



AG + OPEN SPACE
SONOMA COUNTY

Thursday, September 27, 2018

REGULAR MEETING
SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE
DISTRICT ADVISORY COMMITTEE

Meeting begins at 5:00 p.m.

MEMBERS PLEASE CALL IF UNABLE TO ATTEND

AGENDA

1. **Public Comment** - Comments on items not listed on the agenda
(*Time is limited to 3 minutes per person/item*)
2. **Approval of Minutes** [Attachment "A"] ***ACTION***
June 28, 2018
3. **General Manager's Report** ***INFORMATIONAL***
4. **Agricultural Subcommittee** ***INFORMATIONAL***
Karen Gaffney, Conservation Planning Program Manager
John Nagle, Agricultural Subcommittee Chair
5. **Subcommittee Report Outs** ***INFORMATIONAL***
 - Matching Grant Program
 - Agricultural
 - Vital Lands Initiative
6. **Advisory Committee Support Letter for Regional Parks** [Attachment "B"] ***ACTION***
John Dell'Osso, Advisory Committee Chair
7. **Matching Grant Recommendations** [Attachment "C"] ***ACTION***
Misti Arias, Acquisition Program Manager
Jennifer Kuszmar, Matching Grant Coordinator
8. **Projects in Negotiation** [Attachment "D"] ***INFORMATIONAL***
9. **Announcements from Advisory Committee Members** ***INFORMATIONAL***
10. **Adjournment** Next Meeting: October 25, 2018

Future Meeting Topics
(subject to change)

10/25/18

RCPP Projects
Vital Lands Update
Acquisition Project Update
Stewardship Workshop

12/13/18

Update on Work Ag Advisory Team
Vital Lands Update

1/24/19

Fiscal Update
Vital Lands Update

2/28/19

Process Improvements
Vital Lands Update

DISABLED ACCOMMODATION: If you have a disability which requires the agenda materials to be in an alternative format or requires an interpreter or other person to assist you while attending this meeting, please contact Mariah Robson at (707) 565-7363, at least 72 hours prior to the meeting to ensure arrangements for accommodation

PUBLIC COMMENT:

Any member of the audience desiring to address the Committee on a matter on the agenda will have an opportunity to speak. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the subject under discussion. Each person is usually granted 3 minutes to speak; time limitations are at the discretion of the Chair.



Attachment "A"

***SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE
DISTRICT ADVISORY COMMITTEE***

June 28, 2018 MINUTES

5:12 pm Meeting convened at the District office, 747 Mendocino Avenue,
Suite 100, Santa Rosa, California

Members Present

Bill Smith	Curt Nichols	Evan Wiig	Jan McFarland
Halei Trowbridge	Don McEnhill	Paul Martin	Steve Barbose
Steve Rabinowitsh	John Dell'Osso	Taj Hittenberger	

Members Absent

David Cook	Doug Lipton	Cary Fargo
Tawny Tesconi	John Nagle	Neysa Hinton

Staff Present

Bill Keene, General Manager; Sheri Emerson, Stewardship Program Manager; Seamus Rafferty, Stewardship Technician; Catherine Iantosca, Stewardship Technician; Aldo Mercado, County Counsel; Mariah Robson, Advisory Committee Clerk

Chair Dell'Osso called the meeting to order at 5:12 pm.

Chair Dell'Osso announced that item #6 would switch with item #8 in order of presentation.

Public Comment

Chair Dell'Osso asked for public comments on items not on the agenda.

Duane DeWitt played a one and half-minute video for the Advisory Committee members on Roseland Creek. He also spoke about a meeting that took place right before the Advisory Committee meeting that Bill Keene, General Manager, who facilitated between the City of Santa Rosa and some neighbors from Roseland regarding Roseland Creek Park. Mr. DeWitt spoke in favor of keeping the park as natural as possible.

Larry Hanson also attended the Roseland Creek Park meeting with the City of Santa Rosa and spoke in favor of keeping the park as natural as possible as well.

Susan Kirks spoke about taking a walk with the community group on the Roseland Creek property, seeing a large Red-shouldered hawk active nest and noting a Barn Owl flew overhead while they were walking. She encouraged support of conservation and a best

approach to any planning. She stated the Paula Lane Matching Grant open space project in Petaluma has sensitive habitat and planning considered that.

Approval of Minutes

Susan Kirks requested an amendment to the minutes of May 24, 2018 to take out what was written last month and add the following: Susan Kirks passed out the Leaves newsletter of Madrone Audubon Society. She spoke in support of wildlife corridors, Paula Lane, and keeping urban lands that are wild such as the Roseland Creek Preserve in their natural state.

Chair Dell'Osso also asked for an amendment to the minutes. Under Projects in Negotiations, it was written that the Ag + Open Space has protected over 13,000 acres of land, and it should be 113,000.

Chair Dell'Osso asked for approval of the May 24, 2018 minutes as amended. Curt Nichols motioned to approve the minutes with the amendments, and Paul Martin seconded the motion. All in favor, with three abstentions from Steve Barbose, Taj Hittenberger and Don McEnhill, who all were not in attendance last month.

Chair Dell'Osso introduced the two new Advisory Committee members, Steve Barbose and Taj Hittenberger. They both spoke a little about themselves and were welcomed by the members.

General Manager's Report Out

- Mr. Keene announced that Advisory Committee member Don McEnhill had his picture and an article about him and others titled The Water Warriors of California in the June 2018 issue of Vanity Fair magazine. The magazine article was passed around to members to read.
- The Ag + Open Space's budget was approved at the Board of Directors two weeks ago.
- Roseland neighbors and the City of Santa Rosa staff had a positive meeting this afternoon for bridge building between the neighbors and the City. Mr. Keene hopes to continue these meetings and will report back to the Advisory Committee.
- As of today McCullough phase 2 has closed. A future acquisition that will also be included in the Markwest Creek Regional Parks Preserve will be Wendle, which will go to the Board of Directors on July 10, 2018. This will add another 11,000 acres to the park. Mr. Keene would like to take the Advisory Committee members on a tour of this property at a future time.
- Ag + Open Space hosted a meeting of resources that included interested groups regarding regional natural and working lands. Attendees included California RCD's, the Department of Conservation and Ag + Open Space. The topic discussed was how the State will invest in natural and working lands for the future. Mr. Keene will report back to the Advisory Committee on this topic.

Subcommittee Report Out

The District currently has three active subcommittees:

1. Matching Grant Program
2. Agriculture
3. Vital Lands Initiative

The Matching Grant Program will be meeting soon.

Paul Martin from the Ag Subcommittee reported out that this subcommittee just met, and they discussed relations with the ag community and how to get a positive dialog going. They also discussed the implementation plan in the Vital Lands Initiative and that there will be meetings with the Farm Bureau and that they will be convening a working group ag advisory team that will be focused on vital lands.

The Vital Lands Initiative subcommittee have not met, but there is a process that is taking shape with communications with the Farm Bureau and the ag community. The goal is to take VLI to the Board of Directors sometime in December 2018 or January 2019 after this work is completed.

Budget

Mr. Keene presented a PowerPoint presentation outlining the Ag + Open Space's budget.

For more information, the PowerPoint presentation is available upon request.

Advisory Committee Support Letter for Regional Parks

Aldo Mercado, County Council, spoke about the Advisory Committee writing a letter of support for Regional Parks. This is allowed per the Advisory Committee by-laws but it will need to be an action item added to the next Advisory Committee agenda. It will need to be notified and sent out to the public. Mr. Mercado recommended that the letter be in close to final form by the time the members meet again so it can be reviewed by the members and the public. It was agreed by the members to put this on August's agenda as an action item in order for the members to vote on the letter of support.

Impacts of the October Fires to District-Protected Properties

Sheri Emerson, Stewardship Program Manager, presented a PowerPoint presentation on fire-impacted properties protected by Ag + Open Space. 7,500 acres of easement and fee properties were affected by the fire. The ecological effect was minimal; however, invasive species are coming back aggressively. Ag + Open Space is actively working on recovery and resiliency and working to minimize fire damage in the future.

For more information, the PowerPoint presentation is available upon request.

Projects in Negotiations

There were no updates.

Announcements from Advisory Committee Members and Members of the Public

There were no announcements.

Adjournment: This meeting adjourned in memory of John McChesney, who was a member of the Advisory Committee for six months and recently passed away. The meeting adjourned at 6:59 pm.

Next scheduled meeting date: August 23, 2018

Respectfully submitted,

Mariah Robson,
Advisory Committee Secretary

Attachment “B”

The Sonoma County Regional Parks system is a wonderful community benefit with over 50 parks that provide recreational opportunities from the Sonoma Coast beaches to oak ridgelines and urban centers. For over 20 years, the Sonoma County Ag + Open Space has contributed to the growth of Sonoma County Regional Parks by creating nine parks and preserves, adding land to two existing Regional Parks, and have five additional parks and preserves in the works. Today over five million users hike, bike, horseback ride, picnic, swim, and do many other activities in our Regional Park system.

The Sonoma County Parks Improvement, Water Quality, and Fire Safety Measure is set to appear on the November ballot for voters. The measure would impose a 1/8-cent tax on sales countywide for a 10-year period. Sonoma County Regional Park officials predict the measure would raise an estimated \$11 million a year.

Two-thirds, or about \$7 million a year, would be directed to county regional parks, and one-third, or about \$4 million, would be divided among the county's nine cities for their parks and recreational programs.

As a special tax, all of the revenue generated must be used for parks. This makes this a dedicated source of income for the next 10 years. This is something our Regional Parks system has never had in its 51-year history.

In addition, passing the tax measure this fall is the only way to ensure the county is eligible for a portion of \$40 million in one-time funding from Proposition 68, a \$4.1 billion state bond measure approved by California voters this past June. A source of money to leverage these additional dollars to keep our parks open, clean, and the resources within these areas protected is of vital importance.

Most other Bay Area counties have dedicated park funding. In the East Bay, Contra Costa and Alameda counties are part of a special district with a parcel tax for the East Bay Regional Park system. Based on all of the aforementioned reasons, the Sonoma County Ag + Open Space Citizens' Advisory Committee fully supports Measure M, which provide needed funding to get new parks open and revitalize the existing parks into the future.

Sincerely,

John A. Dell'Osso
Chair, Sonoma County Ag & Open Space Advisory Committee



Attachment "C"

Date: September 21, 2018 (meeting September 27, 2018)

To: Advisory Committee

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 in fire-impacted communities. 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 attached map) and from a variety of eligible entities. One application was deemed ineligible per the Program 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 Program Guidelines evaluation criteria. The Subcommittee is comprised of two representatives from the Advisory Committee and two from the Fiscal Oversight Commission. Staff held two meetings as did the Subcommittee 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 27th, staff will present this information for your consideration and to develop final funding recommendations for Board approval in November.

Of the eight eligible applications received, none were for projects in fire-impacted communities or for eligible projects that would aid in recovery efforts. Since the MGP budget was increased to provide additional funding for these project types, staff and the Subcommittee's recommendation is to provide funding for 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 may be recommended for partial funding. Staff and the Subcommittee worked to strike a balance between

accepting important community open space projects into the program while reserving funds for a future cycle. Staff anticipates receiving applications for eligible projects 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 Program'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 initial recommendations can be found below. This information, including recommended funding amounts, will be presented during the meeting on September 27th.

Based on your action on September 27th, Ag + Open Space staff will present project and funding recommendations to the Fiscal Oversight Commission on October 4th and to our Board of Directors in November. Determination of the funding recommendations by the Board of Directors will signify acceptance of the projects into the Matching Grant Program. Project implementation will then occur in accordance with the Program Guidelines. Funding disbursement for Matching Grant projects is contingent upon future approvals by both the Fiscal Oversight Commission (for acquisition projects) and the Board of Directors, including execution of a Matching Grant Agreement, Conservation Easement, and in some cases a Recreation Covenant.

2018 MATCHING GRANT PROGRAM PRELIMINARY FUNDING RECOMMENDATIONS

Project	Applicant/Co-Applicant	Type of Project	Description	Size	Sup. District	Recommended for funding?
AmeriCorps Trail Project	City of Sebastopol	Improvement - Public Access/recreation development	Construct new trails and entry points in the vicinity of the existing AmeriCorps Trail.	12.4	5	Y
Badger Park Russian River Access	City of Healdsburg	Improvement - Public Access/recreation development	Develop and construct access to the Russian River from Badger Park.	< 20	4	Y
Balletto Field Wetland Restoration Project	Laguna de Santa Rosa Foundation	Improvement - Restoration	Restoration activities in the Laguna de Santa Rosa.	64.9	5	Project ineligible
Clara's Garden	Windsor Historical Society / Town of Windsor	Improvement - Public Access/recreation development	Improved access and recreational development at Clara's Garden.	< 2.2	4	N
Cooper Creek Addition - Taylor Mountain Regional Park & Open Space Preserve	Sonoma County Regional Parks	Acquisition	Acquisition of 54 acres adjacent to Taylor Mountain Regional Park and Open Space Preserve.	54	3	Y

Project	Applicant/Co-Applicant	Type of Project	Description	Size (acre)	Sup. District	Recommended for funding?
Helen Putnam Regional Park Extension	Earth Island Institute / Kelly Creek Protection	Acquisition	Acquisition of 44 to 58 acres adjacent to Helen Putnam Regional Park.	44-58	2	Y
La Cresta Ridge and Ravine	City of Petaluma / OWL (La Cresta Ridge and Ravine and West Petaluma Hills Coalition)	combo: Acquisition & Improvement - Public Access/Recreation Development	Acquisition of 13 acres in Petaluma adjacent to current open space lands and near Helen Putnam Regional Park.	13.6	2	N
McNear Peninsula Acquisition and Access Improvements	City of Petaluma / Friends of the Petaluma River	combo: Acquisition & Improvement - Public Access/Recreation Development	Acquisition and recreational development of 20.8 acres adjacent to Steamer Landing Park.	20.8	2	Y
Mission Bell Farm	Blue Wing Adobe Trust	Acquisition	Acquisition of 2.72 acres in downtown Sonoma.	2.72	1	N

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.

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.

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: \$40,000 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.

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.

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 Program (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.

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 Program Guidelines.

RECOMMENDATION: This project is not recommended for funding.

- 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 Program 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 Program (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 Program. 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

Attachment "C"

MENDOCINO COUNTY

LAKE COUNTY

2nd District

Petaluma

La Cresta
Ridge &
Ravine +
Steamer Landing +
Helen
Putnam
Extension +

PETALUMA RIVER

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

PACIFIC OCEAN

NAPA COUNTY

Cloverdale

4th District

Geyserville

Healdsburg

Badger Park

Claras Garden

Windsor

Mark West Springs

116

See detail map in lower left.

Santa Rosa

3rd Dist.

Sebastopol

12

1st District

Oakmont

Kenwood

Glen Ellen

Boyes Hot Springs

Mission Bell Farm

Schellville

121

37

101

116

Petaluma

Cotati

Penngrove

Rohnert Park

Two Rock

2nd District

Valley Ford

Bloomfield

Bodega Bay

Freestone

Camp Meeker

Occidental

Graton

Forest Hill

Monte Rio

Duncans

Jenner Mills

Guerneville

Cazadero

Fort Ross

Stewarts Point

Sea Ranch

Annapolis

Asti

Lytton

Jintown

128

101

1

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

101

116

12

121

37

Project Status Chart
9/20/2018

Sonoma County Agricultural Preservation and Open Space District

PROJECT	Acreage (approximate)	Supervisory District	Acquisition Plan Category	Project Design	Appraisal Process	Approvals/Baseline	Escrow	Comments
Arrowhead Ranch (Maas)	245	2	Farms & Ranches	x				On hold at request of owner
Cresta 3	46	1	Recreation & Education	x	x	x		going to Board 10.9.18
Donnell	909	1	Greenbelts & Scenic Hillside	x	x			Board approval August 28, 2018
El Recreo	289	1	Greenbelts & Scenic Hillside					Initiating project
Gloeckner-Turner Ranch	3,364	5	Water, Wildlife & Natural Areas	x	x			Appraisal process
Jacobsen Ranches	127	2	Greenbelts & Scenic Hillside	x				CE under negotiation
Joseph Camozzi Dairy	403	2	Farms & Ranches	x				CE under negotiation
LaFranchi	1,189	4	Farms & Ranches	x				Initiating project
Lafranconi	211	5	Greenbelts & Scenic Hillside	x				On hold at request of owner
Mattos Dairy	866	2	Farms & Ranches	x	x			Offer made
McClelland Dairy	337	2	Farms & Ranches	x	x			CE under negotiation
Preston Farm	133	4	Farms & Ranches					Initiating project
Rips Redwoods	1,620	5	Water, Wildlife & Natural Areas	x	x	x		Board approval June 5, 2018
Sonoma Developmental Center 5 (Transfor	945	1	Greenbelts & Scenic Hillside					Land protection proposal underway
Terrilinda Dairy	175	1	Greenbelts & Scenic Hillside	x				On hold at request of owner
Tunzi	345	2	Farms & Ranches					Initiating project
Weeks Ranch (Rasmason)	1,372	1	Water, Wildlife & Natural Areas	x	x			Appraisal process
Wendle	47	1	Recreation & Education	x	x	x	x	Closed Aug 13, 2018
Witt Home Ranch	395	2	Farms & Ranches					Initiating project

Total Acres: 13,018

Matching Grant Projects	Acreage (approximate)	Supervisory District	Location	Begin Grant Process	Appraisal Process	Approvals/Baseline	Escrow	Comments
Andy's Unity Park	4	5	Southwest Santa Rosa	x				Reimbursement and tracking match ongoing
Bayer Farm Development	6**	5	Southwest Santa Rosa	x	x	x	x	Reimbursement ongoing, Grant term extended
Colgan Creek Phase 3 MG*	7	5	Southwest Santa Rosa	x	n/a	x	x	Board approved 4/21/15
Crane Creek Regional Trail*	6	1	East of Rohnert Park	x	n/a			Initiating project
Denman Reach	2	2	North Petaluma	x	n/a			Drafting documents
Falletti Ranch	4	2	Cotati	x	x	x	x	Tracking match
Forever Forestville*	4	5	Downtown Forestville	x	x	x	x	Tracking match
Graton Community Park	1	5	Downtown Graton	x	x	x		FOC approved 7/19/18
Guerneville River Park Phase 2*	5	5	Central Guerneville	x	x	x		Initiating project
Irwin Creek Riparian Restoration*	47**	5	West of Santa Rosa	x	n/a	x	n/a	Reimbursement ongoing
Maxwell Farms	79	1	Northwest of Sonoma	x	n/a			Initiating project
Nathanson Creek Restoration Phase 2	1**	1	Sonoma	x	n/a			Reimbursement ongoing
Paula Lane Open Space Preserve	11	2	West Petaluma	x	x	x	x	Tracking match
River Lane	1	5	West of Guerneville	x	x	x	x	Board approved 9/11/18
Riverfront Regional Park Recreation Improv	300**	4	West of Windsor	x	n/a			Initiating project
Roseland Creek Community Park - Phase 1	3	5	Southwest Santa Rosa	x				Initiating project
Roseland Village Public Space	1	5	Southwest Santa Rosa	x	n/a			Drafting documents
Southeast Santa Rosa Greenway	61	1	Southeast Santa Rosa	x		x		Initiating project
SMART Pathway – Hearn to Bellevue*	6	5	Southwest Santa Rosa	x	n/a	x		FOC approved 7/21/16
SMART Pathway - Payran to S. Point	14	2	Petaluma	x	n/a			Drafting documents
Sonoma Garden Park Phase 2*	5**	1	East of Sonoma	x	n/a	x	n/a	Completed
Steamer Landing Park Development (McNe	27**	2	Downtown Petaluma	x	n/a			Initiating project
Total Acres:		127						

* District approved a 2-year extension

** Restoration/Development Project on previous acquisition.