



August 26, 2015

Mayor Helene Schneider and  
City Councilmembers  
City of Santa Barbara  
735 Anacapa Street  
Santa Barbara, CA 93101

RE: Status Update and Request by The Trust for Public Land Regarding  
the 14.74-Acre Veronica Meadows Property

Dear Mayor Schneider and City Councilmembers:

Since my presentation to you on April 7, 2015, I am pleased to report that The Trust for Public Land (TPL) has made meaningful progress on the potential acquisition of the “Veronica Meadows” property along Arroyo Burro Creek. I am happy to provide you with the status update below regarding this project, together with a funding request in order to complete the acquisition of the property in a timely manner.

TPL now has \$1,300,000 in public funding committed to the acquisition price of \$4,000,000 from three separate sources: California Natural Resources Agency’s Environmental Enhancement and Mitigation Program (\$500,000), State Coastal Conservancy (\$500,000) and Santa Barbara County’s Coastal Resources Enhancement Fund (\$300,000). After research and thorough experience, it is TPL’s opinion that these programs represent all applicable sources of funding for the acquisition of the Veronica Meadows property. We have come to this conclusion after an exhaustive search of potential funding programs, a list of which is enclosed with this letter. It should be noted that many of these funding sources — while not applicable to the acquisition of the property — do provide funding for post-closing activities such as upland and creek restoration, as well as trail planning and construction.

The appraisal TPL received from James W. Hammock, MAI detailing the fair market value of the property (\$4,000,000) was recently approved by the California Department of General Services. This means that the State’s funding can be released once all other funding for the acquisition has been secured.

To this end, TPL is formally requesting the City of Santa Barbara consider two action items at an upcoming City Council meeting:

- Approving \$2,700,000 for the purchase of the Veronica Meadows property (this amount represents the balance needed for the acquisition);



- Accepting title to the property from TPL.

If you support these two items, TPL will continue our work on the remaining due diligence items necessary to insure that all legal, title, and environmental conditions of the property meet TPL and the City's standards and goals. TPL can then ensure that a closing occurs prior to our option to acquire the property expires.

I hope to move this acquisition towards completion with your support and very much appreciate the substantial amount of time and energy your talented staff have committed to this project thus far.

Thank you for your consideration.

Sincerely Yours,

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Alex Size  
Project Manager

Enclosures; Veronica Meadows Funding Research Chart

PROGRAM NAME	AGENCY	APPLIED FOR ACQUISITION?	IF NO, REASON?	PROVIDES FUNDING FOR RESTORATION?
Environmental Enhancement and Mitigation Program (EEMP)	Natural Resources Agency	Yes		Yes
Central Coast Proposition Funds	State Coastal Conservancy	Yes		Yes
Coastal Resource Enhancement Fund	Santa Barbara County	Yes		Yes
River Parkways	Natural Resources Agency	No	Can't combine EEMP and River Parkways funding for same project	Yes
Urban Greening	Natural Resources Agency	No	Program is no longer active	Yes
Discretionary Funds	CA Wildlife Conservation Board	No	Property not eligible: not within LAE, CAPP or HCP	Yes
Urban Streams Restoration Program	CA Department of Water Resources	No	Acquisitions not a priority for program, mostly restoration funding	Yes
CA-Habitat Conservation Fund	CA State Parks	No	Reimbursements ineligible, non-profits can't apply, grant cycle not open yet, timing issues w/ contract	Yes
Land and Water Conservation Fund	CA State Parks	No	Federally funded program with long wait time for funding (2+ years)	Yes
Watershed Restoration Grant Program (Prop 1)	CA DFW	No	Focus is on restoration	Yes
Proposition 1 Grant Program	State Coastal Conservancy	No	Focus is on restoration	Yes
Streamflow Enhancement Grant Guidelines (Prop 1)	WCB	No	Property not connected to large drinking water source	Yes