



**AG + OPEN SPACE**  
SONOMA COUNTY

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

## REGULAR MEETING AGENDA

**Online Meeting Due to Sonoma County's Shelter in Place Order**  
**October 27, 2022 | 5:00 pm**

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

In accordance with AB 361, Governor Newsom's March 4, 2020 State of Emergency due to the COVID-19 pandemic, Sonoma County Public Health Officer's Recommendation for Teleconferenced Meetings, and the Sonoma County Board of Supervisors Resolution 21-0399, the October 27, 2022 Sonoma County Ag + Open Space Advisory Committee meeting will be held virtually.

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

**\*UPDATE REGARDING VIEWING AND PUBLIC PARTICIPATION IN  
October 27, 2022 ADVISORY COMMITTEE MEETING\***

October 27, 2022 Advisory Committee Meeting will be facilitated virtually through Zoom. There will be no option for attending in person. Members of the public can watch or listen to the meeting using one of the following methods:

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

<https://sonomacounty.zoom.us/j/98316944769?pwd=MURud1o3TDV RWStOSEF5Z225MdElzdz09>

1. If you have the Zoom app or web client, join the meeting using the Password: 778144
2. Call-in and listen to the meeting: Dial 1 669 900 9128 Enter meeting ID: 983 1694 4769

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

**DISABLED ACCOMMODATION:** If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please contact Mariah Robson by email to [Mariah.Robson@sonoma-county.org](mailto:Mariah.Robson@sonoma-county.org) by 12pm Wednesday, October 26, 2022 to ensure arrangements for accommodation.

**1. Call to Order**

**2. Public Comment**

Comments on items not listed on the agenda. Time is limited to 2 minutes per person/item.

**3. Approval of Minutes from September 22, 2022 Attachment A**

**ACTION ITEM**

**4. General Manager's Report**

**5. Matching Grant Program Project Recommendations Att B**

**ACTION ITEM**

Amy Ricard, Community Resources Manager

Jennifer Kuszmar, Acquisition Manager

Lori MacNab, LS MacNab Consulting, 2022 MGP Cycle Coordinator

**6. Landowner Outreach & Engagement**

**INFORMATIONAL**

Amy Ricard, Community Resources Manager

Lauren Alpert, Community Relations Assistant

**7. Projects in Negotiations Attachment C**

**8. Announcements from Advisory Committee Members**

**9. Adjournment**

Next Scheduled Meeting: December 8, 2022



FUTURE MEETING TOPICS  
(SUBJECT TO CHANGE)

---

**11/24/22**  
No Meeting

**12/8/22**  
Vegetation Management Program Update and  
Recommendations to BOS for Future Expenditures





**AG + OPEN SPACE**  
SONOMA COUNTY

SONOMA COUNTY OPEN SPACE DISTRICT ADVISORY COMMITTEE

---

**UNAPPROVED MINUTES**

**Virtual Meeting Due to Sonoma County's Shelter in Place Order  
September 22, 2022 | 5:00 pm**

---

**MEMBERS PRESENT:**

Don McEnhill	Jan McFarland	Sue Conley	Wendy Eliot
Michelle Whitman	Bill Smith	Cary Fargo	Thembi Borrás
Steve Rabinowitsh	Jesús Guzmán	Kristina Tierney	Josh Proctor

**MEMBERS ABSENT:**

Osvaldo Jimenez	Curt Nichols	Brian Barnacle
Tawny Tesconi	Neysa Hinton	Paul Martin

**STAFF PRESENT:**

Misti Arias, General Manager; Sheri Emerson, Stewardship Manager; Mary Chambers, Agricultural Specialist; Jacob Newell, Stewardship Supervisor; Taylor Acosta, Stewardship Technician; Lauren Alpert, Community Relations Assistant; Lisa Pheatt, County Counsel; Mariah Robson, Advisory Committee Clerk.

**Call to Order**

Chair Michelle Whitman called the meeting to order at 5:01 pm.

Chair Whitman took a roll call (this may change as people arrive late and will not reflect the actual members present):

Curt Nichols, no; Brian Barnacle, no; Don McEnhill, yes; Jan McFarland, yes; Bill Smith, yes; Cary Fargo, yes; Paul Martin, no; Steve Rabinowitsh, yes; Jesús Guzmán, yes; Kristina Tierney, yes; Osvaldo Jimenez, no; Sue Conley, yes; Tawny Tesconi, no; Neysa Hinton, no; Wendy Eliot, yes; Michelle Whitman, yes.

**Public Comment**

Chair Whitman asked for any public comments on items not on the agenda.

Teri Shore wanted to make comments on the status of the Sonoma Developmental Center but didn't know if it would be discussed in the General Managers report out. Chair Whitman affirmed

that it would be in the General Managers report out and Ms. Shore said she would wait for her comments until then.

Susan Kirks, representing Paula Lane Action Network and Madrone Audubon Society, wanted to let members and staff know that ten days ago it was confirmed that an adult female badger was alive even though there has been damage to her habitat by the City of Petaluma. She is 95% certain that the female badger's cub did not survive. She asked for continued diligence to restore the badger's habitat. Ms. Kirks also announced that she and two other women have incorporated a new land trust called Conservation Trust of the North Bay and she will share more about this organization in the future.

#### **Approval of Minutes from July 28, 2022**

Chair Whitman asked for any revisions on the July 28, 2022 minutes. There were none. Don McEnhill motioned for the minutes to be approved as is. Sue Conley and Cary Fargo both seconded the motion. A vote was taken and all were in favor except for Wendy Eliot, Sue Conley, Josh Proctor and Thembi Borrás who all abstained as they were not present at the July meeting.

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

- Misti Arias, General Manager, welcomed two new Advisory Committee members, Thembi Borrás, representing District 3, and Josh Proctor, a youth representative. Ms. Arias read the bio for each new member. Ms. Borrás and Mr. Proctor both spoke and said they were happy to be part of the committee.
- The Regional Conservation Partnership Program funding agreement for vital streams and forests is going to the Board on October 25, 2022.
- A workshop for Vital Lands Initiative Implementation is going to the Board on November 8, 2022.
- A Vegetation Management Program update on the proposed recommendations for the future PG&E settlement expenditures for 2023 and 2024 will go the Board on December 13, 2022.
- Kim Batchelder, Vegetation Management Coordinator, is partnering with a Technical Advisory Committee in late October to host a public meeting to share initial recommendations and provide an update on activities in Sonoma County before taking the recommendations to the Board in December. These recommendations are based on the CLEE Report categories ranging from supporting the Vegetation Management Grant program, county organization and collaboration, long-term sustainable funding, data gaps and technical tool development and application, community outreach and education and workforce development and local capacity building. The Board will give Mr. Batchelder additional guidance on how to maintain and enhance collective efforts on vegetation management and wildfire resilience and community safety throughout the County.
- Ag + Open Space has one easement that needs to stay in agriculture and the landowner is selling the property. Staff is reviewing the buyer's qualifications to ensure that the property stays in ag. The proposed buyer will need to meet all the components of the affirmative agricultural conservation servitude.
- Staff is reviewing a proposal to amend the building envelope location for Forever Forestville to avoid a recently mapped jurisdictional wetland.



- There are updated landowner applications on our website and are available electronically.
- Ag + Open Space submitted an application to the Department of Conservation's Sustainable Ag Land Program for the McClelland Dairy project on September 8, 2022.
- The Matching Grant Program recommendations for funding will be presented at the October 27, 2022 Advisory Committee meeting. There are only two applications in this cycle. There are still ongoing discussions about possibly opening up the program for another round.
- Ms. Arias provided an update on the Sonoma Developmental Center: The draft Environmental Impact Report (EIR) is out and Permit Sonoma are taking public comment until September 26, 2022. One proposal working with local organizations reached out to Regional Parks and Ag + Open Space but not sure on the progress on the open space areas at this point, which are planned to transition to parks and stay open and undeveloped.

Chair Whitman opened the meeting for questions and comments from Advisory Committee members and members of the public. A discussion ensued and one member of the public, Ms. Shore, commented on the importance of protecting the SDC open space land and asked the Advisory Committee members to consider writing letters by September 26, 2022 and attending the SDC site tour that is open to the public on September 29, 2022.

#### **Matching Grant Program & Agricultural Subcommittee Appointments**

Chair Whitman announced that since John Nagle left the committee, there is one vacancy on the Agricultural Subcommittee that opened up that needs to be filled. Also, at the last meeting two members volunteered for the Matching Grant Program Subcommittee, herself and Kristina Tierney. There is more room if there is any interest. It was voted on at the last meeting that the MGP would not reopen but would move forward even though only two applications were received.

Mary Chambers, Agricultural Specialist, explained that the Ag Subcommittee member's main role will be to provide insightful feedback on the projects that Ag + Open Space is working on. These include property evaluations and the Farmland for All program, as well as other items. Meetings would take place the first Tuesday of the month from 2:00 to 3:30 every other month, or every month if something urgent came up.

Mr. Proctor volunteered to join the Ag Subcommittee but said he would need to check his schedule to see if that would work for him. Ms. Chambers said she could also move the meeting to accommodate Mr. Proctor's schedule.

The MGP Subcommittee meetings will take place soon and the focus is to help with the recommendations and the financial amounts that would go to each project that would then be presented to the Board. Then in early 2023 a reevaluation of the guidelines for more efficiency in the application process would be the main goal. Meetings would take place once a month.

Mr. Proctor volunteered to join the MGP Subcommittee as well.

Chair Whitman opened the meeting to the Advisory Committee members and members of the public. A short discussion ensued. Ms. Kirks expressed that she is against moving forward with just two applications and would prefer that the process be opened up again now to allow for more applications to come in.



### **New Monitoring Tools & Technology (Remote Monitoring)**

Jacob Newell, Stewardship Supervisor, and Taylor Acosta, Stewardship Technician, presented a PowerPoint presentation on new monitoring tools and technology that Ag + Open Space is using to improve efficiency and effectiveness in monitoring easements. "Remote monitoring" will help Ag + Open Space meet the Land Trust Alliance's monitoring standards as well as those in Ag + Open Space's Stewardship Policy. Stewardship staff monitor easements to ensure that landowners are following the legal requirements to permanently protect the land. In the past, this has all been done on the ground, which includes conversations with landowners, inspecting the land, taking photos of any changes, and writing a report documenting the visit. The Land Trust Alliance standards require accredited land trusts to monitor properties at least once every twelve months; the Stewardship Policy directs staff to monitor properties every twelve to eighteen months. With the number of properties in our purview, that would be five per week or one per day, which is a high volume of reports to generate. Advancing technology has increased access to satellite imagery, and a company called Upstream Tech has partnered with land trusts to develop a new program called LENS that enables easement monitoring via review of aerial or satellite imagery. Ag + Open Space is now in a two-year pilot program with LENS, which provides access to imagery as well as an efficient monitoring report function. LENS will not replace ground monitoring entirely but will help staff to reach the amount of monitoring we are able to conduct each year. Ms. Acosta presented the LENS program and demonstrated its different features.

Chair Whitman opened the meeting to the committee members for a discussion. The meeting was opened to the members of the public for comment, but there were none.

For more information, please feel free to contact Mr. Newell or Ms. Acosta at Ag + Open Space. The PowerPoint presentation is available upon request.

### **Projects in Negotiations**

Chair Whitman asked why there are seven properties in the appraisal process on the Projects in Negotiations spreadsheet. Ms. Arias explained that there could be several reasons and it varies on different projects. Some are waiting for the appraisers to get back to Ag + Open Space, approvals may not be moving forward to the Board, negotiations over the value of the price with landowners are still taking place, some may be in a disagreement with price but continue to be on the spreadsheet.

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

There were no announcements.

### **Adjournment**

Chair Whitman adjourned the meeting at 6:31.

Next Meeting: October 27, 2022

Respectfully submitted,

Mariah Robson  
*Advisory Committee Secretary*





## M E M O R A N D U M

---

**Date:** October 21, 2022 (for the meeting of October 27, 2022)

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

**From:** Lori MacNab, Matching Grant Cycle 2022 Coordinator  
 Jen Kuszmar, Acquisition Manager  
 Amy Ricard, Community Resources Manager

**Subject:** **2022 Matching Grant Program Funding Recommendations**

---

### 2022 Matching Grant Program Funding Recommendations

#### Background

Through the Sonoma County Agricultural Preservation and Open Space District's (Ag + Open Space) Expenditure Plan, Sonoma County voters have authorized Ag + Open Space to fund urban open space, natural resource restoration, and recreation projects through a competitive Matching Grant Program (MGP). The MGP is available to cities, the County, other public agencies, and 501(c)3 nonprofit organizations.

Since 1994, Ag + Open Space has accepted over 50 projects into the MGP totaling over \$37 million and in each of the county's nine incorporated cities and in numerous unincorporated areas. MGP funding has allowed our public and nonprofit partners to leverage funds to develop and implement diverse and innovative projects throughout Sonoma County's communities. Some projects funded through the MGP include Cloverdale River Park, Windsor Town Green, Sonoma Garden Park, Steamer Landing Park, Bayer Neighborhood Park and Gardens, Andy's Unity Park, Skategarden Park, Giorgi Park, Falletti Ranch, Creekside Park and Patterson Point.

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

#### 2022 Matching Grant Program Funding Cycle

In April 2021, Ag + Open Space opened the 2022 Matching Grant Program funding cycle with a virtual information session. The information session was attended by representatives from both the government and non-profit sectors. The budget for the 2022 MGP cycle is \$4 million, with



the application period open from April 21, 2022 to July 1, 2022. The 2022 MGP cycle was promoted through a variety of channels including the agency's website and monthly eNewsletters; the County's eNewsletter; an email blast to a list of nearly 300 MGP recipients, stakeholders, and interested parties; social media posts; and print and radio advertisements in English and Spanish. Though the promotion and interest in the 2022 Cycle was robust, Ag + Open Space only received two applications for a total funding request of almost \$2 million.

### **Small Application Pool in 2022**

Staff was surprised to only receive two applications given the number of applications received in past funding cycles and the number of attendees at our virtual information session (25+). Throughout the application period staff received inquiries from several potential applicants who ultimately did not end up applying. Staff did not receive any requests from potential applicants to extend the application period.

Staff spent time contacting the attendees of the virtual information session to solicit feedback on both the session and to gauge why the various organizations did not apply to the program. The majority of the attendees responded that they did not have an identified project during the application period. All respondents indicated the information session was helpful. One attendee indicated that they would like to see the application period open again in the near future.

Ag + Open Space is considering options to use any remaining funds to open a second application period or to roll funds from this cycle into the next cycle should the funding demand increase.

Ag + Open Space recently hired a Grants Coordinator who will be coordinating a review of the MGP guidelines and criteria through the lens of accessibility; diversity, equity, and inclusion; and goals outlined in both the Vital Lands Initiative and the County's Climate Resilient Lands Strategy. In reviewing the guidelines, Ag + Open Space will also evaluate potential barriers of the application process and will seek to streamline and remove obstacles to the extent feasible.

### **2022 Application Review and Evaluation**

To review the 2022 MGP application pool, an inter-disciplinary committee of Ag + Open Space staff, including members of the management team, reviewed and evaluated applications using the evaluation matrix developed for the 2020 cycle. After site visits with program applicants, the staff team met to discuss projects and to develop preliminary recommendations. The evaluation matrix utilizes applicant responses to score each project in the following categories: Program Intent, Benefits, Need, and Readiness. The maximum score is 100. The MGP Guidelines also describe "Other Considerations" that are analyzed as a part of the evaluation process. No numeric weighting is given to "Other Considerations," but rather provides additional information to be considered in the review process. The "Other Considerations" section was

updated for the 2022 cycle to include diversity, equity, and inclusion considerations in addition to evaluation of community support, project performance, and geographic and agency diversity.

Staff compiled the evaluations and presented the scores and preliminary recommendations to the MGP subcommittee, which is comprised of representatives from the Advisory Committee and the Fiscal Oversight Commission. The subcommittee supported the following staff recommendation:

**2022 Matching Grant Applications**

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

**1. Lower Colgan Creek Restoration & Neighborhood Park Land Acquisition**  
**Average Matrix Score: 78**

**APPLICANT:** City of Santa Rosa  
**LOCATION:** Santa Rosa  
**SUP. DISTRICT:** 3  
**PROJECT TYPE:** Improvement  
**ACREAGE:** 3.85  
**MGP REQUEST:** \$1,500,000  
**MATCH:** \$1,500,000

**SECURE\*\*:** \$4,500 – Appraisal  
\$3,500 – Hazardous Material Inspection  
\$500 – Title Report  
\$7,500 – Escrow  
\$1,476,500 – Acquisition  
\*\* source: Various City of Santa Rosa Accounts

**TOTAL MGP PROJECT COST: \$3,000,000**

**PROPOSED PROJECT:** The Lower Colgan Creek Restoration & Neighborhood Park Land Acquisition is the final piece needed to complete the Lower Colgan Creek Restoration project. The three-phase project is a partnership with Sonoma Water to restore Colgan Creek and upgrade the flood control capacity from a 25-year flood event to a 100-year flood event in a rapidly urbanizing section in Southwest Santa Rosa. The current proposal is to purchase a 3.85-acre parcel which abuts Sonoma County Water Agency’s

Colgan Creek Channel. The new property will enable the applicant to restore 2,500 linear feet of Colgan Creek and create a neighborhood park next to the creek. Creek restoration includes: increasing the meander pattern of the Creek, regrading the cross section of the creek, and installing a series of pools, riffles and log structures for habitat and water quality improvement. The lands not used for creek restoration are adjacent to other lands owned by the City of Santa Rosa and will be used to construct a new neighborhood park.

**BACKGROUND:** In 2004, 2007, and 2014, the City applied for and was accepted into the MGP for phases 1-3 of the Lower Colgan Creek Restoration Project. The funding was directed toward acquisition of lands and creek restoration and included: restoring the Creek to a more natural geometry, installing a series of pools and riffles, removing invasive species, revegetating the area with native plants, and creating a creekside public pathway. All the work associated with this phase was complete in May 2022. Ag + Open Space holds a Conservation Easement over these phases, and the Conservation Easement would be amended to add these lands if phase 4 is accepted into the Matching Grant program.

**PROJECT ATTRIBUTES:**

- Program Intent:
  - New open space: Would create a new neighborhood park in an underserved neighborhood in southwest Santa Rosa.
  - Link: Would connect to the Colgan Creek Path, built through earlier phases, and connect to the SMART trail in the future.
  - New, outdoor, nature-based recreation: Creek viewing points and educational signages.
  - Protection: The creek restoration will create habitat for the Western Pond Turtle, native fish, river otters and other wildlife.
  - Restoration: erosion control, flood and bank stabilization activities planned along Colgan Creek.
- Need:
  - Assist the City in fulfilling neighborhood park policies, currently this area of Santa Rosa only has 50% of the parklands recommended by the City's General Plan.
  - Pandemic has highlighted the importance of safe access to outdoors where people can recreate while remaining physically distant.
  - The 1.3 mile long lower Colgan Creek is identified in the Citywide Creek master plan as a high priority project because of the poor water quality and poor creek habitat. The currently proposed project will connect work completed through the previous MGP grants.

- **Benefits:**
  - Human: Expanded options for recreation outdoors that enables physical activity and a social gathering space. Also, the restoration of the creek corridor will increase flood capacity and reduce flood hazards to humans.
  - Nature: Revegetation and restoration on Colgan Creek for sediment reduction and water quality improvement will increase and improve habitat for native plants and animals.
  - Measures: Once the creek channel is restored, the water quality will be monitored for turbidity, water temperature and nutrient loading. Parks will also monitor park usage for success once the park is constructed.
  - Other benefits: Health benefits for those living near the new open space. Educational programming with Elsie Allen High School.
- **Readiness**
  - Planning/Design:
    - Appraisal- Complete
    - Title Report- Complete
    - Phase I, Hazardous Material- Complete
    - Escrow Open for Acquisition- Anticipate 12/1/2022
  - Experience: The City has experience acquiring properties for City use, further the Creeks team has successfully executed phase 1 and phase 2 of the Lower Colgan Creek project.
  - Match: Proposing a match equal to 1:1, all monies are secured.
  - Partial funding: this is an option and the City would work to identify other grant funding opportunities
- **Community Support, Support letters from:**
  - Elsie Allen High School
  - The Laguna Foundation
  - Sonoma Water
  - Sonoma County Regional Parks
  - Assembly Member Jim Wood
  - Russian River Water Association
  - Redwood Empire Trout Unlimited

**RECOMMENDATION: This project is recommended for full funding up to the requested \$1,500,000.**

**2. Putnam Park Extension Project**  
**Average Matrix Score: 74**

**APPLICANT:** Earth Island Institute  
**LOCATION:** Petaluma  
**SUP. DISTRICT:** 2

**PROJECT TYPE:** Improvement  
**ACREAGE:** 47.43  
**MGP REQUEST:** \$450,000  
**MATCH:** \$1,530,000

**SECURE\*\*:** \$60,000 – Project Administration  
\$250,000 – Project Design  
\$50,000 – Permitting  
\$97,000 – Construction Management  
\$25,000 – Natural Resource Enhancement  
\*\* source: Donor Advised Fund held by Charles Schwab

**ANTICIPATED\*\*:** \$63,000 – Construction Management  
\$85,000 – Site Preparation  
\$900,000 – Public Access Infrastructure  
\*\* source: Donor Advised Fund held by Charles Schwab

**TOTAL MGP PROJECT COST: \$1,980,000**

**BACKGROUND:** In the 2018 MGP cycle, a \$1,000,000 grant was awarded to Earth Island Institute to assist in acquiring 47 acres of land known as Scott Ranch with the goal of transferring the property to Regional Parks to expand Helen Putnam Regional Park. The 47 acres added to the eastern edge of Helen Putnam Regional Park would facilitate public access to the Regional Park from the City of Petaluma and create parkland dedicated to educating the public about the historic agricultural use of the land. The scenic property, at the intersection of D Street and Windsor Drive, is characterized by historic red barns dating back to the late nineteenth and early twentieth century. The land also contains two branches of Kelly Creek and several smaller seasonal streams that transverse the property. The subject land is being created through an agreement between the landowner and the Kelly Creek Protection Project of Earth Island Institute through a proposed subdivision in the City of Petaluma. The subdivision will create 28 single family home lots on 11 acres with the balance of the land being purchased by Earth Island Institute and transferred to Regional Parks.

The grant money from 2018 has yet to be dispersed, however, the property is in escrow, and will close once the City of Petaluma has given final approval for the subdivision.

**PROPOSED PROJECT:** The current 2022 MGP Application is a request for funding to assist with creek and habitat restoration on the property prior public access. The grant monies requested through this cycle would be used to front load riparian restoration prior to public access. Specifically, the restoration plan includes: installing livestock

fencing around the riparian areas and stock pond, installing native plantings throughout the riparian area, and repairing gullies to reduce sediment load into the creek. The riparian improvements are necessary prior to allowing public access to the property. As their match, the applicant will construct a .7-mile trail on the north side of Kelly Creek, connecting the property to the trails in Helen Putnam Regional Park. The applicant has also committed to building a 27-space parking lot and bridge to connect to the trail.

**PROJECT ATTRIBUTES:**

- Program Intent:
  - Link: Development of a 0.7-mile trail following Kelly Creek and connecting to Helen Putnam Regional Park and over six miles of trails.
  - New, outdoor, agricultural recreation: the long-term plan will restore the historic barns for educational uses, in phase one the barns will be stabilized for preservation.
  - Protection: The planned riparian enhancements will restore and enhance habitat for the California Red Legged Frog and other native species.
  - Restoration: Kelly Creek riparian corridor will be restored with oak and bay tree plantings as well as other native plantings.
  
- Need:
  - Easier access to a Regional Park from the City of Petaluma.
  - Pandemic has highlighted the importance of safe access to outdoors where people can recreate while remaining physically distant.
  - Petaluma 2025 General Plan calls for the Scott Ranch Property to be preserved, namely the historic barns and Kelly Creek and tributaries.
  
- Benefits:
  - Human: Expanded options for recreation outdoors with a trail connection to Helen Putnam Regional Park, opportunity for agricultural education.
  - Nature: Project will protect the California Red Legged Frog and critical habitat.
  - Measures: Transfer of land to Regional Parks.
  - Other benefits: Health benefits for those living near the new open space.
  
- Readiness
  - Administration – Ongoing
  - Planning/Design:
    - Design – 1/27/23 - 9/1/23
    - Permitting – 5/1/23 - 15/24
    - Construction – 2/5/24 - 1/10/25

- Site Preparation – 6/3/24 - 7/12/24
- Resource Enhancement – 7/15/24 - 1/10/25
- Public Access Infrastructure – 7/8/24 - 1/10/25
- Experience: The applicant Earth Island Institute has experience working on conservation projects. Kelly Creek Protection Project has been working closely with Earth Island to bring the project to this point. Prunuske Chatham is the firm hired to design the restoration project, they have extensive experience throughout Sonoma County.
- Match: Proposing a match equal to 4:1, with most monies secured.
- Partial funding: this is an option.

- **Community Support, Support letters from:**  
 -Sonoma County Regional Parks                      -Sonoma Land Trust

**RECOMMENDATION: This project is recommended for full funding up to the requested \$450,000**

Funding Recommendations

Staff and the MGP subcommittee have reviewed these projects and has found that they will further the goals of the Matching Grant Program and are recommending that they be funded the full requested amount.

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

Project	Applicant	Sup. District	Project Type	Evaluation Score	MGP Request	Funding Recommendations
Lower Colgan Creek	City of Santa Rosa	3	Acquisition	78	\$1,500,00	<b>\$1,500,000</b>
Putnam Park Extension	Earth Island Institute	2	Improvement	74	\$450,000	<b>\$450,000</b>
<b>TOTAL</b>					<b>\$1,950,000</b>	<b>\$1,950,000</b>

Conservation Easement Project Name	Acreage (approx)	Sup. District	Project Evaluation Initiating Project Due Dilligence Project Structure CE Negotiations Appraisal Process FOC BOD Escrow/Closing										Comments	
			Step 1	Step 2			Step 3			Step 4				
Abril Ranch	1,929	4												Due Diligence - mineral rights review
Armstrong Redwoods State Natural Reserve - Ayers Addition	320	5												Negotiating CE - Landowner review
Baumert Springs	372	5						+						Appraisal phase - seeking appraiser
Big Sulphur Creek (Krasilisa)	507	4												Initiating Project
Chanslor Ranch	378	5												Initiating project
Correia	146	2												Initiating project
Crawford Gulch	92	5												Project Structure - development
Deniz Ernest & Beverly Trust	217	2												Project Structure - development
Deniz Family Farm	355	2												Project Structure - development
Denner Ranches	489	5												Appraisal phase - appraiser hired
Diamond W Ranch	849	2												Project Structure - CE drafting
El Recreo	289	1												Escrow and Closing - wiring funds
Healdsburg Ridge Open Space Preserve - South Expansion	149	4												Appraisal phase - awaiting draft appraisal
Lafranchi (Laguna)	127	5												Negotiating CE - Landowner review
Limping Turkey Ranch	158	2												Initiating project
Lobban – Creekside Addition	3	1	+	+										Initiating project with conservation buyer
Lobban – Mark West Creek	266	1						+						Appraisal phase - fee appraisal being updated
Mark West Wikiup Preserve	31	4												Appraisal phase
McClelland Dairy	348	2												Project Structure - CE Negotiation
McCormick Ranch - Regional Parks	253	1												Appraisal phase
Miguel-Tocci	489	5												Initiating project
Preston Farm	133	4												Project Structure - CE Negotiation
Riebli Family Dairy	139	2												Project Structure - project structure revision
Rincon Hills	218	1												Project Structure - development
Rowland Mack	168	1												Project Structure - development





Matching Grant Project Name	Acreage (approx)	Sup. District	Project Evaluation Initiating Project Due Dilligence Project Structure CE Negotiations Appraisal Process FOC BOD Escrow/ Closing Implementation + Tracking Match											Comments	
			Step 1	Step 2			Step 3			Step 4	Step 5				
A Place to Play	87	5													Initiating project
AmeriCorps Trail	12	5													Implementation - CE/RC will be recorded following trail construction.
Badger Park	20	4													On hold at applicant's request
Bayer Farm Development ***	6**	3			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			Reimbursement ongoing; Grant extended
Bodega Bay Trail	178	5													Initiating project
Colgan Creek Phase 3 MG***	7**	3			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+		Restoration work complete
Crane Creek Regional Trail	75	1													Negotiating CE, Rec Covenant
Denman Reach	2	2													Negotiating CE
Falletti Ranch	4	2													Tracking match
Forever Forestville***	4	5													Tracking match
Graton Green	1	5													Completed
Healdsburg Montage Park	36	4													Initiating project
Helen Putnam Regional Park Extension	56	2													Initiating project
Keiser Park Expansion 2	2	4				+									Project Structure - development
Maxwell Farms	79	1													Drafting Documents
Paula Lane Open Space Preserve	11	2													Tracking match
Petaluma River Park	20	2													Letter of intent in negotiation
River Lane***	1	5													Finalizing docs; Grant extended to 10/25/24 - ON HOLD
Roseland Creek Community Park - Phase 1c	3	3													Negotiating CE, Rec Covenant
SMART Pathway - Payran to Southpoint	14	2													Negotiating CE, Rec Covenant
Southeast Santa Rosa Greenway***	61	1													Initiating project; extended to 10/25/24
Steamer Landing Park Development (McNear Peninsula)	27**	2													Initiating project
Taylor Mountain Regional Park & Open Space Preserve - Cooper Creek Addition	54	3													Closed 4/1/20. Tracking match
Tierra de Rosas***	1	3													Drafting documents
<b>Total Acres</b>	<b>727</b>														

\* District approved a 2-year extension

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

\*\*\* District approved 5-year extension (MGP 2 year, fire 3 year)

