County of Sonoma
Agenda Item
Summary Report

To: Board of Supervisors

Board Agenda Date: June 14, 2016
Vote Requirement: Majority

Department or Agency Name(s): Regional Parks

Staff Name and Phone Number:
Scott Wilkinson, 565-2734

Supervisorial District(s):
Fifth

Title: Andy’s Unity Park – Mitigation credit purchase and donation acceptance

Recommended Actions:

Approve the proposed purchase of a set of off-site mitigation credits required for impacts associated with the development of Andy’s Unity Park. Authorize the Director to execute purchase agreements with four (4) mitigation banks - Hazel Mitigation Preserve, LLC, Martin Conservation Preserve, LLC, Margaret West Conservation Preserve, LLC, Davis Preserve, LLC - for mitigation credits in the total amount of $744,000, and accept the donation of four (4) additional amounts of mitigation credits valued at $143,000 with the same four (4) mitigation banks.

Executive Summary:

Project Overview
In December 2014 the County acquired the 4.22 acre park site at the corner of Moorland and West Robles Avenues in unincorporated Sonoma County immediately south and west of the city limits of Santa Rosa. Over the fall and winter of last year Regional Parks worked closely with the community to create the program and develop a Master Plan for a new neighborhood park on the site. The need to provide off-site mitigation credits for the entire site was established at the beginning of the park planning process, as the site is considered potential habitat for the endangered California Tiger Salamander (CTS). In addition, there is a .47 acre seasonal wetland on the site. Various design alternatives and budgetary tradeoffs were considered during the community design process whether to preserve the low quality wetland or not. The decision was made not to preserve the wetland, but to create a natural area with multiple functions including habitat, storm water treatment and environmental education.

The final plan will impact the seasonal wetland in favor of creating more accessible park land and eliminate the need for fencing, ongoing maintenance, filtration of runoff from West Robles Ave, and other restrictions in terms of what park features would be permitted to be built adjacent to it. Off-site credits are thus needed to mitigate both the impact on the potential CTS habitat and the impact on the seasonal wetland.

California Environmental Quality Act (CEQA) and Mitigation
An Initial Study was prepared for the project and presented on January 5th 2016 meeting of the Sonoma County Environmental Review Committee (ERC) who determined that a Mitigated Negative Declaration (IS/MND) was the appropriate document for the Project to be prepared for the project pursuant to the California Environmental Quality Act (CEQA). The Sonoma County Regional Park Department prepared a MND and submitted it to the State Clearinghouse to conduct a required 30-day public review period.

As mentioned above, the constraints to the design of the park, and costs associated with protecting and monitoring the wetland feature, the proposed mitigation strategy is to fully impact the existing seasonal wetland, and purchase off-site wetland mitigation credits, in addition to the CTS credits required to develop park improvements on the site. Regional Parks is proposing to purchase a set of mitigation credits which will satisfy the need for the project to mitigate both the loss of wetland habitat, including potential habitat for rare and endangered plants, and the endangered California Tiger Salamander. Mitigation credits are units of specific habitat types sold by established and certified mitigation banks, which are natural resource areas that have been restored, established, enhanced, or preserved. Mitigation banks are regulated and approved by the U.S. Fish and Wildlife Service (USFWS), the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency. Permittees, upon approval of the regulatory agency, in this case the USFWS, can acquire mitigation credits to meet their requirements for compensatory mitigation. The proposed set of mitigation credits to satisfy the project requirements are coming from a combination of mitigation bank sources (the proposed agreements are available on file), a portion of which are being donated to the County. The value of donated credits is $143,650, bringing the total purchase cost for the remaining required package mitigation credits as $744,000.

Funding for the purchase is coming from the project funds made available through a combination of State Housing Related Parks Grant Program and the CALLE Task Force contributions.

Prior Board Actions:

March 15, 2016, Board approved the Master Plan for the Moorland Neighborhood Park project with the proposed park name of “Andy’s Unity Park”, and adopted the Mitigated Negative Declaration and Monitoring Program for the project. June 23, 2015, Board approved a professional service agreement with Royston, Hanamoto, Alley and Abey to prepare a Master Plan and CEQA document. December 9, 2014, by Reso. No. 14-0514, Board authorized execution of a State Standard Agreement for Housing-Related Parks Program Grant for Moorland Neighborhood Park. October 21, 2014 by Reso. No. 14-0425, Board authorized the sale of properties located in Moorland. October 14, 2014, Board accepted the recommendations for Moorland Neighborhood Park in the SCAPOSD Matching Grant Program. April 8, 2014, Board Authorized the Director of Regional Parks to apply for the Agricultural Preservation and Open Space District’s Matching Grant Program for Moorland Neighborhood Park. January 14, 2014, Board accepted report on progress creating a Moorland Avenue Neighborhood Park and authorized application for Housing Related Parks Grant towards acquisition and development. December 5, 2013 Board directed Regional Parks and the Agricultural Preservation and Open Space District to create a plan for a park in the Moorland neighborhood.

Strategic Plan Alignment

The park will fill a long standing need for parkland in the unincorporated Moorland neighborhood providing recreational and educational opportunities for residents. Purchase of the mitigation credits will offset impacts by park development, helping to preserve wetland and California Tiger Salamander habitat in perpetuity.
## Fiscal Summary - FY 15-16

<table>
<thead>
<tr>
<th>Expenditures</th>
<th>Funding Source(s)</th>
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<tbody>
<tr>
<td><strong>Budgeted Amount</strong></td>
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<td><strong>Add Appropriations Req'd.</strong></td>
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<tr>
<td><strong>State/Federal</strong></td>
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<td><strong>Fees/Other</strong></td>
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<td><strong>Use of Fund Balance</strong></td>
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<td><strong>Contingencies</strong></td>
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<tr>
<td><strong>Total Expenditure</strong></td>
<td>$ 744,000</td>
</tr>
<tr>
<td><strong>Total Sources</strong></td>
<td>$ 744,000</td>
</tr>
</tbody>
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**Narrative Explanation of Fiscal Impacts (If Required):**

Funding for the purchase is coming from the project funds made available through a combination of State Housing Related Parks Grant Program and the CALLE Task Force contributions.

### Staffing Impacts

<table>
<thead>
<tr>
<th>Position Title (Payroll Classification)</th>
<th>Monthly Salary Range (A – I Step)</th>
<th>Additions (Number)</th>
<th>Deletions (Number)</th>
</tr>
</thead>
</table>

**Narrative Explanation of Staffing Impacts (If Required):**

No staffing impacts

**Attachments:**

**Related Items “On File” with the Clerk of the Board:**

- Purchase Agreement between the County and Hazel Mitigation Preserve, LLC *(purchase)*
- Purchase Agreement between the County and Hazel Mitigation Preserve, LLC *(donation)*
- Purchase Agreement between the County and Martin Conservation Preserve, LLC *(purchase)*
- Purchase Agreement between the County and Martin Conservation Preserve, LLC *(donation)*
- Purchase Agreement between the County and Margaret West Conservation Preserve, LLC *(purchase)*
- Purchase Agreement between the County and Margaret West Conservation Preserve, LLC *(donation)*
- Purchase Agreement between the County and Davis Preserve, LLC *(purchase)*
- Purchase Agreement between the County and Davis Preserve, LLC *(donation)*