



Midpeninsula Regional
Open Space District

R-19-135
Meeting 19-27
October 23, 2019

AGENDA ITEM 4

AGENDA ITEM

Resolution to accept grant funding from the California Natural Resources Agency for the proposed future purchase of the Gordon Ridge property.

GENERAL MANAGER'S RECOMMENDATION

Adopt a resolution by roll call vote authorizing the General Manager to execute a funding agreement with the California Natural Resources Agency for the proposed future purchase of the Gordon Ridge property as an addition to Tunitas Creek Open Space Preserve.

SUMMARY

The Midpeninsula Regional Open Space District (District) has an opportunity to receive funding from the California Natural Resources Agency (CNRA) in support of the future purchase of Gordon Ridge, a significant land preservation opportunity in the coastal area of San Mateo County that would protect scenic coastal watershed lands adjacent to Tunitas Creek Open Space Preserve. The California State budget for Fiscal Year (FY) 2019-20 includes a \$2,000,000 allocation for the proposed purchase, which is scheduled to come before the Board of Directors for consideration of approval this Spring. After administrative fees (2%), \$1,960,000 would be available for the land purchase. The funding agreement requires the execution of a deed restriction on the property to permanently protect the land for open space and commit to providing public access and/or educational features where feasible on the property. If approved, this resolution does not commit the Board of Directors to completing this purchase. In the event that the purchase does not proceed the grant agreement would be nullified and any available funding would return to the state. This purchase is currently planned to span two fiscal years (FY2019-20 to FY2020-21).

DISCUSSION

The California state budget for FY2019-20 includes a \$2,000,000 allocation for the District's proposed purchase of the Gordon Ridge property for the permanent protection of significant scenic coastal watershed lands and habitat. After CNRA administrative fees, \$1,960,000 would be available for the purchase.

The 540-acre Gordon Ridge property (Property) is located approximately 12 miles south of the City of Half Moon Bay in the community of San Gregorio. The Property lies across Highway 1 from San Gregorio State Beach, with approximately 260 acres of the property within the State's scenic corridor. The Property borders the 950-acre Toto Ranch area of Tunitas Creek Open Space Preserve. Acquisition and management of the Property would make a significant contribution to the preservation of lands at the coastal edge of the San Gregorio Creek watershed,

one of the State's highest priority watersheds for Coho salmon reintroduction. The Property's seasonal wetlands and intermittent ephemeral streams are likely to provide habitat for rare and threatened species known to occur in the area, such as the California red-legged frog. Furthermore, a planned trail that traces the Portola Expedition route has been proposed to follow the alignment of Stage Road, which follows the western boundary of the Property; Stage Road may also serve as a future connection to the California Coastal Trail.

Peninsula Open Space Trust (POST) anticipates finalizing the purchase of the Property by January 2020 and the District intends to finalize the proposed purchase by July 2020.

Funding Agreement Requirements

The funding agreement requires the execution of a permanent deed restriction on the Property, which provides assurances to the CNRA that the restricted property will not be used for any purpose other than as open space. In addition, as part of the funding agreement, the District commits to providing public access and/or educational features where feasible.

As part of the administration for the funding agreement, the District is required to commit to making the Property available for inspection upon request by the State and submitting all necessary payment request information, in addition to any requested reports and photographs, and storing all necessary information required for an audit.

The attached resolution (Attachment 1) certifies that the District is ready and willing to carry out the terms of the grant agreement and authorizes the General Manager to execute the funding agreement on behalf of the District.

FISCAL IMPACT

The California Natural Resource grant will support the District's proposed purchase of the Gordon Ridge property. The proposed purchase terms and conditions will be considered by the Board at a future Board meeting.

BOARD COMMITTEE REVIEW

This item was not previously reviewed by a Board Committee.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Entering into funding agreements is not subject to the California Environmental Quality Act.

NEXT STEPS

Near-term next steps for the project include:

- POST completes transaction to purchase property (January 2020)
- Funding application submittal (January 2020)

- Submit purchase appraisal (January/February 2020)
- Execute funding agreement (Spring 2020)
- District Board considers proposed property purchase (Spring 2020)

Attachment:

1. Resolution authorizing submittal of the District's funding proposal to the California Natural Resources Agency for the acquisition of Gordon Ridge.

Responsible Department Head:

Stefan Jaskulak, CFO/Director of Administrative Services

Prepared by:

Melanie Askay, Grants Program Manager
Michael Williams, Real Property Manager

RESOLUTION NO. 19-__

RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT APPROVING THE APPLICATION FOR GRANT FUNDS FOR THE ACQUISITION OF GORDON RIDGE

WHEREAS, the Legislature and Governor of the State of California have approved a grant for the project shown above; and

WHEREAS, the California Natural Resources Agency has been delegated the responsibility for the administration of the grant project, setting up necessary procedures; and

WHEREAS, said procedures established by the California Natural Resources Agency require the Grantee to certify by resolution the approval of application before submission of said application to the state; and

WHEREAS, the Grantee will enter into an agreement with the State of California for subject project:

NOW, THEREFORE, BE IT RESOLVED that the Midpeninsula Regional Open Space District hereby:

1. Approves the acceptance of general fund allocation for local assistance for the above project; and
2. Certifies that said agency understands the assurances and certification in the Project Information Form; and
3. Certifies that said agency will have sufficient funds to operate and maintain the project or will enter into an agreement with another entity to perform said operation and maintenance; and
4. Certifies that said agency has reviewed and understands the General Provisions contained in the Project Agreement shown in the Procedural Guide; and
5. Appoints the General Manager as agent to execute and submit all documents related to the acceptance of grant funds, including but not limited to the Project Information Form, agreements, payment requests, deed restriction, and so on, which may be necessary for the completion of the aforementioned project, except as such authority is limited by state law and the policies of the District.

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PASSED AND ADOPTED by the Board of Directors of the Midpeninsula Regional Open Space District on _____, 2019, at a regular meeting thereof, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

Secretary
Board of Directors

President
Board of Directors

APPROVED AS TO FORM:

General Counsel

I, the District Clerk of the Midpeninsula Regional Open Space District, hereby certify that the above is a true and correct copy of a resolution duly adopted by the Board of Directors of the Midpeninsula Regional Open Space District by the above vote at a meeting thereof duly held and called on the above day.

District Clerk