

**SONOMA COUNTY OPEN SPACE
FISCAL OVERSIGHT COMMISSION**

COMMISSIONERS

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

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

Regular Meeting
747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401
October 4, 2018 5:00 pm

AGENDA

1. **Call to Order.**
2. **Agenda Items to be Held or Taken Out of Order; Off-Agenda Items.**
3. **General Announcements Not Requiring Deliberation or Decision.**
4. **Public Comment.**
The Brown Act requires that time be set aside for public comment on items not agendized.
5. **Correspondence/Communication.**
6. **Approval of Commission Minutes.**
Minutes of September 20, 2018 [Attachment 1]
7. **Financial Report.**
Financial Statements – August 2018 [Attachment 2]
8. **Ad Hoc Committee Reports.**
Matching Grant Program (Koenigshofer/Owen)
Stewardship Reserve and Finances (Mendoza, Sangiacomo)
Real Estate Options (Mendoza/Owen)
Fire Recovery Review (Anderson/Koenigshofer)

9. **Matching Grant Program 2018 Recommendations.** [Attachment 3]

10. **Closed Session.**
Conference with Real Property Negotiator [Attachment 4]

Property: Weeks Ranch North
Address: 2300 Los Alamos Road, Santa Rosa
APNs: 028-170-079, 030-050-014, 030-090-004
Owners: John M. Rasmason (2006 Trust); Barbara L. Mix and Alfred C Mix
(Revocable Living Trust)

Negotiating Parties:

Owners' Representative: John ("Jack") Rasmason
District's Representative: William J. Keene, General Manager

Under Negotiation

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

Property: Weeks Ranch South
Address: 2355 Los Alamos Road, Santa Rosa
APNs: 030-050-013, 030-060-004, 030-050-015, 030-090-005
Owners: Harry Thomas, Marion Thomas, Jerita Maddox, Linda Stibi, Mary Stitt, John Rasmason, John Stibi, Trust of Ruth Corrine Gray

Negotiating Parties:

Owners' Representative: John ("Jack") Rasmason
District's Representative: William J. Keene, General Manager

11. **Report on Closed Session.**

12. **Suggested Next Meeting.** November 1, 2018

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 are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at 747 Mendocino Avenue, Santa Rosa, CA.

SUPPLEMENTAL MATERIALS: Materials related to an item on this agenda submitted to the Commission/Committee after distribution of the agenda packet are available for public inspection at the District office at 747 Mendocino Avenue, Santa Rosa, CA during normal business hours.

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 Sue Jackson at 707-565-7346, as soon as possible to ensure arrangements for accommodation.

**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)**

UNAPPROVED

Minutes for the Meeting of September 20, 2018

Commissioners Present: Regina De La Cruz (Chair), Eric Koenigshofer (Chair Pro Tem), Bob Anderson, Jeff Owen (Alternate)

Staff Present: Bill Keene, General Manager (arrived at 5:22 pm); Mary Dodge, Administrative and Fiscal Services Manager; Misti Arias, Program Manager – Acquisition; Stuart Martin, Land Acquisition Specialist; Seamus Rafferty, Technician/Stewardship; Indigo Bannister, (Extra Help)/Conservation Planning; Lisa A. Pheatt, Counsel; Aldo Mercado, Counsel; Sue Jackson, Deputy Clerk.

Also Present: Bert Whitaker, Director, Regional Parks; David Robinson, Park Manager, Regional Parks; Steve Ehret, Park Planning Manager, Regional Parks; Duane DeWitt, Friends of Roseland Creek and Roseland Action.

1. **Call to Order.**

Commissioner De La Cruz called the meeting to order at 5:03 p.m.

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

There were none.

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

Misti Arias made the following announcements on behalf of Bill Keene.

- The Board of Directors approved funding for Gravelly Lake (Donnell) on August 28, 2018.
- Mark West Creek Regional Park and Open Space Preserve Transfer will go before the Board of Directors on October 9, 2018.
- Graton Community Park Matching Grant Project (a recipient of the 2016 Matching Grant Program) will go before the Board of Directors on November 13, 2018.
- The 2018 Matching Grant Program Funding Recommendations item will go before the Board of Directors on November 13, 2018.
- The District will present a Stewardship Workshop to the Board of Directors on December 4, 2018.

- Jenner Headlands and Pole Mountain opened on September 7, 2018. Ag + Open Space, Sonoma Land Trust, and The Wildlife Conservancy had information tables at the trailhead throughout the opening weekend. The openings were well attended.

4. **Public Comment.**

Duane DeWitt thanked the Commission for the funding it has approved from parks in the Roseland area of Santa Rosa. He asked that the District be vigilant in monitoring funding provided by the District to the City of Santa Rosa.

5. **Correspondence/Communication.**

There was none.

6. **Approval of Minutes.** On a motion by Commissioner Koenigshofer and second by Alternate Commissioner Owen, the July 19, 2018 minutes were approved as submitted, with Commissioner De La Cruz abstaining.

7. **Financial Report.**

Mary Dodge reviewed the financial statements for July 2018. Commissioner Koenigshofer requested an edit to the standard footnote verbiage to more concisely reflect the Commission's direction, i.e., to use the \$7.5 million annual savings resulting from the shortened term to fund the Stewardship Reserve beginning in Fiscal Year 2024-2025.

June statements will be included in the Annual Report and will incorporate all year-end adjustments. The Annual Audit Report/Audit Review committee will meet as soon as draft financial statements are received.

8. **Ad Hoc Committee Reports.**

- Annual Report/Audit Review (Anderson/Owen) – Nothing to report
- Matching Grant Program (Koenigshofer/Owen)

The committee reported meeting twice, with the following outcomes:

- \$4M was set aside for potential funding, which included \$2M for fire recovery.
- The District received approximately \$7M in funding requests.
- The Committee has tentatively approved approximately \$2.5M in funding and will present these recommendations at the Advisory Committee on 9/27 and the FOC on 10/4.
- The Committee recommends including a policy that applicant projects be in full compliance of existing conservation easements prior to receiving Matching Grant funding.
- Stewardship Reserve and Finances (Mendoza/ Sangiacomo) – Nothing to report
- Real Estate Options (Mendoza/Owen) – Nothing to report
- Fire Recovery Review (Anderson/Koenigshofer) – Nothing to report

9. **Mark West Properties Transfer**

Initial Public Access Operation and Maintenance

Bert Whitaker spoke to the Commission in support of Regional Park's request for IPAOM funding. He summarized actions necessary to providing public access, as well as costs needed to operate and maintain the park and preserve for the initial three years.

Misti Arias gave an overview of the project's development, including the impact of the Sonoma Complex Fire of October, 2017. The Commission requested an update of FEMA reimbursement funding over all the properties.

10. **Closed Session.**

The Commission adjourned to Closed Session at 6:20 p.m.

11. **Report on Closed Session.**

The Commission reconvened to Open Session at 7:06 p.m. and reported the following:

Mark West Properties Transfer

Resolution 2018-008

On a motion by Commissioner Anderson and second by Commissioner Koenigshofer, the Commission determined that the cumulative value of the encumbrances at least equals the fair market value of the Mark West Properties including the additions of the McCullough 2 and Wendle properties.

12. **Suggested Next Meeting.** October 4, 2018

13. **Adjournment.**

The meeting was adjourned at 7:23 p.m.

Respectfully submitted,

Sue Jackson
Deputy Clerk

Sonoma County Agricultural Preservation and Open Space District
Consolidated Balance Sheet - District and OSSTA Funds
August 31, 2018

Assets	
Cash and Investments	\$62,153,647
Accounts Receivable	28,941
Prepaid Expenditures	
Other Current Assets	77,860
Intergovernmental Receivables	49,281
Total Assets	<u><u>\$62,309,730</u></u>
 Liabilities and Fund Balance	
Current Payables	\$83,291
Customer Deposits	29,018
Deferred Revenue	10,000
Long-Term Liabilities	30,000
Total Liabilities	<u>152,309</u>
 Fund Balance	
Nonspendable - Prepaid Expenditures	
Restricted - District Activities	62,157,421
Total Fund Balance	<u>62,157,421</u>
Total Liabilities and Fund Balance	<u><u>\$62,309,730</u></u>

Cash by Fund	
OSSTA - Measure F	\$52,849,275
Open Space District	2,626,784
Fiscal Oversight Commission	11,685
Stewardship Reserve*	
Cooley Reserve	149,068
Operations and Maintenance	6,516,835
Total Cash by Fund	<u><u>\$62,153,647</u></u>

*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.

Sonoma County Agricultural Preservation and Open Space District
Consolidated District and OSSTA Budget to Actual
For the two months ended August 31, 2018
16.6% of Year Complete

	Budget Final	Actual Year to Date	Encumbrances Year to Date	Remaining Balance	% of budget Remaining
Revenues					
Tax Revenue	\$23,043,630			\$23,043,630	100.00%
Intergovernmental	5,500,000	123,549		5,376,451	97.75%
Use of Money & Prop	390,000	362,823		27,177	6.97%
Miscellaneous Revenues	4,585,000	5,090		4,579,910	
Other Financing Sources	1,465,490			1,465,490	100.00%
Total Revenues	34,984,120	491,462		34,492,658	98.60%
Expenditures					
Salaries and Benefits	4,394,633	546,139		3,848,494	87.57%
Services and Supplies	9,139,946	254,978	\$3,165,154	5,719,814	62.58%
Other Charges	5,243,069		1,342,624	3,900,445	74.39%
Capital Expenditures	35,139,669	1,626,115	208,727	33,304,827	94.78%
Other Financing Uses	8,938,459	1,274,833		7,663,626	85.74%
Total Expenditures	62,855,776	3,702,065	4,716,505	54,437,206	86.61%
Net Earnings (Cost)	(\$27,871,656)	(3,210,603)	(\$4,716,505)	(\$19,944,548)	
Beginning fund balance		65,368,024			
Ending Fund Balance		\$62,157,421			

Note: Due to the slow payment by the BOE no sales tax is recorded for August in FY17-18 or FY18-19.



Attachment 3

Date: September 27, 2018 (meeting October 4, 2018)
To: Fiscal Oversight Commission
From: Jennifer Kuszmar, Matching Grant Coordinator
Subject: **2018 Matching Grant Program: Funding Recommendations**

In January 2018 the Sonoma County Agricultural Preservation and Open Space District (Ag + Open Space) opened the 2018 Matching Grant Program (MGP) funding cycle with a budget of \$4 million. The MGP is offered every other year and for the last several cycles has had a budget between \$1.5 and \$2.5 million. The Ag + Open Space General Manager recommended increasing the 2018 MGP cycle to provide additional funding to support eligible projects within areas burned during the October 2017 fires. Higher than anticipated sales-tax revenues were sufficient to support the increase to the budget this funding cycle. When the application period closed on June 6, 2018, Ag + Open Space had received nine applications for a total funding request of \$7.1 million. Applicant project locations were distributed throughout the county (see map included herein) and from a variety of eligible entities. One application was deemed ineligible per the MGP Guidelines, leaving eight eligible applications for a total request of \$6.9 million.

During the application review process, an inter-disciplinary committee of staff and the Matching Grant Subcommittee (Subcommittee) reviewed and evaluated applications using the MGP Guidelines evaluation criteria. Additionally, the Administrative and Fiscal Services Manager evaluated each applicant's fiscal solvency/liquidity. The Subcommittee is comprised of three representatives from the Advisory Committee and two from the Fiscal Oversight Commission. The inter-disciplinary staff team and the Subcommittee met twice to discuss projects and to develop preliminary recommendations. For this competitive funding cycle, staff and the Subcommittee are recommending funding five projects. At the Advisory Committee meeting on September 27, 2018 the Advisory Committee supported the recommendations of the Subcommittee. Staff will present this information at the Fiscal Oversight Commission meeting on October 4, 2018. Final funding recommendations will be presented for Board approval in November.

Of the eight eligible applications received, none were for projects in burned areas or for eligible projects that would aid in fire recovery efforts. Since the MGP budget was increased to provide additional funding for projects located within the fire perimeter, staff and the Subcommittee's

recommendation is to fund the most competitive projects in this cycle at a level that is consistent with a typical MGP cycle allocation. Further, staff and the Subcommittee recommend any funds not allocated in the 2018 MGP cycle be retained for the 2020 MGP cycle for eligible projects located in the communities that were impacted by the 2017 fires. As a result, some projects this cycle are recommended for partial funding. Staff and the Subcommittee worked to strike a balance between accepting important community open space projects into the MGP while reserving funds for a future cycle. Staff anticipates receiving applications for eligible projects located in burned areas that will aid in recovery and rebuilding of community open spaces impacted by the 2017 fires.

During the evaluation and review process, projects are considered individually to determine how well they fulfill the MGP's goals and criteria; examples include an analysis of project readiness, match funding security, contribution toward geographic diversity, and public support. Through the evaluation process, staff and the Subcommittee may prioritize projects that protect new lands to increase the amount of urban open space as well as those that provide new opportunities for recreation, connections within and between communities and other protected lands, and habitat restoration. Project summaries, attributes and considerations, and funding recommendations can be found below. This information will be presented during the meeting on October 4, 2018.

Staff will present final funding recommendations to the Board of Directors on November 13, 2018. The Board's acceptance of projects into the Matching Grant Program does not in itself guarantee funding, but rather represents a commitment by Ag + Open Space to work with the project applicants to meet all MGP requirements for the proposed grant. Project implementation will then occur in accordance with the MGP Guidelines, including approval of a Matching Grant Agreement, Conservation Easement, and Recreation Covenant (for recreation development projects) by the Board of Directors, following review of the proposed transaction by the Fiscal Oversight Commission.



Project	Project Type	MGP Grant Request	Subcommittee + Staff Recommendation
AmeriCorps Trail Development Project	Improvement: Public Access/Recreation Development	\$126,943	\$126,943
Badger Park Improvements and Russian River Access	Improvement: Public Access/Recreation Development	\$1,000,000	\$500,000
Cooper Creek Addition - Taylor Mountain Regional Park & Open Space Preserve	Acquisition	\$742,000	\$500,000
Helen Putnam Regional Park Extension	Acquisition	\$1,000,000	\$800,000
McNear Peninsula Acquisition and Access Improvements	Combo: Acquisition + Improvement – Public Access/Recreation Development	\$750,000	\$500,000
Balletto Field Restoration	Laguna de Santa Rosa Foundation	\$124,257	\$0
Clara's Garden	Improvement: Public Access/Recreation Development	\$133,339	\$0
La Cresta Ridge and Ravine	Acquisition	\$747,000	\$0
Mission Bell Farm	Acquisition	\$2,500,000	\$0

THE FOLLOWING MGP 2018 APPLICATIONS ARE RECOMMENDED FOR FUNDING

1. PROJECT:	AmeriCorps Trail Improvement
APPLICANT:	City of Sebastopol
LOCATION:	Laguna de Santa Rosa near Morris St.
ACREAGE:	12.43 acres
FUNDING REQUEST:	\$126,944
MATCH:	\$126,944
SECURE:	\$1,439 City in-kind project management
SECURE:	\$87,079 City CIP Budget
SECURE:	\$28,000 Laguna Foundation WPP grant
SECURE:	<u>\$10,425</u> City in-kind O&M
TOTAL:	\$126,944

TOTAL PROJECT COST: \$253,887

SCOPE: To develop new trails and access points to the existing the AmeriCorps Trail. Project includes a new trail extension over Zimpher Creek to Hwy 12 and restoration components to be completed by the Laguna Foundation as a part of their WPP grant.

BACKGROUND:

- The original AmeriCorps Trail was constructed in 2003 with over 100 AmeriCorps workers and other volunteers.
- The City has successfully implemented 5 other MGP projects (Tomodachi, Meadowlark, Skategarden x 3 – including expansion). All in good standing. Last City MGP project was the Skategarden Expansion in 2014.
- City cites that there are homeless and garbage issues prevalent on the property.
- Property is designated as Open Space in City's General Plan.
- Property is zoned: Wetlands, Scenic Open Space Combining; Community Facilities, Scenic Open Space Combining.

PROJECT ATTRIBUTES AND CONSIDERATIONS:

- Benefits:
 - Project would result in an additional 12 acres protected near to other protected lands (Balletto, Tomodachi, Meadowlark, Laguna Trail).
 - New trails would enhance the City's ability to maintain the property.
 - Project will provide new public access.
 - Includes a restoration component, in partnership with the Laguna Foundation.
- Design:
 - Close to downtown/Barlow, near Joe Rodota and West County trails.
 - Only new trails and entrances are eligible.
 - Trail will connect to existing trails that access a larger area of the Laguna.

- Experience:
 - The City has applied for and received MGP funds in previous cycles. All City MGP projects have been successfully completed.
 - The City has extensive experience in developing, operating and maintaining park land.
- Funding:
 - Funding is scalable.
- Match: 100% of match is secure.
- Need:
 - New trails would encourage public to recreate on the property, improving safety and reduction in trash left behind from encampments.
 - Laguna Restoration Management Plan includes these connections and entryway features.
- Planning: City has 80% construction plans complete that have been presented to the Planning Commission and City Council.
- Readiness: Initial CEQA documents submitted, 80% plans completed, and all funding in place.
- Support: The City did not provide any letters of support but community support of restoration of the Laguna and creating safe public access has been supported through other City actions.

RECOMMENDATION: This project is recommended for funding for up to 100% of the request for only new trail/entryway development and construction.

2. PROJECT:	Badger Park Improvements and River Access
APPLICANT:	City of Healdsburg
LOCATION:	Badger Park, Heron Drive, Healdsburg
ACREAGE:	20 acres
FUNDING REQUEST:	\$1,000,000
MATCH:	\$1,000,000
SECURE:	\$50,000 Community Services Capital Improvement Fund
SECURE:	\$400,000 Park Impact Fund
SECURE:	<u>\$1,158,500</u> Bond proceeds
TOTAL:	\$1,608,500 SECURE

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

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

BACKGROUND:

- The City's General Plan 2020 calls to embrace the City's waterways and to promote a healthy watershed along with an accessible interface.
- Parks and Rec Commission Goals and City Council Goals include importance of River and directs exploration of access.
- City of Healdsburg has completed 2 previous MGP projects (Giorgi Park Phases 1 and 2). These projects were closed in 2002 in good standing.
- Informal access via social trails currently to the River exist throughout the property.
- City's General Plan designation on the property is Public/Quasi Public.
- Property is zoned Public.

PROJECT ATTRIBUTES AND CONSIDERATIONS:

- Benefits:
 - Would create a new, safe, and sustainably designed public access to the Russian River within the city limits.
 - Project would result in protection of at least ¼-mile of mature riparian forest.
- Design:
 - City is beginning the design process to determine the access plan and other amenities needed, including a formal bathroom.
- Experience: The City has received MGP funding in the past and has extensive experience in developing, operating, and maintaining public park facilities.
- Funding: Could be scaled, may limit implementation or City would have to fundraise.
- Match: 100% of match is secure.
- Need:
 - City has identified needs to focus on the River (e.g. in General Plan and City Council goals).
 - No City-operated river access currently exists.
- Planning:
 - City has secured a planning firm for entire park project, including river access and redevelopment and community engagement and initiated this process in September.
- Readiness: In initial stages of planning. Ultimate costs and timing of implementation are unknown.
- Support: The City did not submit any letters of support but the community has expressed support of incorporating the Russian River into daily life in numerous City actions, including the recent public meetings to kick off this project.

RECOMMENDATION: This project is recommended for funding for 50% of the funding request.

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

APPLICANT:	Sonoma County Regional Parks
LOCATION:	Santa Rosa at Allan Way and future Farmer’s Lane Extension
ACREAGE:	54 acres
FUNDING REQUEST:	\$742,000
MATCH:	\$742,000
SECURE:	\$5,000 Sonoma County Regional Parks Foundation
SECURE:	\$2,000 Sonoma County Trails Council
SECURE:	\$15,000 SCTC in-kind labor
SECURE:	\$750 Redwood Empire Mountain Bike Alliance
SECURE:	\$5,000 Redwood Empire Mountain Bike Alliance in-kind labor
SECURE:	<u>\$40,000</u> Regional Parks
TOTAL:	\$67,750 SECURE

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

SCOPE: Acquisition and addition of 54 acres adjacent to Taylor Mountain Regional Park and Open Space Preserve.

BACKGROUND:

- There are 1,105 acres of Ag + Open Space protected land on Taylor Mountain.
- Regional Parks has been the lead applicant on 6 MGP projects (Andy’s Unity Park 2 grants), Maxwell Farms, Guerneville River Park, West County Trail, and Riverfront Regional Park). They co-applied with the City of Rohnert Park on the Trail to Crane Creek project. Of these 7 projects, 3 have been completed and 4 have not started. Regional Parks’ projects have been accepted into 5 out of the last 6 cycles.
- Property is currently vacant and used informally for recreation by neighbors.
- There is a City of Santa Rosa water tower and access road through the property.
- Future Farmer’s Lane extension Right of Way (owned by the City) borders the property.
- Rodgers Creek fault and Cooper Creek run through the property.
- Property is designated Very Low Residential in the City’s General Plan (see City’s Letter).
- Property is zoned Planned Development.

PROJECT ATTRIBUTES AND CONSIDERATIONS:

- Benefits:
 - Scenic hillside protection at the urban edge.
 - Additional lands added to Taylor Mountain Regional Park and Open Space Preserve.
 - Project would result in ½-mile of creek protection with native riparian vegetation.
- Design:
 - Current Taylor Mountain plans include an access point at Linwood Avenue, near this property. If acquired Parks would initiate a public planning process.

- Possible future connections from Farmer’s Lane Extension to Southeast Greenway and Annadel, although depends on City’s planning efforts and design.
- Experience:
 - Regional Parks has applied for and received funding for several MGP projects. Some projects have been completed successfully, while others have been delayed and/or extended.
 - Regional Parks’ staff have extensive experience in acquisition of park land as well as planning, developing, operating and maintaining public parks.
- Funding:
 - Funding could be scaled, Parks would have to raise additional \$ for acquisition.
 - Sonoma Land Trust is working with Parks on transaction and fundraising.
 - An appraisal that meets Ag + Open Space Standards and Guidelines has not been submitted at this time.
- Match: ~9% of match is secure.
- Need: Regional Parks has been looking to expand the park and provide additional access points and trail extensions. The Sonoma County Five Year Capital Improvement Plan includes the Taylor Mountain Expansion Project.
- Planning: Once acquired, Regional Parks will begin a public planning process for the property.
- Readiness:
 - Once acquired, it is unclear what the length of time would be before opening to the public. The application suggests guided tours may provide access in the interim.
 - Parks is in negotiations with landowner but not under contract.
- Support: The project is supported by a number of local organizations who provided letters of support for this project including the City of Santa Rosa, Redwood Empire Mountain Biking Association, Sonoma Land Trust and others.

RECOMMENDATION: This project is recommended for funding up to 67% of the request for acquisition.

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

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

SCOPE: Acquisition of either 44 or 58.65 acres in southwest Petaluma adjacent to Helen Putman Regional Park (south).

BACKGROUND:

- Property owned by developer (Davidon) and the local community has opposed previous development proposals on the property.
- Compromise reached between developer and Kelly Creek Protection Project (KCPP) to propose a project where 28 homes are developed and Earth Island Institute purchases the remaining 44 acres for \$4 million. If KCPP can fundraise \$11 million by December 1, landowner willing to sell entire 58.65-acre property.
- Earth Island Institute has never applied for MGP funds. There have been 8 MGP projects in the Petaluma area (see McNear and LaCresta projects below for more info).
- The City's General Plan designates the majority of the property as Very Low Density Residential. A 300-foot strip along the southern boundary is designated as an Urban Separator and the area surrounding Kelly Creek is designated Open Space (see City of Petaluma's letter).
- The property is zoned Residential 1 (0.6-2.5 units per acre).

PROJECT ATTRIBUTES AND CONSIDERATIONS:

- Benefits:
 - Property contains critical habitat for CA red-legged frog.
 - Acquisition of the property could provide access to Helen Putnam Regional Park from the north side (closer to downtown).
 - Protection of native riparian vegetation.
- Design: Conceptual design complete.
- Experience: Earth Island Institute has held title to property before and has transferred title to other entities. The Kelly Creek Protection Project team has experience in conservation, non-profit law, community organizing.
- Funding:
 - Sonoma Land Trust funds could be used for initial development &/or O & M.
 - Could partially fund, Earth Island Institute would have to fundraise additional \$.
 - An appraisal that meets Ag + Open Space Standards and Guidelines has not been submitted at this time.
- Match:
 - 100% of match secured.
 - Secured funds needed exceed 1:1 requirement.
- Need: Project identified in the draft Sonoma County Integrated Park Plan (expansion of park) and complements the Petaluma 2025 General Plan (setbacks from D St and Windsor, Urban Separator, creek setbacks, habitat protections, staging area facilities with connection to park).

- Planning: Once acquired final plans for public access would be completed.
- Readiness:
 - Purchase and Sales agreement signed.
 - Applicant has additional funds that can be used for initial development of the site following acquisition.
 - Developer won't sell property until 28-home development is approved by the City (if \$11 million isn't raised by Dec 1).
 - Uncertain timing for transfer to Regional Parks; Earth Island Institute agreement to hold title.
- Support:
 - It is possible that there may be some opposition from residents for any proposal that involves development or home sites.
 - Letter of support from Regional Parks to incorporate the property into Helen Putnam Regional Park (no Board action).
 - Numerous other letters of support were submitted with this application and in the weeks following including Bay Area Ridge Trail, Sonoma Land Trust and the Westhaven Homeowners Association.

RECOMMENDATION: This project is recommended for funding up to 80% of the request for acquisition.

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

TOTAL PROJECT COST: \$1,500,000

SCOPE: Acquisition of 20.75 acres of McNear Peninsula to be added to Steamer Landing Park for low-intensity recreation.

BACKGROUND:

- 1996 MGP Project to acquire 10 acres of McNear Peninsula for \$184,000. Restoration of marshlands was supposed to be a part of the City of Petaluma's match and has yet to occur.
- The City of Petaluma has had 7 project accepted into the MGP (Alman Marsh, Denman Reach, Petaluma Community Sportsfields, McNear Peninsula acquisition, Paula Lane

OSP, Petaluma Marsh, Steamer Landing Park Development). 4 of these projects have been completed, 2 are in progress and 1 has not been started. There have been easement violations on the McNear easement and the acceptance of the 2016 Steamer Landing project was contingent upon remedying the violations at McNear.

- City has been working with Friends of Petaluma River on this property since 2009.
- City has zoned the property Public Park
- General Plan designates the property as a Proposed City Park.

PROJECT ATTRIBUTES AND CONSIDERATIONS:

- Benefits:
 - Would add additional 20.75 acres of land to Steamer Landing Park.
 - Walking distance from downtown, from SMART
 - Scenic attributes.
 - Additional recreation via 1 mile of trail.
- Design: Friends of Petaluma River has developed a conceptual design. Neither the City nor FOPR have initiated a public engagement process on a proposed plan yet.
- Experience:
 - The City has applied for and received a number of MGP projects. The City and FOPR have co-applied and have been successful in receiving MGP funds.
 - There have been issues related to CE compliance on the McNear MGP project and performance on another similar projects with limited secure match, non-profit partnership.
- Funding:
 - An appraisal that meets Ag + Open Space Standards and Guidelines has not been submitted at this time.
 - Could partially fund, City and FOPR would have to raise additional \$
- Match: 0% match secured.
- Need: City ownership of the entire peninsula as a public park has long been a goal of the City and the project is identified in the City's Petaluma River Access and Enhancement Plan and Central Petaluma Specific Plan.
- Planning: FOPR has developed a conceptual design.
- Readiness: The landowner has agreed to consider selling the property to the City but a purchase contract has not been executed.
- Support: Steamer Landing Park is a popular destination. Letters from local organizations supporting the project were submitted including the Sonoma Resource Conservation District and the Petaluma Downtown Association.

RECOMMENDATION: This project is recommended for funding up to 67% of the request for acquisition.

THE FOLLOWING MGP 2018 APPLICATIONS ARE NOT RECOMMENDED FOR FUNDING

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

TOTAL PROJECT COST: \$250,284

SCOPE: Implementation of a conservation grazing program and restoration/planting of native forbs in the riparian understory, wet meadow, and vernal pools. Also, removal of invasive plants.

BACKGROUND: n/a

PROJECT ATTRIBUTES: n/a

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

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

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

SECURE: \$133,339 Windsor Museum and Historical Society

TOTAL PROJECT COST: \$266,678

SCOPE: To provide ADA access to Clara’s Garden from the Windsor Creek Trail and to add park amenities such as seating areas. Additional work includes replacing and enhancing garden plantings and restoration of a historic outdoor fireplace.

BACKGROUND:

- The Hembree House is the site of the Windsor Museum and was once home to one of the descendants of a founding family in Windsor.
- Town of Windsor has completed 2 MGP projects (Windsor Town Green, Keiser Park). Last project (Keiser) was completed in 2002. There have been easement violations on both of these properties, both of which have been remedied.
- Clara’s Garden sits along Windsor Creek and the Windsor Creek Trail.
- The Town of Windsor has leased the property to the Museum and Historical Society since 2009.
- Property is designated Public/Quasi Public in Town’s General Plan.
- Property is zoned Residential with a Historic Overlay.

PROJECT ATTRIBUTES AND CONSIDERATIONS:

- Benefits:
 - Project would create a connection between the creek trail and the garden via improved access via ADA improvements which are not currently present.
 - Adjacent to the senior center, would provide opportunities for seniors to safely access the site.
- Design:
 - Conceptual design complete.
 - Located within , 0.5 miles from 3 schools, 5 parks, 3 shopping centers, residential neighborhoods
 - Some of the garden “restoration” may be considered rehabilitation (the budget includes these costs as match, not grant funds).
 - Project is located within the riparian area of Windsor Creek, perhaps in the 100-year floodplain. Town has explored options for restoration of the stream channel, but are not pursuing it at this time.
 - Town would want the Conservation Easement/Recreation Covenant to cover only the garden area, not the entire property.
- Experience:
 - The Town has applied for and received funding for MGP projects. There have been issues with CE compliance on these projects, however compliance has been reached.
 - The Town has extensive experience in park management and design.
 - Windsor Historical Society has been maintaining the property for several years.
- Funding:
 - Project is scalable and the ADA access is estimated to cost approximately \$175,567.
 - Historical Society plans to host events in the garden once it is fully accessible. We discussed that any \$ made for events would have to go into the property and that Ag

+ Open Space might want to limit special events to ensure that the property is accessible to the public.

- Match: 100% of match is secure.
- Need: Town General Plan and the Parks and Recreation Master Plan support this project.
- Planning: Town has developed a conceptual design of the project and has prepared a character-defining features report.
- Readiness: Town is ready to proceed with this project with funds in hand, but needs additional funding to complete the project.
- Support: Several letters of support were submitted with the application including the Sonoma County Historical Society, Museums of Sonoma County, and the Windsor Unified School District.

RECOMMENDATION: This project is not recommended for funding.

3. PROJECT:	La Cresta Ridge and Ravine
APPLICANT:	City of Petaluma / OWL (as fiscal sponsor of West Petaluma Hills Coalition)
LOCATION:	La Cresta Drive, Petaluma
ACREAGE:	13.61 acres
FUNDING REQUEST:	\$747,000
MATCH:	\$747,000
SECURED:	\$4,532 Cash and in-kind donations
SECURED:	\$3,000 Rose Foundation for improvement through 12/2018
ANTICIPATED:	\$21,750 City in-kind
ANTICIPATED:	\$6,750 WPH, SLCRR
ANTICIPATED:	\$52,000 Grants, donations, volunteers
ANTICIPATED:	\$50,000 Pledges from WPH
PENDING:	<u>\$50,000</u> Joseph and Vera Long Foundation
TOTAL:	\$7,532 SECURE (\$188,032 with anticipated and pending)

TOTAL PROJECT COST: \$1,494,000

SCOPE: Acquisition of 13.61 acres in south west Petaluma with anticipated connections to Helen Putnam Regional Park (from north).

BACKGROUND:

- 2008 Application accepted into the MGP for \$2,000,000. Landowner and City of Petaluma could not agree on a purchase price.
- The City of Petaluma has had 7 project accepted into the MGP (Alman Marsh, Denman Reach, Petaluma Community Sportsfields, McNear Peninsula acquisition, Paula Lane,

Petaluma Marsh, Steamer Landing Park Development). 4 of these projects have been completed, 3 are in progress and 1 has not been started. There have been easement violations on the McNear easement and the acceptance of the 2016 Steamer Landing project was contingent upon remedying the violations at McNear.

- New landowner contacts available.
- West Petaluma Hills Coalition, in addition to Save La Cresta Ridge and Ravine, is partnering with the City on this project.
- Property used informally for recreation and abuts 2 existing Open Space Easements on the Victoria and Westhaven developments.
- Property is designated Very Low Density Residential in the City's General Plan.
- The Property is zoned Residential 1 (0.6-2.5 units per acre)

PROJECT ATTRIBUTES AND CONSIDERATIONS:

- Benefits:
 - Located walking distance from City Hall and 3 schools and provides scenic views.
 - Protected open space on 2 sides and is one of the last open ridgelines in Petaluma.
 - Will provide permanent public recreation near protected open spaces at the urban edge.
- Design:
 - Uncertain if trails within Open Space Easements in Victoria and Westhaven neighborhoods are technically open to the public.
 - Property is very steep on both sides. Existing social trails are not in the best locations (steep, erosive).
 - Access to the property is primarily on foot from nearby neighborhoods.
- Experience: The City has applied for and received a number of MGP projects. There have been a couple of issues related to CE compliance on 2 MGP projects and performance on other similar projects with limited secure match, non-profit partnership.
- Funding: An appraisal that meets Ag + Open Space Standards and Guidelines has not been submitted at this time.
- Match: 1% match secured.
- Need:
 - Petaluma General Plan calls for the protection of scenic features, natural resources and open ridges and hillsides.
 - Hillside and Ridgeline Ordinance 2008 calls for the protection of any/all
- Planning: The City and WPH/SLCRR have not initiated a public engagement process for the use and/or design.
- Readiness: Landowner disagreed with principles of the appraisal.

RECOMMENDATION: This project is not recommended for funding.

4. PROJECT: Mission Bell Farm

APPLICANT: Blue Wing Adobe Trust
 LOCATION: East Spain Street, Sonoma
 ACREAGE: 2.72 acres
 FUNDING REQUEST: \$2,500,000
 MATCH: \$2,500,000 (for 1:1 match but purchase agreement = \$7M)

TOTAL: \$ 2.3 million SECURE (as of 9/18/18)

TOTAL PROJECT COST: \$7,000,000

SCOPE: Acquisition of 2.72 acres in downtown Sonoma for open space.

BACKGROUND:

- 2005 MGP application (from the City of Sonoma) to purchase the property was accepted into the MGP. Appraised value was not enough for the landowner, and the deal fell through.
- The Blue Wing Adobe Trust has not applied for MGP funds in the past. There have been 5 MGP projects in the Sonoma/Springs area. (Maxwell Farms, Nathanson Creek (2), Sonoma Garden Park (2)). 2 projects have been completed, 2 are in progress and 1 has not been started. All projects have been completed in good standing.
- Property has been in the same family ownership for over 100 years.
- The property consists of 4 parcels with a historic barn and home. Home and barns are on National Register of Historic Places.
- Property put on the market this spring. Ag + Open Space and Sonoma Land Trust received a number of calls seeking protection of the property.
- Property is designated as medium density residential, historic overlay by the City's General Plan (see City's letter).
- Property is zoned medium residential, historic overlay.

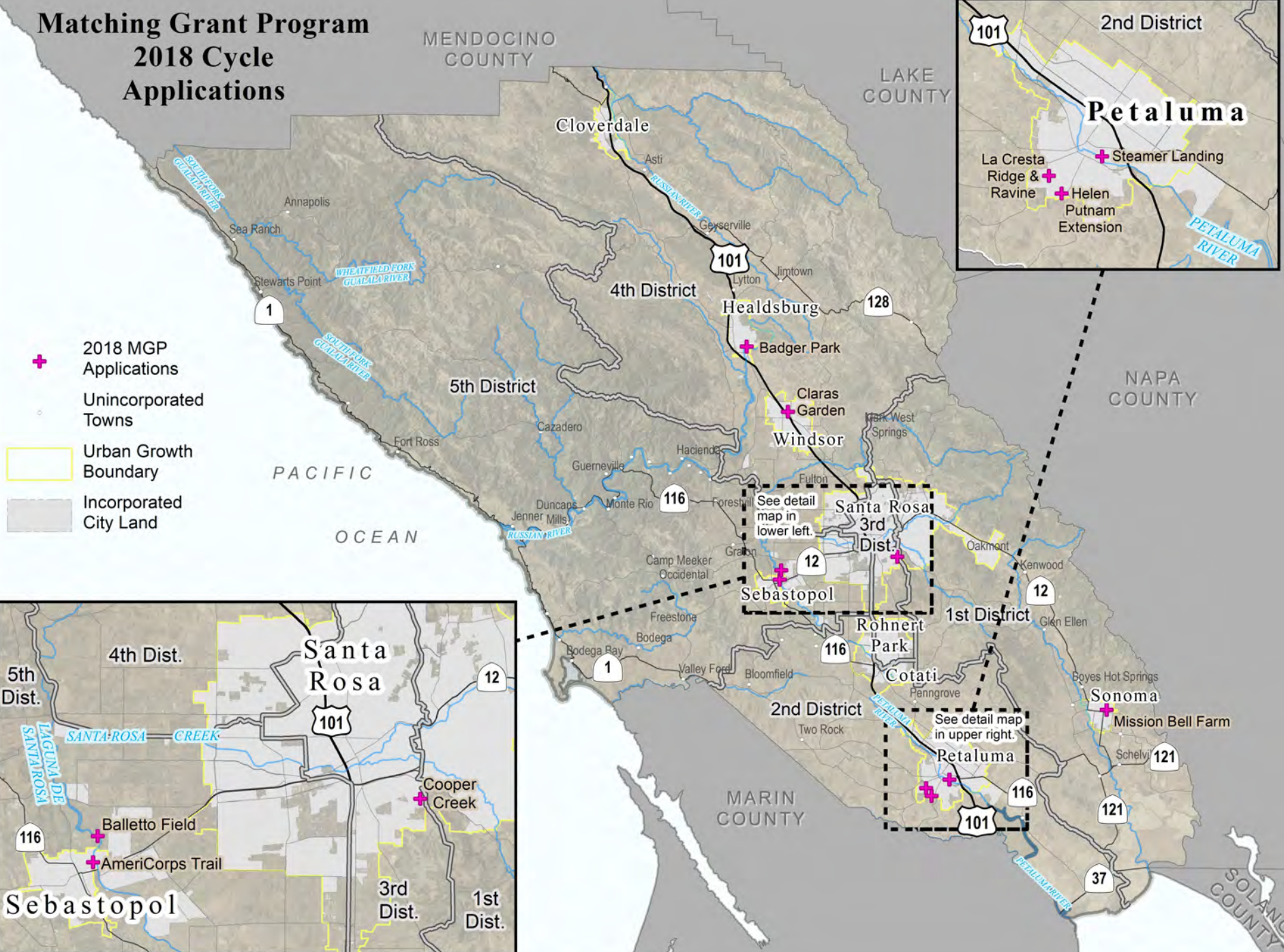
PROJECT ATTRIBUTES AND CONSIDERATIONS:

- Benefits:
 - Protection of open space within downtown Sonoma.
 - Scenic hillside backdrop visible across open property.
 - Project is located in close proximity of the Sonoma bike path.
- Design:
 - State Park property abuts the Mission Bell Farm and where Parks may eventually create picnic areas.
 - Blue Wing Adobe Trust (BWAT) has not started a public engagement process but plans to continue with horse farm activities on the property and intends to have public access via guided tours and programming.
- Experience:
 - The BWAT has never applied for or received MGP funding.

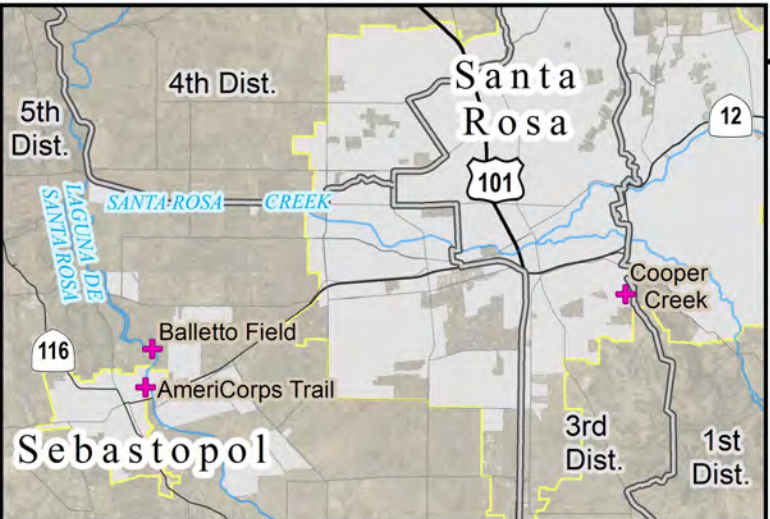
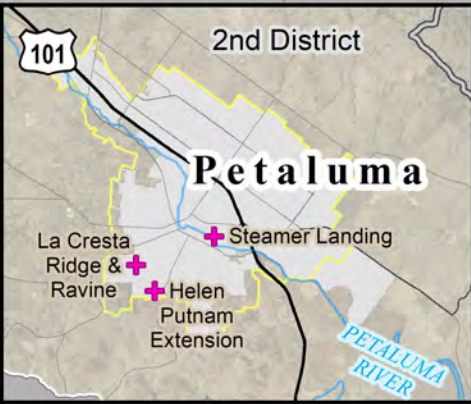
- The BWAT has not previously owned property but does have a Board with diverse and relevant experience related to this project.
- Funding:
 - Fundraising efforts to date have been successful, however an appraisal that meets Ag + Open Space Standards and Guidelines has not been submitted at this time.
 - Could partially fund, BWAT would have to do additional fundraising for acquisition.
- Match:
 - As of 9/17/18 BWAT has received \$2.3 million in commitments (90% of required match, 33% purchase price) for the project and has requested up to \$1 million from the City.
 - BWAT is actively working on fundraising now that a purchase contract is in place.
- Need: Property is listed in the City's General Plan 2020 and Open Space Preservation Strategic Plan.
- Planning: BWAT has not started a public engagement process but has stated they plan to continue with horse farm activities on the property and intend to have public access via guided tours and programming.
- Readiness: BWAT has signed a purchase contract with the landowner.
- Support: Property is very popular with residents and visitors alike via passive recreation.

RECOMMENDATION: This project is not recommended for funding.

Matching Grant Program 2018 Cycle Applications



- + 2018 MGP Applications
- Unincorporated Towns
- Urban Growth Boundary
- Incorporated City Land



See detail map in lower left.

See detail map in upper right.

SOLANO COUNTY