



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
April 15, 2021 | 5:00 p.m.

In accordance with Executive Order N-29-20, the April 15, 2021 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
April 15, 2021 FISCAL OVERSIGHT COMMISSION MEETING***

The April 15, 2021 Fiscal Oversight Commission Meeting will be facilitated virtually through Zoom. Members of the public can watch or listen to the meeting using one of the three following methods:

1. Join the Zoom webinar on your computer, tablet or smartphone by clicking <https://sonomacounty.zoom.us/j/92986462961?pwd=ZWVvMXBGNDFWNkRzMjVVRZDhyTHk1dz09> password: cows707
2. If you have a Zoom account, click Join Meeting by number: 929 8646 2961 password: cows707
3. Call-in and listen to the meeting: Dial (669) 900-9128 Enter meeting ID: 929 8646 2961

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 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 app or by calling in, there will be specific points throughout the meeting during which live public comment may be made via Zoom and phone.

Disability 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 12 p.m. Wednesday, April 14, 2021 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. **General Manager Report**
Caryl Hart | Interim General Manager
7. **Approval of Commission Minutes Attachment 1**
March 4, 2021
8. **Financial Report Attachment 2**
Julie Mefferd | Administrative & Fiscal Services Manager
9. **Ad Hoc Committee Reports**
Annual Report/Audit Report Review (Anderson, Owen)
Matching Grant Program (Anderson/Sangiacomo)
ASAP Matching Grant Program (De La Cruz/ Koenigshofer)
Real Estate Options (Koenigshofer /Owen)
Fire Recovery Review (Anderson/Koenigshofer)
10. **Wright Hill Ranch Initial Public Access, Operation and Maintenance Attachment 3** Louisa Morris |
Acquisition Specialist
11. **Calabazas Creek Open Space Preserve Public Access, Operation and Maintenance Attachment 4**
Louisa Morris | Acquisition Specialist
12. **Closed Session**
Conference with Real Property Negotiator Attachment 5
Project Name: Wright Hill Ranch Transfer to Sonoma County Regional Parks
Property Address: 8000 State Highway 1 Jenner, CA 95450
APNs: 101-040-005, 101-040-006, 101-040-007, & 101-040-008
Owner: Sonoma County Agricultural Preservation and Open Space District
Negotiating Parties:
 Ag + Open Space's Representative: Caryl Hart, Interim General Manager
 County of Sonoma's Representative: Bert Whitaker, Director of Regional Parks
Under Negotiation: Transfer of interests 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)
13. **Conference with Real Property Negotiator Attachment 6**
Project Name: Calabazas Creek Open Space Preserve to Sonoma County Regional Parks
Property Address: 11621 Highway 12 Glen Ellen, California 95442
APNs: 053-030-028, 053-030-029, 053-030-003; 053-040-003, 053-040-038
Owner: Sonoma County Agricultural Preservation and Open Space District



Negotiating Parties:

Ag + Open Space's Representative: Caryl Hart, Interim General Manager

County of Sonoma' Representative: Bert Whitaker, Director of Regional Parks

Under Negotiation: Transfer of interests 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)

14. Conference with Real Property Negotiator Attachment 7

Project Name: McCord Ranch North –Slope Easement for Repairs to Pine Flat Road

Property Address: 10,000 Pine Flat Road, Healdsburg, CA 95825

APN: 141-100-005

Owner: Audubon Canyon Ranch

Negotiating Parties:

Ag + Open Space's Representative: Caryl Hart, Interim General Manager

County's Representative: Johannes Hoevertsz, Director of Transportation & Public Works

Under Negotiation: Conveyance of a of slope easement to the County of Sonoma The Commission will give instruction to its negotiator(s) on the price. (Government Code Section 54956.8)

15. Suggested Next Meeting

May 6, 2021

16. 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.



ATTACHMENT 1



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

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

March 4, 2021 | 5 : 0 0 pm

COMMISSIONERS PRESENT: Eric Koenigshofer (Chair), Jeff Owen, Bob Anderson, Todd Mendoza (Chair Pro Tempore)

STAFF PRESENT: Misti Arias, Interim Assistant General Manager; Jennifer Kuszmar, Matching Grant Coordinator; Julie Mefferd, Administrative and Fiscal Services Manager; Sara Ortiz, Administrative Aide

PUBLIC PRESENT: Elizabeth Tyree, Regional Parks; Mark Themig, City of Healdsburg; Jen Santos, Matt Stone, Petaluma River Park Foundation; Seair Lorentiz, Maggie Jensen

1. Call to Order

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

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

There was none.

3. General Announcements Not Requiring Deliberation or Decision

Misti announced that Land Management Service contracts will be going to the Board for approval 3/16/21, the Earthseed Conservation Easement on 4/20/21, the Calabazas Creek Open Space Preserve and Wright Hill Ranch transfers to Regional Parks on 5/11/21, and the Oken Habitat Restoration on 6/8/21. The Agricultural Protection and Support grants were approved by the Board on 3/2/21. Misti Arias has been selected as the Interim Assistant General Manager. General Manager applications closed 2/28/21, interviews will be held 3/18/21, and there will be a stakeholder interview.

4. Public Comment

Elizabeth Tyree, Regional Parks; Mark Themig, City of Healdsburg; Jen Santos, Matt Stone, Petaluma River Park Foundation; Seair Lorentiz, Maggie Jensen all spoke in favor of funding Matching Grant projects during item number 9.

5. Correspondence/ Communications

There was none.

6. General Manager Report Out

Caryl Hart announced the Estero Americano Preserve IPAOM funding request and the Addition of one APOSD Assistant General Manager item will go before the Board of Directors on February 9, 2021 for approval, the Agricultural Support and Protection (ASAP) Emergency Matching Grant Program Round 1 Funding Recommendations and Proposal for Round 2 Solicitation and the Emergency Roadside Hazard Tree Removal at

ATTACHMENT 1

Saddle Mountain Open Space Preserve due to Glass Fire will go before the Board of Directors on March 2, 2021 for approval, and the As-Needed Property Maintenance, Repair, and Management Services Agreements will go before the Board of Directors on March 16, 2021 for approval.

7. Approval of Commission Minutes

On a motion by Commissioner Mendoza and a second by Commissioner Owen, the February 4, 2021 minutes were approved.

8. Financial Report

Julie Mefferd reviewed the monthly financial statements for January 2021.

9. Matching Grant Program Project Recommendations

Jen Kuszmar presented update on the Matching Grant Program subcommittee recommendations.

10. Ad Hoc Committee Reports

Matching Grant Program (Anderson/Sangiaco)

The results of the Matching Grant Program subcommittee meeting are in Jen's presentation.

11. Suggested Next Meeting

April 1, 2021

12. Adjournment

The meeting was adjourned at 6:25 p.m.

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 Mary Dodge at 707-565-7349, as soon as possible to ensure arrangements for accommodation.



ATTACHMENT 2

Sonoma County Agricultural Preservation and Open Space District
Consolidated Balance Sheet - District and OSSTA Funds
March 31, 2021

Assets

Cash and Investments	\$67,616,510
Accounts Receivable	900
Other Current Assets	0
Intergovernmental Receivables	10,000

Total Assets	<u><u>\$67,627,410</u></u>
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Liabilities and Fund Balance

Current Payables	\$0
Other Current Liabilities	76,599
Due to Other Governments	8
Deferred Revenue	10,000
Long-Term Liabilities	0

Total Liabilities	<u><u>86,607</u></u>
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Fund Balance

Nonspendable - Prepaid Expenditures	1,988
Restricted - District Activities	67,538,815
Total Fund Balance	67,540,803

Total Liabilities and Fund Balance	<u><u>\$67,627,410</u></u>
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Cash by Fund

OSSTA - Measure F	\$55,921,364
Open Space District	2,646,155
Fiscal Oversight Commission	7,774
Stewardship Reserve*	0
Cooley Reserve	155,960
Operations and Maintenance	8,885,106

Total Cash by Fund	<u><u>\$67,616,360</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 2

Sonoma County Agricultural Preservation and Open Space District
Consolidated District and OSSTA Budget to Actual
For the one month ended March 31, 2021
75% of Year Complete

	Budget Final	Actual Year to Date	Encumbrances Year to Date	Remaining Balance	% of Budget Remaining
Revenues					
Tax Revenue *	\$25,893,797	\$16,518,763		\$9,375,034	36.21%
Intergovernmental	5,375,000	185,802		5,189,198	96.54%
Use of Money & Prop	345,000	(46,999)		391,999	113.62%
Miscellaneous Revenues	2,255,500	26,742		2,228,758	
Other Financing Sources	1,131,297	23,077		1,108,220	97.96%
Total Revenues	35,000,594	16,707,385		18,293,209	52.27%
Expenditures					
Salaries and Benefits	5,233,016	3,446,141		1,786,875	34.15%
Services and Supplies	12,108,847	1,934,325	\$6,031,160	4,143,362	34.22%
Other Charges	5,132,772	204,562	1,679,357	3,248,853	63.30%
Capital Expenditures**	30,457,039	4,634,226	252,728	25,570,085	83.95%
Other Financing Uses	8,647,974	5,133,910		3,514,064	40.63%
Total Expenditures	61,579,648	15,353,165	7,963,246	38,263,238	62.14%
Net Earnings (Cost)	(\$26,579,054)	1,354,220	(\$7,963,246)	(\$19,970,028)	
Beginning fund balance		66,186,583			
Ending Fund Balance		67,540,803			

Note: Sales tax collected as of February 29, 2020 was \$11,246,226. Current collections are 8.17% over the prior prior year. There continue to be collection and timing issues with CDTFA and COVID relief programs.

(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

Torr	\$2,107,687
Mattos Dairy	\$2,468,758
CIP	\$57,781
	<u>\$4,634,226</u>



AG + OPEN SPACE

SONOMA COUNTY

DATE: April 1, 2021 (meeting April 15, 2021)
TO: Fiscal Oversight Commissioners
FROM: Louisa Morris, Acquisition Specialist
SUBJECT: Wright Hill Ranch Initial Public Access Operations and Maintenance Funding

Summary

The Sonoma County Agricultural Preservation and Open Space District (Ag + Open Space) acquired the 1,236-acre Wright Hill Ranch ("Property") in 2007. At the time, it was anticipated that the Property would be owned and operated by the California State Parks. However, due to budgetary constraints and policy changes, 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 natural and scenic 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 **\$768,500** 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.
- Ag + Open Space will provide **\$175,840** in funding to Regional Parks for two agriculture/resource protection projects that were underway at this Property: fencing repairs

(\$85,840) and water infrastructure (\$90,000 of \$135,000 cost to be funded by Ag + Open Space).

Initial Public Access and Operations and Maintenance

Regional Parks has now submitted a request to the District for **\$768,500** for initial public access and operations and maintenance (IPAO&M) activities. The request includes **\$482,500** for Initial Public Access planning and improvements and **\$286,000** for Operations and Maintenance and programmed, supervised access for the first three (3) years post transfer, as detailed below and in Tables 1, 2, and 3 below. The funds would be expended within three (3) 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 20-21, the beginning IPAO&M fund balance was **\$9,165,062**. In addition, it is anticipated that Ag + Open Space will receive approximately **\$2,589,379** in sales tax revenue in this fiscal year towards eligible IPAO&M costs for FY 20-21.

Ag + Open Space has three existing IPAO&M agreements with recreational partners with available balances that total **\$2,719,233**. The District anticipates additional requests for IPAO&M funds for at least three additional properties this fiscal year, including Calabazas Creek, Paulin Creek, and McCormick Ranch. There are sufficient funds available in the IPAO&M fund for the Wright Hill Ranch IPAO&M request as well as these anticipated future requests.

Next Steps

District staff will bring the Wright Hill Ranch transfer, including the IPAOM and Transfer-related funding, to the Board of Directors for consideration on May 11, 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	IPAO&M	Regional Parks
Master Plan	\$278,000	\$148,000	\$130,000
Construction	\$414,500	\$334,500	\$80,000
Operations & Maintenance	\$220,000	\$220,000	\$0
Public Outings	\$66,000	\$66,000	\$0
Total	\$978,500	\$768,500	\$210,000

Table 2. Capital Costs				
Item	Description	Estimated Cost	IPAO&M	Regional Parks
A. Planning & Design				
Coastal Permit and PEF		\$30,000	\$30,000	\$0
Resource & Special Studies	Biological, Wetland, Cultural, others	\$40,000	\$20,000	\$20,000
Master Plan		\$80,000	\$40,000	\$40,000
Community Engagement		\$70,000	\$35,000	\$35,000
MOU- State Parks		\$15,000	\$0	\$15,000
Map for IPA		\$3,000	\$3,000	\$0
Project Management		\$40,000	\$20,000	\$20,000
Subtotal Planning/Design:		\$278,000	\$148,000	\$130,000
B. Construction				
Initial Public Access Trails		\$100,000	\$100,000	\$0
Road Related IPA repairs		\$60,000	\$60,000	\$0
Gully Related IPA repairs		\$75,000	\$75,000	\$0
Restroom		\$100,000	\$25,000	\$75,000
Safety fencing, buildings		\$19,500	\$19,500	\$0
Signage		\$20,000	\$15,000	\$5,000
Construction Administration		\$40,000	\$40,000	\$0
Subtotal Construction Costs:		\$414,500	\$334,500	\$80,000

Table 3. Operations, Maintenance, and Community Engagement Costs			
Category / Item	3 Year Costs	IPAO&M	Regional Parks
Park Operations			
Subtotal:	\$220,000	\$220,000	\$0
Community Engagement			
Programmed, Supervised Access	\$66,000	\$66,000	\$0
Subtotal:	\$66,000	\$66,000	\$0
Grand Total:	\$978,500	\$768,500	\$210,000



AG + OPEN SPACE
SONOMA COUNTY

DATE: April 1, 2021 (meeting April 15, 2021)
TO: Fiscal Oversight Commissioners
FROM: Louisa Morris, Acquisition Specialist
SUBJECT: Calabazas Creek Initial Public Access Operations and Maintenance Funding

Summary

The Sonoma County Agricultural Preservation and Open Space District (Ag + Open Space) acquired the 1,285-acre Calabazas Creek (“Property”) in 2004. At the time, it was anticipated that the Property would be owned and operated by the California State Parks. However, due to budgetary constraints and policy changes, 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 natural and scenic 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, 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 **\$1,123,000**¹ 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.

¹ This amount may be reduced, as we are waiting for substantiation from Parks for funding requested for IPA related roadwork.

ATTACHMENT 4

- Ag + Open Space will continue to manage the ongoing CalFIRE-funded work on shaded fuel breaks and fuels management on the Property, until the work funded by this grant is complete or until the grant responsibilities are transferred to Regional Parks.
- Ag + Open Space will manage and fund the grazing contract for the 2021 grazing season.
- Ag + Open Space will continue to manage and fund the road work (sediment source reduction and road repairs) under contract with Regional Parks and Pacific Watershed Associates.

Initial Public Access and Operations and Maintenance

Regional Parks has now submitted a request to the District for **\$1,123,000** for initial public access and operations and maintenance (IPAO&M) activities. The request includes **\$882,000** for Initial Public Access planning and improvements and **\$241,000** for Operations and Maintenance and programmed, supervised access for the first three (3) years post transfer, as detailed below and in Tables 1, 2, and 3 below. The funds would be expended within three (3) 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 20-21, the beginning IPAO&M fund balance was **\$9,165,062**. In addition, it is anticipated that Ag + Open Space will receive approximately **\$2,589,379** in sales tax revenue in this fiscal year towards eligible IPAO&M costs for FY 20-21.

Ag + Open Space has three existing IPAO&M agreements with recreational partners with available balances that total **\$2,719,233**. The District anticipates additional requests for IPAO&M funds for at least three additional properties this fiscal year, including Wright Hill Ranch, Paulin Creek and McCormick Ranch. There are sufficient funds available in the IPAO&M fund for the Calabazas Creek IPAO&M request as well as these anticipated future requests.

Next Steps

District staff will bring the Calabazas Creek transfer including the IPAOM funding to the Board of Directors for consideration on May 11, 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	IPAO&M	Regional Parks
Planning	\$233,000	\$118,000	\$115,000
Construction	\$849,000	\$764,000	\$85,000
O&M	\$175,000	\$175,000	\$0
Community Outings	\$66,000	\$66,000	\$0
Total	\$1,323,000	\$1,123,000	\$200,000

ATTACHMENT 4

Table 2. Capital Costs				
Item	Description	Estimated Cost	IPO&M	Regional Parks
A. Planning & Design				
Resource & Special Studies	Biological, Wetland, Cultural, others	\$40,000	\$20,000	\$20,000
Master Plan		\$80,000	\$40,000	\$40,000
Community Engagement		\$70,000	\$35,000	\$35,000
Map for IPA		\$3,000	\$3,000	\$0
Project Management		\$40,000	\$40,000	\$0
Subtotal		\$233,000	\$118,000	\$115,000
B. Construction				
Parking Lot		\$30,000	\$25,000	\$5,000
ADA Parking		\$50,000	\$25,000	\$25,000
Initial Public Access Trails		\$100,000	\$100,000	\$0
Initial Public Access Roadwork ²		\$309,000	\$284,000	\$25,000
Bridges (2)		\$250,000	\$250,000	\$0
Restroom		\$50,000	\$25,000	\$25,000
Signage		\$20,000	\$15,000	\$5,000
Construction Administration		\$40,000	\$40,000	\$0
Subtotal Construction		\$849,000	\$764,000	\$85,000
	Capital Cost Total	\$1,082,000	\$882,000	\$200,000

Table 3. Operations, Maintenance, and Community Engagement Costs			
Category / Item	3 Year Costs	IPO&M	Regional Parks
Park Operations	\$175,000	\$175,000	\$0
Subtotal	\$175,000	\$175,000	\$0
Community Engagement			
Programmed, Supervised Access	\$66,000	\$66,000	\$0
Subtotal	\$66,000	\$66,000	\$0
Total	\$1,323,000	\$1,123,000	\$200,000

² This amount may be reduced, as we are waiting for substantiation from Parks for funding requested for IPA related roadwork.