



Midpeninsula Regional
Open Space District

R-15-88
Meeting 15-15
June 24, 2015

AGENDA ITEM 4

AGENDA ITEM

Approve a Partnership with the County of San Mateo (County) to Provide Habitability Improvements to 900 Sears Ranch Road, in the Town of La Honda, as Part of the County's Pilot Farm Labor Housing Program at La Honda Creek Open Space Preserve.

GENERAL MANAGER'S RECOMMENDATIONS *KSW (for SEA)*

1. Determine that the recommended actions are categorically exempt from the California Environmental Quality Act (CEQA), as set out in the staff report.
2. Adopt a Resolution authorizing the General Manager to partner with the County of San Mateo to provide habitability improvements to 900 Sears Ranch Road Residence at La Honda Creek Open Space Preserve as part of the County's Pilot Farm Labor Housing Program.
3. Authorize the General Manager to negotiate and grant a License/Permit to Rebuilding Together to perform the habitability improvements at the Residence.
4. Authorize the General Manager to amend the lease with AGCO Hay LLC to formalize the requirements of the Farm labor Housing Program between the District and its grazing tenant.

SUMMARY

The Midpeninsula Regional Open Space District (District) is proposing to enter into a partnership with the County of San Mateo as part of the County's Pilot Farm Labor Housing Program to provide habitability improvements to 900 Sears Ranch Road (Residence) at La Honda Creek Open Space Preserve (Preserve). As part of this partnership, the County will grant Rebuilding Together, a nonprofit working with the County, \$50,000 to make needed habitability improvements to the Residence. In exchange, the District and its grazing tenant at Driscoll Ranch, AGCO Hay LLC, agree to keep the Residence rented as farm labor housing and to hold rent at the agreed upon level for three (3) years and six (6) months. The repairs will be performed by Rebuilding Together volunteers and contractors as well as District volunteers.

DISCUSSION

At the Board's April 8, 2015 meeting, an informational presentation was given by County Supervisor Don Horsley on the County's Pilot Farm Labor Housing Program (R-15-48). This Program facilitates the rehabilitation and repair of farm labor housing and dilapidated mobile home units within the agricultural community on the San Mateo coast. Supervisor Horsley indicated to the Board that the County is interested in partnering with the District to improve farm labor housing located on its open space preserves. The partnership would include funding from the County in the form of a no-interest forgivable loan. In turn, the District would agree to

use the housing for low income agricultural workers and to hold rental payments at an agreed upon level for the loan term. The Board requested staff should return to the full Board with the proposed Farm Labor Residence project.

In May of 2014, Real Property staff, Supervisor Don Horsley, and Sarah Rosendahl toured the McDonald House near the Red Barn and the Sears Ranch Road Residence at the La Honda Creek Open Space Preserve, as well as the in-law unit at the October Farm property addition to Purisima Creek Redwoods Open Space Preserve as representative examples of possible farm/ranch worker housing. The McDonald House was considered too dilapidated for rehabilitation whereas the October Farm in-law unit may qualify in the future. The Sears Ranch Road Residence (Residence) met many of the requirements for the County's Program and is worthy of Board consideration.

The Residence is located off of Sears Ranch Road adjacent to Sears Lake (see Exhibit A) in the southern section of the Driscoll Ranch Area of the Preserve. It is currently occupied by Mr. Silverio Jimenez and his family. Mr. Jimenez is the ranch caretaker working for the District's grazing tenant, AGCO Hay LLC. Their children attend the nearby La Honda Elementary School. The Residence is a 3 bedroom 1 bath basic ranch house.

The Residence is in need of the following habitability repairs:

- New roof
- Remove/Replace all exterior siding
- Repair all dry rotted and/or infested framing
- Install new insulation prior to residing
- Replace all windows
- Replace both exterior doors
- Electrical and plumbing upgrades
- New bath and tub surround
- Exterior and Interior paint

Rebuilding Together and L.D. Johnson, a consultant working with the County, estimate the repairs will cost between \$40,000 and \$50,000. These cost estimates assume that much of the labor for the improvements will be provided by Rebuilding Together volunteers, their contractors, and District volunteers. All repairs will comply with County building requirements, and required permits will be pulled.

As indicated above, the partnership initially included funding from the County in the form of a no-interest forgivable loan secured by a deed of trust recorded on District land. In turn, the District would agree to use the housing for Farm Labor and to hold rental payments at an agreed upon level for the duration of the loan. Since then, County staff has suggested a simpler arrangement whereby funding would be provided directly to Rebuilding Together in the form of \$50,000 grant to perform the habitability repairs at the Residence outlined below.

TERMS AND CONDITIONS

To complete the habitability improvements to the Residence, the County will make available a \$50,000 grant to Rebuilding Together under the County's Pilot Farm Labor Housing Program. The \$50,000 will be funded from the County's Measure A funds and administered by the

County's Department of Housing. In exchange, the District would sign a Certificate of Intent with the County ensuring the following:

1. The Residence would be continuously rented as Farm Labor housing for a period of three (3) years and six (6) months (Term). During the Term, the rent would not increase the first year and rent increases would be limited to a maximum of 1% annually for an additional two years and six months of the Term.
2. In the extremely unlikely event of a transfer of the property by the District to another party before the end of the Term, the District will inform the County of its intent to transfer the property and will inform the potential new owner of this arrangement and that a new Certificate will be required with the new owner.

In addition, the District will grant a License/Permit to Rebuilding Together which will outline the scope of work to be completed for the \$50,000, and both parties would need to sign a waiver of liability.

District staff has discussed with the District's grazing tenant, AGCO Hay LLC, the rent requirements outlined in item one (1) above and they are willing to sign an amendment to their grazing lease requiring them to uphold the rent terms for the Term.

CEQA REVIEW

Staff concludes that entering into this partnership with the County and Rebuilding Together to perform habitability improvements at the Residence, is categorically exempt from the California Environmental Quality Act (CEQA). CEQA Guidelines Section 15301 exempts minor alterations, including interior and exterior renovations to public facilities, where there will be a negligible expansion of use. This exemption is applicable to an addition of up to 10,000 square feet, a level of development far beyond the proposed improvement design. The project will not expand use of the District's administrative office building.

FISCAL IMPACT

The County's Pilot Farm Labor Housing Program will have no direct cost implications for the District and will actually result in an anticipated cost savings of about \$15,000 - \$20,000. If the District were to complete these habitability improvements through a standard bidding process, the cost would likely be increased by 30-40%, or \$65,000 to \$70,000, as volunteers would not be used for labor and prevailing wage would be a requirement.

BOARD COMMITTEE REVIEW

The County's Pilot Farm Labor Housing Program was initially brought to the Board as an informational item on April 8, 2015. At that meeting the Board agreed that it was not necessary to refer the program to the Legislative, Funding, and Public Affairs Committee as originally recommended, but instead staff should bring this project back to the full Board for consideration.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

NEXT STEPS

Upon Board approval, the General Manager will execute the County's Certificate of Intent and grant a License/Permit to Rebuilding Together outlining the work that will be completed at the Residence and ensure that the appropriate liability waivers are signed by both parties. Staff will work with the Supervisor Horsley's office and Rebuilding Together to schedule and complete the habitability improvements to the Residence in late summer 2015. The General Manager will also amend the District's grazing lease with AGCO Hay to ensure that the District's tenant complies with the Certificate of Intent during the Term of this program.

Attachments:

1. Resolution Authorizing and Supporting A Partnership with the County of San Mateo under the County's Pilot Farm Labor Housing Program to Rehabilitate the Sears Ranch Residence, Execute a Certificate of Intent with the County and grant a License/Permit to Rebuilding Together Peninsula (County of San Mateo – La Honda Creek Open Space Preserve)
2. Location Map

Responsible Department Head:

Michael Williams, Real Property Manager

Prepared by:

Elaina M. Cuzick, Senior Real Property Agent

Graphics prepared by:

Michele Childs, GIS Technician

RESOLUTION NO. 15-____

RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT AUTHORIZING AND SUPPORTING A PARTNERSHIP WITH THE COUNTY OF SAN MATEO (COUNTY) UNDER THE COUNTY’S PILOT FARM LABOR HOUSING PROGRAM TO REHABILITATE THE SEARS RANCH RESIDENCE, EXECUTE A CERTIFICATE OF INTENT WITH THE COUNTY AND GRANT A LICENSE/PERMIT TO REBUILDING TOGETHER PENINSULA (COUNTY OF SAN MATEO – LA HONDA CREEK OPEN SPACE PRESERVE)

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Midpeninsula Regional Open Space District, as follows:

Section One. The Board of Directors of the Midpeninsula Regional Open Space District does hereby authorize and support partnering with the County of San Mateo (County) through the County’s Pilot Farm Labor Housing Program to rehabilitate and provide a farm labor residence on District Land.

Section Two. The General Manager, President of the Board of Directors, or other appropriate officer is authorized to execute the Certificate of Intent with the County, and grant a License/Permit to Rebuilding Together on behalf of the District.

Section Three. The General Manager or the General Manager’s designee is further authorized to execute any and all other documents necessary or appropriate to complete the project identified under the County’s Pilot Farm Labor Housing Program.

Section Four. The General Manager and General Counsel are further authorized to approve any technical revisions to the attached Certificate of Intent and documents which do not involve any material change to any term of the Certificate of Intent or documents, which are necessary and appropriate to completing the project.

* * * * *

PASSED AND ADOPTED by the Board of Directors of the Midpeninsula Regional Open Space District on _____, 2015, at a Regular Meeting thereof, by the following 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

La Honda Creek
Open Space Preserve

APN 078-290-060
415 Acres

Sears Ranch Road

84

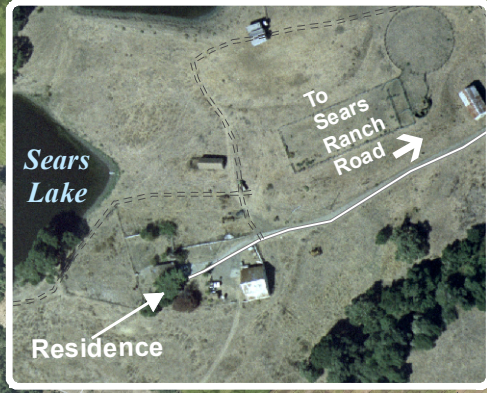








Exhibit A: Location Map

Farm Labor Housing Residence, 900 Sears Ranch Road.

-  Residence Area
-  Sears Ranch
-  Management Agreement
-  MROSD Preserves
-  Land Trust
-  Highway or Major Road
-  Minor Unpaved Road
-  Unmaintained Road Width

Midpeninsula Regional
Open Space District
(MROSD)



June, 2015

Miles 

While the District strives to use the best available digital data, this data does not represent a legal survey and is merely a graphic illustration of geographic features.