.
  - Link: Stopover along the proposed Sonoma-Schellville Trail
  - Restoration/Protection: installation of demonstration habitat hedgerows, remove invasive plants, and restore oak woodland
  - Gathering: Project will add to and expand gathering spaces
  - Outdoor rec/Education: project supports nature-based education and recreation opportunities
  - Agriculture: provides access to locally grown food and opportunities to raise food with guidance. (These wouldn't be new benefits as the property is already providing them.)
- Need:
  - No permanent restroom facility for visitors – currently using portables.
  - Former homestead has been inundated with nonnative invasive plants, like Himalayan blackberry.

- Habitat hedgerows would provide additional habitat and provide learning opportunities.
- Project is consistent with a General Plan including to establish a countywide park and trail system that meets future rec needs while protecting ag uses. Master Plan update involved significant public input.
- Benefits:
  - Human: new access through additional entrance and parking, permanent ADA accessible bathrooms, classroom for community meetings, Master Gardener classes, school groups and other gatherings.
  - Nature: restoration of nearly 0.5 acre of habitat and installation of demonstration native plant communities, including 560 feet of habitat hedgerows which will provide habitat for pollinators, birds, and small mammals.
  - Measures: Learning Center - tracking number of visits, programs, classes, etc annually. Oak woodland and habitat hedgerow – monitor for 3 years after installation to see if there is an increase in pollinators. Also track programs teaching about hedges.
- Readiness:
  - Schedule: Admin – 2021 – 2026; Planning/Design/Permits 2020-2022; Construction/Implementation 2022-2024; educational programs (2021 – 2031)
  - Planning/Design: Community input on design and amendments to Master Plan, nursery propagating plants for the oak woodland; impervious surfaces and other Master Plan updates consider and are in compliance with the terms in the CE; accessed by car, bike and foot and along the proposed extension of the Sonoma Bike Path, accessible by school busses
  - Experience: Working on this property for many years, lots of expertise in this type of work. Previous MGP projects include Nathanson Creek, and SGP (x2). All of these project were completed successfully.
  - Match: Proposed match of just over 1:1 at \$498,500. Of that \$432,000 (86%) is secured.
  - Partial funding: Is feasible, but project would not include development of the learning center.

**OTHER CONSIDERATIONS:**

- Agency/Geographic: SEC and the City have received 2 previous MGP grants at Sonoma Garden Park and an additional 2 at Nathanson Creek Preserve.
- Performance: The SEC and the City have performed well on each MGP project and are a great example of a public nonprofit partnership.

**RECOMMENDATION: This project is not recommended for funding as major infrastructure/buildings are not eligible for funding.**

Project Status Chart  
2/19/2021

Sonoma County Agricultural Preservation and Open Space District

PROJECT	Acreage (approximate)	Supervisory District	Acquisition Plan Category	Project Design	Appraisal Process	Approvals/Baseline	Escrow	Comments
Armstrong Redwoods SNR - Ayers Addition	320	5	Water, Wildlife & Natural Areas					Initiating project
Baumert Springs	372	5	Water, Wildlife & Natural Areas					Initiating project
Bay Area Ranchers Co-op - Mobile Processi	17	1	Farms & Ranches					Initiating project
Big Sulphur Creek (Krasilsa)	507	4	Water, Wildlife & Natural Areas					Initiating project
Correia Family Dairy	146	2	Farms & Ranches					Initiating project
Deniz (Old Adobe Road)	217	2	Farms & Ranches					Initiating project
Deniz (Sonoma Mountain Road)	355	2	Farms & Ranches					Initiating project
Denner Ranches	489	4	Farms & Ranches					Initiating project
Diamond W Ranch	849	2	Farms & Ranches					Initiating project
EARTHseed	14	5	Farms & Ranches	x	x			CE under negotiation
El Recreo	289	1	Greenbelts & Scenic Hillside	x	x			Appraisal process
El Recreo - West	168	1	Greenbelts & Scenic Hillside					Initiating project
Fornage Ranch	1,360	5	Water, Wildlife & Natural Areas					Initiating project
Hardy Ranch	525	2	Farms & Ranches					Initiating project
LaFranchi (Laguna)	127	4	Water, Wildlife & Natural Areas					Initiating project
Limping Turkey Ranch	158	2	Farms & Ranches					Initiating project
Mattos Dairy	701	2	Farms & Ranches	x	x	x	x	SALCP grant.
Miguel-Tocci Ranch	489	5	Farms & Ranches					Initiating project
McCormick	253	1	Water, Wildlife & Natural Areas	x	x			Appraisal process
Paulin Meadow (Parcel J)	10	3	Water, Wildlife & Natural Areas	x	x			CE under negotiation
Pfendler (Sonoma Mountain)	852	2	Water, Wildlife & Natural Areas					Initiating project
Preston Farm	133	4	Farms & Ranches	x				CE under negotiation
Reibli Family Farm	139	2	Farms & Ranches					Initiating project
Russian River Habitat Restoration	63	4	Water, Wildlife & Natural Areas					Initiating project
Ryan Ranch	806	5	Water, Wildlife & Natural Areas					Initiating project
Saddle Mountain OSP – Lobban Addition	266	1	Recreation & Education					Initiating project
Sonoma Developmental Center 5 (Transfor	945	1	Greenbelts & Scenic Hillside					Land protection proposal underway
Witt Home Ranch	395	2	Farms & Ranches					Initiating project
Wolf Creek Ranch	1,195	5	Water, Wildlife & Natural Areas					Initiating project
<b>Total Acres:</b>	<b>12,160</b>							

Matching Grant Project	Acreage (approximate)		Supervisory District	Location	Grant Process				Comments
					Begin Grant Process	Appraisal Process	Approvals/Baseline	Escrow	
AmeriCorps Trail	12	5	Sebastopol		n/a				Initiating project
Andy's Unity Park	4	5	Southwest Santa Rosa	x					Escrow closed in 2017. Tracking match
Badger Park	20	4	Healdsburg						Initiating project
Bayer Farm Development***	6**	5	Southwest Santa Rosa	x	x	x	x		Reimbursement ongoing, Grant term extended
Colgan Creek Phase 3 MG***	7	5	Southwest Santa Rosa	x	n/a	x	x		Extension granted to 10/14/21
Crane Creek Regional Trail*	6	1	East of Rohnert Park	x	n/a				Drafting documents. Grant extended to 12/6/21
Denman Reach	2	2	North Petaluma	x	n/a				Drafting documents
Falletti Ranch	4	2	Cotati	x	x	x	x		Tracking match
Forever Forestville***	4	5	Downtown Forestville	x	x	x	x		Tracking match
Graton Green	1	5	Downtown Graton	x	x	x			Escrow closed April 5, 2019. Tracking match.
Guerneville River Park Phase 2***	5	5	Central Guerneville	x	x	x			Initiating project; processing extension request
Helen Putnam Regional Park Extension	56	2	Petaluma						Initiating project
Maxwell Farms	79	1	Northwest of Sonoma	x	n/a				Drafting Documents
McNear Peninsula Addition	21	2	Petaluma						Drafting documents
Paula Lane Open Space Preserve	11	2	West Petaluma	x	x	x	x		Tracking match
River Lane***	1	5	West of Guerneville	x	x	x	x		Finalizing docs; Grant extended to 10/25/24
Riverfront Regional Park Recreation Improv	300**	4	West of Windsor	x	n/a				Initiating project; processing extension request
Roseland Creek Community Park - Phase 1c	3	5	Southwest Santa Rosa	x	x				City is reviewing documents (CE, RC)
Roseland Village Public Space***	1	5	Southwest Santa Rosa	x	n/a				Drafting documents
Southeast Santa Rosa Greenway***	61	1	Southeast Santa Rosa	x		x			Initiating project; project extended to 10/25/24
SMART Pathway – Hearn to Bellevue*	6	5	Southwest Santa Rosa	x	n/a	x			Finalizing documents
SMART Pathway - Payran to S. Point	14	2	Petaluma	x	n/a				SMART is reviewing documents (CE, RC)
Steamer Landing Park Development (McNe	27**	2	Downtown Petaluma	x	n/a				Initiating project
Taylor Mtn RPOSP - Cooper Creek Addition	54	3	Southeast Santa Rosa	x					Closed 4/1/20. Tracking match
<b>Total Acres:</b>	<b>236</b>								

\* District approved a 2-year extension

\*\* Restoration/Development Project on previous acquisition.

TRANSFER	Acreage (approximate)		Supervisory District	Transaction Type			Project Design	Transfer Agreement	Approvals/Baseline	Escrow	Comments
Calabazas Creek Open Space Preserve	1,290	1	Transfer								Initiating project
Saddle Mountain Open Space Preserve	960	1	Transfer								Initiating project
Tierra Vegetables	15	4	Resale		x						Resale
Wright Hill Ranch	1,236	5	Transfer								Initiating project
<b>Total Acres:</b>	3,501										