

<p>County of Sonoma</p> <p>Agenda Item</p> <p>Summary Report</p>	<p>Clerk of the Board Use Only</p> <p>Meeting Date ___/___/___</p> <p>Agenda Item No: _____</p>
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<p>Department: Sonoma County Agricultural Preservation and Open Space District</p>	<p>() 4/5 Vote Required</p>
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<p>Contact: DeAnna Kamber</p>	<p>Phone: (707) 565-7266</p>	<p>Board Date: 8/11/09</p>	<p>Deadline for Board Action:</p>
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AGENDA SHORT TITLE:
 Matching Grant with the Friends of Villa Grande – Patterson Point Project

REQUESTED BOARD ACTION:

Resolution of the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District authorizing and directing the President to grant \$140,000 through the Competitive Matching Grant Program to the Friends of Villa Grande for the Patterson Point Project; determining that the Project is consistent with the 2020 Sonoma County General Plan; accepting a conservation easement and a recreation conservation covenant over the Property; authorizing the President to execute a matching grant agreement with the Friends of Villa Grande; authorizing the execution of certificates of acceptance; and making certain determinations pursuant to the California Environmental Quality Act.

CURRENT YEAR FINANCIAL IMPACT

<u>EXPENDITURES</u>		<u>SOURCE OF ADDITIONAL FUNDS REQUESTED</u>	
Estimated Cost	\$ 140,000	Contingencies (Fund Name:)	\$ 000.00
Amount Budgeted	\$ 140,000	Unanticipated Revenue (Sources:)	\$ 000.00
Other Avail. Approp.		Other Transfer(s): Fund Balance	\$ 000.00
(Explain below)	00.00	Total Source of Funds:	\$ 000
Additional Requested:	\$		

Explanation (if required): **Funding will be provided by the 2007 Series A Measure F Sales Tax Bond Proceeds.**

Prior Board Action(s):

Alternatives - Results of Non-Approval:
 Do not adopt resolution for the project. Funding by the District for the acquisition, habitat restoration and public access improvements associated with the Patterson Point Project under the Matching Grant Program will not occur.

Background:

NOTE: Conservation Easement, Recreation Conservation Covenant, Matching Grant Agreement, Certificates of Acceptance, Notice of Exemption and Appraisal are on file with the Clerk of the Board.

Project Background

In 2008, the Friends of Villa Grande entered into negotiations with Regina E. Torr, owner of the Patterson Point property, to purchase the site located in the unincorporated town of Villa Grande to provide on-going river access and low-intensity public outdoor recreation for the lower Russian River communities, Sonoma County residents and seasonal visitors. While in negotiation to purchase the property, Friends of Villa Grande applied for and were recommended funding under the District’s Matching Grant Program to assist with acquisition of the property, habitat restoration and public access improvements on the property.

The purpose of the project is to protect a parcel along the Russian River and its significant riparian vegetation, restore native vegetation on the property presently threatened by invasive plant species, provide for enjoyment of open space in an otherwise densely populated region of the lower Russian River, and provide river access for recreational uses on the Russian River.

Project Design

Friends of Villa Grande will use, operate and maintain the property for on-going public river access and low-intensity public outdoor recreation such as picnicking, swimming, bird watching, canoeing/kayaking, and educational uses associated with restoration of the site and its natural resources. Friends of Villa Grande anticipates minor improvements associated with low-intensity recreational use such as directional/interpretive signage, picnic tables, a kiosk, and maintenance of the existing unpaved trails through the property. Additionally, Friends of Villa Grande intends to control the invasive Himalayan blackberry and English ivy and re-introduce native riparian vegetation.

Working with Circuit Rider Productions, Friends of Villa Grande plans to create a master plan for restoration and management of the land. Under the direction of Friends of Villa Grande, on-going operations, maintenance and stewardship of the property are anticipated through community and volunteer support and services.

Project Timing

Following acquisition of the property, Friends of Villa Grande will begin work with Circuit Rider Productions to create a master plan for phased restoration. The master plan is anticipated to be designed during the winter of 2009-10 and implemented in 2010 with a prototype demonstration area that will detail the costs and efforts for eventual restoration of the entire parcel. Public access is expected to commence shortly after Friends of Villa Grande acquires title to the property.

Project Funding

Friends of Villa Grande is requesting a total of \$140,000 in grant funding from the District for the project including funds toward acquisition of the property (\$100,000), toward acquisition-related costs (\$4,400), and toward habitat restoration and minor improvements to enhance river access (\$35,600). More specifically, habitat restoration and access improvements funding will provide for invasive plant removal, native revegetation, irrigation associated with new native plantings and enhancement of the existing trails.

Attachments:

- 1. Site Map
- 2. Resolution

On File With Clerk:

- 1. Conservation Easement
- 2. Recreation Conservation Covenant
- 3. Matching Grant Agreement
- 4. Certificates of Acceptance
- 5. Notice of Exemption
- 6. Appraisal

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Background (cont'd):

Friends of Villa Grande's estimated match of \$106,750 includes cash contributions toward acquisition (\$70,000), cash and in-kind contributions toward acquisition-related costs (\$10,600), in-kind contributions for project management (\$5,675), grant funds toward development of a master plan (\$15,000), and in-kind and cash contributions toward habitat restoration and minor improvements to enhance river access (\$5,475). Additionally, Friends of Villa Grande will be responsible for operations and maintenance of the property in perpetuity.

Matching Grant Agreement

The District and Friends of Villa Grande will enter into a Matching Grant Agreement (on file with the Clerk) prior to expenditure of District funds toward the project. The proposed matching grant agreement will set forth the respective roles and responsibilities of each party. More specifically, the District will hold a perpetual conservation easement over the property to protect its scenic, open space, recreational, and natural resource values, and Friends of Villa Grande will convey a recreation conservation covenant to the District, affirmatively obligating them to the perpetual use of the property for low-intensity public outdoor recreation.

Conformance with Adopted Plans

Sonoma County General Plan

The project conforms with the 2020 Sonoma County General Plan, specifically the Open Space and Resource Conservation Element, in that it promotes biotic enhancement of a portion of the Russian River Riparian Corridor and enhances access to the Russian River.

Connecting Communities and the Land

The Patterson Point matching grant project fulfills several objectives and policies in the Recreation and Education and Water, Wildlife and Natural Areas categories of the District's acquisition plan, *Connecting Communities and the Land*, including working with non-profit organizations to establish parks and preserves that protect Sonoma County's unique natural habitats, scenic areas, and other open space values of regional importance and which promote access in proximity to urban communities.

Approvals

Expenditure Plan Consistency

Under the voter-approved Expenditure Plan, sales tax monies may be spent on urban open space, restoration and recreation projects within and near incorporated areas and other urbanized areas of Sonoma County. On July 18, 2009, by Resolution No. 2009-009, the Open Space Authority Board of Directors determined that the project is consistent with the Expenditure Plan and approved the expenditure through the matching grant program for the Patterson Point project.

Appraisal Information and Purchase Price

An appraisal was conducted by Howard Levy of Hornsby Levy Appraisal Group, Inc. with a date of valuation of November 11, 2008. The appraiser determined that the highest and best use of the property was recreation with beach access and concluded the estimated market value of the property to be \$100,000. District staff reviewed the appraisal and concluded that it met the District's Standards and Guidelines. The Open Space Authority reviewed and accepted the appraisal at its June 4, 2009 meeting.

Friends of Villa Grande has worked diligently with the Torrs to protect the property and has been successful in raising private funding for the acquisition to augment the District's proposed contribution of funding toward market value of the property.

The District proposes to contribute \$100,000 toward the purchase of the 1.8-acre property and approximately \$40,000 toward acquisition-related costs, habitat restoration and public access improvements on the property.

Escrow/Closing

Close of escrow for the project is anticipated to occur in September 2009.

CEQA

The project is Categorical Exempt from CEQA pursuant to State Guidelines Section 15313; alternatively is exempt pursuant to Section 15317; alternatively the project is exempt pursuant to Section 15316 (a); alternatively is exempt pursuant to Section 15325(a), (c) and (f); and alternatively is not a project subject to CEQA pursuant to Section 15378.