



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 AGENDA

Virtual Meeting Due to Sonoma County's Shelter in Place Order
May 21, 2020 | 5:00 pm

In accordance with Executive Order N-29-20, the May 21, 2020 Fiscal Oversight Commission meeting will be held virtually.

MEMBERS OF THE PUBLIC MAY NOT ATTEND THIS MEETING IN PERSON

***UPDATE REGARDING VIEWING AND PUBLIC PARTICIPATION IN
MAY 21, 2020 FISCAL OVERSIGHT COMMISSION MEETING***

The May 21, 2020 Fiscal Oversight Commission Meeting will be facilitated virtually through WebEx. Members of the public can watch or listen to the meeting using one of the three following methods:

1. Join the WebEx meeting on your computer, tablet or smartphone by:
 - Navigating to <https://www.webex.com/login/attend-a-meeting>
 - Enter 990 846 872 into the Meeting Number field.
 - Enter your name and email address.
 - Enter G2pd&m18 for the meeting password.
2. If you have a WebEx account, click Join Meeting by number: 990 846 872 password: G2pd&m18
3. Call-in and listen to the meeting: Dial 707-565-4657 Enter meeting ID: 990 846 872

Public Comment During the Meeting: You may email public comment to Sara.Ortiz@sonoma-county.org. All emailed public comments will be forwarded to all Commissioners and read allowed 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 WebEx app or by calling in, there will be specific points throughout the meeting during which live public comment may be made via WebEx 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 Sara Ortiz by phone at (707) 565-7346 or by email to Sara.Ortiz@sonoma-county.org. by 12pm Wednesday, May 20th to ensure arrangements for accommodation.

END OF UPDATE

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/ Communications**
6. **Approval of Commission Minutes** **Attachment 1** April 16, 2020 Minutes
Attachment 2 April 20, 2020 Minutes
7. **Financial Report** **Attachment 3** Julie Mefferd | Administrative & Fiscal Services Manager
8. **Torr Initial Public Access, Operation and Maintenance** **Attachment 4** Louisa Morris | Acquisition Specialist
9. **Carrington Coast Ranch Initial Public Access, Operation and Maintenance** **Attachment 5** Misti Arias | Acquisition Program Manager
10. **Closed Session**
Conference with Real Property Negotiator **Attachment 6**
Project Name: Carrington Coast Ranch Transfer to Sonoma County Regional Parks
Property Address: 3800, 4000, 4300, and 4500 State Highway One, Bodega Bay, California
APN: 101-040-005, -006, -007, & -008
Owner: Sonoma County Agricultural Preservation and Open Space District
Negotiating Parties:
 Ag + Open Space's Representative: William J. Keene, General Manager
 Regional Parks' Representative: Bert Whitaker, Director
Under Negotiation: The conveyance of the fee interest in the Property to the County of Sonoma in exchange for a Conservation Easement and Recreation Covenant granted to Ag + Open Space. The Commission will give instruction to its negotiator(s) on the price. (Government Code Section 54956.8)
11. **Report Out of Closed Session**
12. **Suggested Next Meeting**
June 4, 2020
13. **Adjournment**

AGENDAS AND MATERIALS: Agendas and most supporting materials are available on the District's website at sonomaopenspace.org. Due to legal, copyright, privacy or policy considerations, not all materials are posted online. Materials that are not posted will be made available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at 747 Mendocino Avenue, Santa Rosa, CA after Sonoma County health officials lift the Shelter in Place order.

SUPPLEMENTAL MATERIALS: Materials related to an item on this agenda submitted to the Commission/Committee after distribution of the agenda packet will be posted on the District's website and made available for public inspection at the District office at 747 Mendocino Avenue, Santa Rosa, CA during normal business hours after Sonoma County health officials lift the Shelter in Place order. You may also email Sara.Ortiz@sonoma-county.org for materials.





SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION
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Bob Anderson (Healdsburg)
Eric Koenigshofer (Occidental)
Jeff Owen (Alternate)

UNAPPROVED MINUTES

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

April 16, 2020 | 5:00 pm

COMMISSIONERS PRESENT: Bob Anderson (Chair), Eric Koenigshofer (Vice Chair), Regina de la Cruz, Jeff Owen

STAFF PRESENT: Bill Keene, General Manager; Lisa Pheatt, County Counsel; Julie Mefferd, Administrative and Fiscal Services Manager; Sara Ortiz, Administrative Aide; Misti Arias, Acquisition Program Manager; Louisa Morris, Acquisition Specialist.

PUBLIC PRESENT: Howard Levy, Appraiser; Steve Ehret, Regional Parks Planner Manager.

1. Call to Order

5:03 p.m.

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

There was none.

3. General Announcements Not Requiring Deliberation or Decision

Bill Keene announced that the Mowing and Wildlife Survey Contract were approved by the Board of Directors on April 7, 2020.

4. Public Comment

There was none.

5. Correspondence/ Communications

6. Approval of Commission Minutes Attachment 1 March 5, 2020

On a motion by Commissioner Koenigshofer and a second by Commissioner de la Cruz, the March 5, 2020 minutes were approved.

7. Financial Report Attachment 2 Julie Mefferd | Administrative & Fiscal Services Manager

Julie Mefferd reviewed the monthly financial statements for February 2020. She will present the latest financial projections for the sales tax when they are available from HdL.

8. Closed Session

Conference with Real Property Negotiator Attachment 3

Project Name: Torr Fee Acquisition by Sonoma County Regional Parks

Property Address: 8610 Main Street, Monte Rio 95462

ATTACHMENT 1

APN: 096-010-003 and 096-010-008

Owner: Regina E. Torr, deceased

Negotiating Parties:

Owner's Representative: Michele Mc Donell & Michael L. Torr

District's Representative: William J. Keene, General Manager

Under Negotiation: Terms and conditions of funding towards fee acquisition of the property by Sonoma County Regional Parks, which terms include the conveyance of a conservation easement and recreation covenant over the property to Ag + Open Space.

Direction was given to staff.

9. Suggested Next Meeting

April 20, 2020 at 11:45 a.m.

10. Adjournment

6:51 p.m.

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DISABLED ACCOMMODATION: If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact Mary Dodge at 707-565-7349, as soon as possible to ensure arrangements for accommodation.





SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION
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Jeff Owen (Alternate)

UNAPPROVED MINUTES

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

Special Meeting

April 20, 2020 | 11:45 am

COMMISSIONERS PRESENT: Bob Anderson (Chair), Eric Koenigshofer (Vice Chair), Regina de la Cruz, Jeff Owen

STAFF PRESENT: Bill Keene, General Manager; Lisa Pheatt, County Counsel; Sara Ortiz, Administrative Aide; Misti Arias, Acquisition Program Manager; Louisa Morris, Acquisition Specialist.

PUBLIC PRESENT:

1. Call to Order

11:50 a.m.

2. Public Comment

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

3. Adopt Resolution Regarding Acquisition of Torr Conservation Easement And Recreation Covenant

**Torr Conservation Easement and Recreation Covenant
Resolution 2020-002**

On a motion by Commissioner Koenigshofer and second by Commissioner Owen, the Commission determined that the District is not paying more, or receiving less, than the fair market value for the Torr Conservation Easement and Recreation Covenant.

4. Suggested Next Meeting

May 21, 2020

5. Adjournment

11:56 a.m.

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ATTACHMENT 2

during normal business hours.

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Attachment 3

Sonoma County Agricultural Preservation and Open Space District
Consolidated Balance Sheet - District and OSSTA Funds
April 30, 2020

Assets

Cash and Investments	\$66,770,938
Accounts Receivable	0
Other Current Assets	0
Intergovernmental Receivables	10,000

Total Assets	<u><u>\$66,780,938</u></u>
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Liabilities and Fund Balance

Current Payables	\$0
Other Current Liabilities	20,116
Due to Other Governments	13,472
Deferred Revenue	0
Long-Term Liabilities	0

Total Liabilities	<u>33,588</u>
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Fund Balance

Nonspendable - Prepaid Expenditures	1,254
Restricted - District Activities	66,746,096
Total Fund Balance	66,747,350

Total Liabilities and Fund Balance	<u><u>\$66,780,938</u></u>
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Cash by Fund

OSSTA - Measure F	\$56,135,541
Open Space District	2,536,803
Fiscal Oversight Commission	6,905
Stewardship Reserve*	0
Cooley Reserve	154,572
Operations and Maintenance	7,937,117

Total Cash by Fund	<u><u>\$66,770,938</u></u>
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*On July 1, 2015 the County of Sonoma Measure F Sales Tax Refunding Bonds, Series 2015 were issued. The transaction provided a savings of \$13.6 million, in part by following the Commission's recommendation of paying down \$30 million in principal, as well as obtaining a lower interest rate. The Commission recommended using the \$10 million in the Stewardship Reserve Fund as part of the \$30 million paydown. Additionally, the Commission directed use of the \$7.5 million annual savings resulting from the shortened term to fund the Stewardship Reserve beginning in the fiscal year 2024-2025. FOC Minute Order #13 dated May 14, 2015 reflects this direction.

Attachment 3

Sonoma County Agricultural Preservation and Open Space District
Consolidated District and OSSTA Budget to Actual
For the eight months ended April 30, 2020
83% of Year Complete

	Budget Final	Actual Year to Date	Encumbrances Year to Date	Remaining Balance	% of Remaining
Revenues					
Tax Revenue *	\$25,254,000	\$17,703,986		\$7,550,014	29.90%
Intergovernmental	7,750,000	245,635		7,504,365	96.83%
Use of Money & Prop	590,000	522,122		67,878	11.50%
Miscellaneous Revenues	5,340,500	32,469		5,308,031	
Other Financing Sources	1,021,444	22,500		998,944	97.80%
Total Revenues	39,955,944	18,526,712		21,429,232	53.63%
Expenditures					
Salaries and Benefits	5,005,078	3,501,901		1,503,177	30.03%
Services and Supplies	11,649,486	2,737,881	\$3,142,609	5,768,996	49.52%
Other Charges	7,707,333	910,310	1,193,148	5,603,875	72.71%
Capital Expenditures**	35,074,928	3,023,245	221,888	31,829,795	90.75%
Other Financing Uses	8,539,312	6,398,000		2,141,312	25.08%
Total Expenditures	67,976,138	16,571,338	4,557,645	46,847,155	68.92%
Net Earnings (Cost)	(\$28,020,194)	1,955,374	(\$4,557,645)	(\$25,417,923)	
Beginning fund balance		64,791,976			
Ending Fund Balance		66,747,350			

Note: Sales tax collected as of April 30, 2019 was \$16,594,838. Current collections are 6.68% over the prior year.

(California Department of Tax and Fee Administration)

Note: Negative Use of Money and Property relates to the amortization of gains and losses of investments, not the rate of return.

** Capital expenditure breakdown

Capital Expenditure - Tacoma 4x4	\$	35,817
CIP -Building & Improvement		31,474
Jacobsen Ranch		2,955,955
	<u>\$</u>	<u>3,023,245</u>



AG + OPEN SPACE
SONOMA COUNTY

DATE: May 8, 2020 (Meeting May 21, 2020)
TO: Fiscal Oversight Commissioners
FROM: Louisa Morris, Acquisition Specialist
SUBJECT: Torr Funding Agreement

Summary

The District is acquiring a conservation easement and recreation covenant over the 315.88-acre Torr property later this year (2020). The conservation easement and recreation covenant acquisitions will be simultaneous with Sonoma County Regional Parks' fee acquisition of the property. The conservation easement restricts use of the property to natural resource protection and public recreation and education. The conservation easement allows for recreational uses insofar as they are consistent with natural resource protection. The conservation easement also requires that recreational and educational uses occur as allowed in a District-approved Master Plan. These may include, but are not limited to the following: hiking, bicycling, horseback riding, picnicking, nature study, hike-in, low-impact tent camping, and other such uses similar in nature and intensity.

The recreation covenant also requires the property be open to the public for low-intensity outdoor public recreation and educational uses consistent with the conservation easement. Sonoma County Regional Parks intends to link recreational opportunities on the property with adjacent properties, including the Bohemia Ranch Ecological Reserve. There will be no public access via motorized vehicles. The recreation covenant requires that at such time that the Torr property becomes open to the general public, Regional Parks will concurrently make the property available for public recreational use.

The Torr fee acquisition request was brought to the Fiscal Oversight Commission on April 16, 2020 and approved by the Commission at a subsequent meeting, held on April 20, 2020.

Regional Parks has now submitted a request to the District for \$250,000 for initial public access and operations and maintenance (IPAO&M) activities, as detailed in Tables 1, 2, and 3 below. The funds would be expended within three years of the date of Regional Parks' acquisition of the Torr property, which is expected to take place later this calendar year. Consistent with the District's Expenditure Plan and its Initial Public Access and Operations and Maintenance Policy, the District may provide funding, on a reimbursement basis, to assist with initial public access and with operations and maintenance on recreational properties purchased with the open space sales tax.

Initial Public Access and Operations and Maintenance (IPAO&M) Fund Status

Per the Expenditure Plan, Ag + Open Space can expend up to 10% of its sales tax revenue on IPAO&M. For FY 19-20, the beginning IPAO&M fund balance was **\$9,118,485**.

In addition, it is anticipated that Ag + Open Space will receive approximately **\$2,525,400** in sales tax revenue in this fiscal year towards eligible IPAO&M costs for FY 19-20.

ATTACHMENT 4

Ag + Open Space has four existing IPAO&M agreements with recreational partners with available balances that total **\$2,907,650**. The District anticipates additional requests for IPAO&M funds for at least three additional properties this fiscal year, including Carrington Coast Ranch, Estero Americano and McCormick Ranch. There are sufficient funds available in the IPAO&M fund for the Torr IPAO&M request as well as these anticipated future requests.

Funding Agreement

In order to receive District funding, the District and Sonoma County Regional Parks will execute a Funding Agreement that specifies the types of costs that are eligible for reimbursement. As shown in more detail on the attached table, Regional Parks is requesting the following IPAO&M funding:

- Public access gates, fencing
- Public access amenities (including signs, maps)
- Road/trail brushing and erosion control
- Property clean-up
- Visitor safety and patrols (Park operations)
- Property maintenance
- Community engagement

No reimbursement will occur until Regional Parks submits, and the District approves, a Work Plan that more specifically describes the work and costs associated with these activities.

Property Background

The Torr Property is located on Main Street, just south of Monte Rio and west of Dutch Bill Creek, in rural western Sonoma County. The Ag + Open Space acquisition consists of two (2) parcels owned by Regina Torr, Trustee and Starrett Enterprises, Inc. (the "Property") that are part of a larger transaction being negotiated between the Torr family and Sonoma County Regional Parks ("Regional Parks"). Ag + Open Space proposes to contribute funds towards the acquisition in fee of APNs 096-010-003 and 096-010-008, 315.88 acres of redwood-Douglas fir forest, with the total Regional Parks/Torr transaction at 515.45 acres.

The neighborhood consists of rural residential development (Monte Rio, Tyrone) and working forestlands. Conservation of the property will create over 1,300 acres of contiguous protected lands. The terrain on the Torr property is generally quite steep (slopes greater than 30%) with limited flat areas near Dutch Bill Creek's floodplain and Main Street, as well as at the top of the ridge. The property drains east into Dutch Bill Creek. There are scenic public views on either side of Main Street, and Bohemian Highway, a designated scenic corridor, offers public views of the property.

Next Steps

District staff will bring the fee acquisition and IPAOM funding agreement to the Board of Directors for consideration in late summer or early fall 2020. Staff will bring Commissioners' comments to the Board at this time.

ATTACHMENT 4

Table 1. Proposed Budget Summary	
Cost Category	Total Cost: 3 Years after Closing
Capital Costs (see Table 2 below for detail)	\$124,000
Operations & Maintenance (see Table 3 below for detail)	\$101,000
Community Engagement (see Table 3 below)	\$25,000
Total	\$250,000

Table 2. Capital Costs (detail)		
Item	Description	Estimated Cost
Gates	3 locations (2 easy, 1 remote: Main Street, Tyrone, MR Fire Road); estimated cost includes adjacent fencing	\$15,000
Signage	Monument, regulatory, navigational, informational, boundary (materials only)	\$12,000
Public Map	For informational/navigational signage and website	\$3,000
Road/Trail Brushing	Pruning trees, removal of invasive broom in trail corridor	\$16,000
Road/Trail Erosion Control	Work informed by Goldridge RCD's road sediment assessment	\$40,000
Property Clean-Up	Combination of volunteers, contractors, maintenance staff	\$38,000
	Total	\$124,000

Table 3. Operations, Maintenance, and Community Engagement Costs (detail)	
Category / Item	3 Year Costs
Park Operations	
Routine Park inspection / Park Ranger patrols	\$16,299
Daily Park opening & closing /Visitor security/Search & Rescue	\$7,164
Law enforcement / Emergency response	\$7,164
Sanitation services (litter pickup / trash removal / restroom cleaning)	\$2,097
Park Mgmt /Direct admin (staff supervision, risk & revenue mgmt, contract admin, permits)	\$7,947
Sanitation services and supplies (restrooms, cleaning products, trashcans, liners, toilet paper)	\$6,000
Subtotal	\$46,671
Maintenance	
Park infrastructure (labor- sign install & maintenance, gates, fences)	\$10,359
Seasonal mowing / Trail maintenance / Fuel reduction / Grazing	\$26,934
Vandalism repair / Graffiti removal / Encampment removal	\$7,769
Maintenance mgmt/Direct admin (staff superv., risk mgmt, project mgmt, contract admin)	\$6,834
Maintenance - Service & Supplies (equipment, repair, materials)	\$2,433
Subtotal	\$54,329
Community Engagement	
Programmed outings	\$25,000
Subtotal	\$25,000
Total	\$126,000



AG + OPEN SPACE

SONOMA COUNTY

DATE: May 11, 2020 (Meeting May 21, 2020)
TO: Fiscal Oversight Commissioners
FROM: Misti Arias, Acquisition Manager
SUBJECT: Carrington Initial Public Access Operations and Maintenance Funding

Summary

The Sonoma County Agricultural Preservation and Open Space District (Ag + Open Space) acquired the 335 acre Carrington Coast Ranch ("Property") in 2003. At the time, it was anticipated that the Property would be owned and operated by the California State Parks. However, due to budgetary constraints, State Parks was unable to accept title to the Property. Ag + Open Space has been working with Sonoma County Regional Parks (Regional Parks) to design a project that protects the Property's scenic and natural resources while providing for public recreation. Ag + Open Space proposes to transfer the Property to the County of Sonoma and to receive, in return, a Conservation Easement and Recreation Covenant.

The conveyance that is now before the Commission is the transfer of the Ag + Open Space's fee interest in the Property to the County of Sonoma ("County") for operation as a regional park and open space preserve by Sonoma County Regional Parks. Since Ag + Open Space has previously dedicated the Property to open space under Public Resources Code § 5540, the transfer is being structured in accordance with Public Resources Code § 5540.6. Thus, in exchange for fee title, the County will convey to Ag + Open Space a Conservation Easement, which will generally restrict use of the Property to natural resource preservation and public outdoor recreation, and a Recreation Covenant, which will ensure that the Property remain open to the public for low-intensity outdoor recreation in perpetuity. The transfer of the fee title will be discussed in closed session tonight.

Transfer Agreement

To facilitate the transaction, Ag + Open Space and Regional Parks propose to enter into a transfer agreement that commits each agency to the following actions, as further described below:

- Transfer of the Property to the County, to be managed by Regional Parks.
- Recordation of a Conservation Easement to protect the natural, scenic, agricultural and recreational values of the Property.
- Recordation of a Recreation Covenant to ensure that the Property remains available for public outdoor recreation and education in perpetuity.
- Ag + Open Space will provide up to \$1,600,000 in funding to be made available to Regional Parks through reimbursement for initial public access and operation and maintenance of the Property. No reimbursement will occur until Regional Parks submits, and Ag + Open Space approves, a Work Plan that more specifically describes the work and costs associated with these activities.

Initial Public Access and Operations and Maintenance

Regional Parks has now submitted a request to the District for \$1,600,000 for initial public access and operations and maintenance (IPAO&M) activities. The request includes \$1,300,000 for Initial Public Access planning and improvements and \$300,000 for Operations and Maintenance and programmed, supervised access for the first three years post transfer, as detailed below and in Tables 1, 2, and 3 below. The funds would be expended within three years of the date of Regional Parks' acceptance of fee title of the Property, which is expected to take place later this calendar year. Consistent with the District's Expenditure Plan and its Initial Public Access and Operations and Maintenance Policy, the District may provide funding, on a reimbursement basis, to assist with initial public access and with operations and maintenance on recreational properties purchased with the open space sales tax.

Initial Public Access and Operations and Maintenance (IPAO&M) Fund Status

Per the Expenditure Plan, Ag + Open Space can expend up to 10% of its sales tax revenue on IPAO&M. For FY 19-20, the beginning IPAO&M fund balance was **\$9,118,485**. In addition, it is anticipated that Ag + Open Space will receive approximately **\$2,525,400** in sales tax revenue in this fiscal year towards eligible IPAO&M costs for FY 19-20.

Ag + Open Space has four existing IPAO&M agreements with recreational partners with available balances that total **\$2,907,650**. The District anticipates additional requests for IPAO&M funds for at least two additional properties this fiscal year, including Torr, Estero Americano and McCormick Ranch. There are sufficient funds available in the IPAO&M fund for the Carrington Coast Ranch IPAO&M request as well as these anticipated future requests.

Next Steps

District staff will bring the Carrington Coast Ranch transfer including the IPAOM funding to the Board of Directors for consideration on June 9, 2020. Staff will bring Commissioners' comments to the Board at this time.

Table 1. Proposed Budget Summary	
Cost Category	Total Cost 3 Years from Closing
Capital	\$1,300,000
Operations & Maintenance	\$260,000
Community Engagement	\$40,000
Total	\$1,600,000

Table 2. Capital Costs		
Item	Description	Estimated Cost
A. Planning & Design		
Resource & Special Studies	Bio, Wetland, Cultural, Traffic, Visual, Noise, Range	\$60,000
Community Engagement		\$30,000
Draft & Final Conceptual Plans		\$40,000
CEQA Doc	Assumes MND, includes additional studies	\$45,000
Project Management		\$40,000
Subtotal		\$215,000
B. Construction		
Design, Plans, Bid Docs		\$60,000
Construction Management	Staff & Consultant Inspections & Contract Management	\$40,000
Contractor Mobilization	Contractor Mobilization	\$40,000
Access & Staging Area	Gravel Parking with ADA, Roadwork, Restroom, Gates, Driveway Aprons, Drainage,	\$245,000
Trail	Grading, Rock Drainage Lenses, Boardwalks	\$324,000
Signage	Monument, Identification, Navigation, Boundary, Regulatory	\$20,000
Fencing	Perimeter fencing sufficient for livestock grazing	\$250,000
Erosion Control	Silt fencing, Straw wattles, hydroseed	\$18,000
Permits & Mitigation	Permit Consultations, Permit Fees, Mitigation Costs, ACOE, Coastal Commission, RWQCB, Building permits, Wetland/ CRLF mitigation, Nesting Surveys, Tailgate Trainings	\$60,000
Bat Interpretation	Interpretive station(s)	\$25,000
Public Map	For Informational/Navigational Signage (above) and website	\$3,000
Subtotal Construction		\$1,085,000
	Capital Cost Total	\$1,300,000

Table 3. Operations, Maintenance, and Community Engagement Costs	
Category / Item	3 Year Costs
Park Operations	
Routine Park Inspection / Park Ranger Patrols	\$85,256
Daily Park Open - Closing /Visitor Security/Search & Rescue	\$13,612
Law Enforcement / Emergency Response	\$25,075
Sanitation Services (litter pickup / trash removal / restroom cleaning)	\$13,209
Park Mgmt /Direct Admin (staff supervision, risk mgmt, revenue mgmt, contract admin, permits)	\$19,073
Sanitation Services and Supplies (restrooms, cleaning products, trashcans, liners, toilet paper)	9,000
Subtotal	\$165,226
Maintenance	
Park Infrastructure (labor for sign install & maintenance of signs, gates, fences)	\$13,812
Seasonal Mowing / Trail Maintenance / Fuel Reduction / Grazing	\$23,481
Vandalism Repair / Graffiti Removal / Encampment Removal	\$8,633
Maintenance Mgmt/Direct Admin (staff supervision, risk mgmt, project mgmt, contract admin)	\$6,834
Maintenance - Service & Supplies (equipment, equipment repair, structure repair materials)	\$2,015
Subtotal	\$54,774
Community Engagement	
Programmed, Supervised Access	\$40,000
Subtotal	\$40,000
Total	\$300,000