



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 7/9/2024

To: Sonoma County Board of Supervisors
Department or Agency Name(s): Regional Parks
Staff Name and Phone Number: Bert Whitaker, 707-565-2041
Vote Requirement: 4/5th
Supervisorial District(s): Second

Title:

District 2 Community Infrastructure Grant for Earth Island Institute

Recommended Action:

A) Approve \$1,800,000 award to the Kelly Creek Protection Project, a project of the Earth Island Institute to purchase approximately 47.43 acres of the Scott Ranch property ("Property") for the purpose of expanding the adjacent Helen Putnam Regional Park for a new trailhead and parking, trails, and restoration and preservation of habitat for plants and animals.

B) Make a finding that the expenditures proposed in this Board item are in compliance with Government Code Section 26227, and that these expenditures are "necessary to meet the social needs of the population of the County."

C) Delegate authority to the Regional Parks Director, or designee, to execute grant agreement, in a form approved by County Counsel.

D) Adopt a Budget Resolution in the amount of \$1,800,000 from District Specific Community Infrastructure Funds (District 2) in the FY2023-24 budget and adding appropriations to Regional Parks to be used for the project of the Earth Island Institute for the purchase or improvements of 47.43 +/- acres of the Scott Ranch Property. (4/5th Vote)

Executive Summary:

District Specific Community Infrastructure Funds were established during FY 2022/23 and 2023/24 budget hearings to address the infrastructure needs within each districts' community area.

Supervisor Rabbitt is proposing to use a portion of these funds for a grant to the Kelly Creek Protection Project, a project of the Earth Island Institute to purchase approximately 47.43 acres of the Scott Ranch property ("Property") for the purpose of expanding the adjacent Helen Putnam Regional Park for a new trailhead and parking, trails, and restoration and preservation of habitat for plants and animals.

Discussion:

The Kelly Creek Protection Project of the Earth Island Institute (KCPP), a 501©(3) non-profit organization, is in the process of acquiring approximately 47.43 acres of the Scott Ranch property (Property) on the southern edge of Petaluma for the purpose of expanding the adjacent Helen Putnam Regional Park and making it

accessible to County residents. After acquiring the Property, and before donating it to Sonoma County Regional Parks, KCPP is required to: (a) construct a new trailhead, restrooms, trails, and parking, and (b) improve habitat for the California red-legged frog; stabilization and restoration of eroded gullies; and restoration of the riparian corridor along the creek that runs through the Property.

KCPP is currently under contract to purchase the Property for \$4.1 million. The proposed County grant would be used to fund a portion of the Property acquisition costs. Escrow is anticipated to close in late summer or later, depending on the timing of approvals from the City of Petaluma.

Total estimated costs for land acquisition and construction of the park improvements is \$9,500,000. KCPP is funding the remainder of the purchase of the Property and the project improvements described above through a combination of grant funding and community fundraising.

The property acquisition is funded by:

- Sonoma County District 2 Board Infrastructure Funds: \$1,800,000 (proposed)
- City of Petaluma: \$250,000 (secured)
- Kelly Creek Protection Committee (contributions from major donors): \$2,050,000 (secured)
- Total: \$4.1 million

Funds will be dispersed pursuant to the enclosed grant agreement upon Board approval and satisfaction of contingencies for the purchase of the Property by KCPP. Fund dispersal will require submission of documentation related to the use of funds to the Regional Parks Department for the total amount of the grant.

The grant is authorized by Government Code Section 26227 as a financial contribution toward the acquisition and improvement of real property for programs designed to serve public purposes, benefit the community and economy, and meet the social needs, including health and welfare, of the population of the County.

Following acquisition, approximately \$5.4 million of public access improvements and ecological restoration and enhancements will be completed before transfer to Regional Parks. The improvements and ecological enhancements are being funded by:

- Sonoma County Ag + Open Space District \$1,450,000 (secured)
- Kelly Creek Protection Committee (contributions from major donors, pending grants) \$3,950,000 (secured and pending)

Strategic Plan:

N/A

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

The District Specific Community Infrastructure Funds were established during the FY 2022/23 and 2023/24 budget hearings.

FISCAL SUMMARY

| Expenditures | FY24-25 Adopted | FY25-26 Projected | FY26-27 Projected |
|------------------------------------|----------------------------|------------------------------|------------------------------|
| Budgeted Expenses | \$1,800,000 | | |
| Additional Appropriation Requested | | | |
| Total Expenditures | | | |
| Funding Sources | | | |
| General Fund/WA GF | \$1,800,000 | | |
| State/Federal | | | |
| Fees/Other | | | |
| Use of Fund Balance | | | |
| General Fund Contingencies | | | |
| Total Sources | \$1,800,000 | | |

Narrative Explanation of Fiscal Impacts:

District-Specific Community Infrastructure Funds are included in the FY 24-25 budget. The Supervisorial District 2 Community Infrastructure balance derived from discretionary General Fund assignment is \$4.5 million and is available to fund this recommended grant.

| Staffing Impacts: | | | |
|--|--|-------------------------------|-------------------------------|
| Position Title (Payroll Classification) | Monthly Salary Range (A-I Step) | Additions (Number) | Deletions (Number) |
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Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

Budget Resolution
Grant Fund Agreement

Related Items "On File" with the Clerk of the Board:

None