

MARIN COUNTY
PARKS
PRESERVATION • RECREATION



OPEN SPACE DISTRICT
REGIONAL PARKS & PATHWAYS
COMMUNITY PARKS
LANDSCAPE SERVICES

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October 10, 2017

Board of Supervisors
3501 Civic Center Drive
San Rafael, CA 94903

SUBJECT: REQUEST TO AUTHORIZE PRESIDENT TO EXECUTE A RESOLUTION FINDING THAT THE PURCHASE OF THE SAN GERONIMO VALLEY GOLF COURSE PROPERTY IS EXEMPT FROM CEQA AND ISSUE A NOTICE OF INTENT TO PURCHASE REAL PROPERTY FROM THE TRUST FOR PUBLIC LAND

Dear Board Members:

RECOMMENDATION:

1. Approve and authorize President to execute the resolution.
2. Order the Clerk of the Board to publish a Notice of Intent to Purchase Real Property three times in a local newspaper, the first time on October 13, 2017, the second time on October 20, 2017 and the third time on October 27, 2017.

SUMMARY:

The Trust for Public Land (TPL) has negotiated and entered into a Purchase Agreement with the current owners of the 157-acre San Geronimo Valley Golf Course property (the Property), Robert Lee and Chong Ok Lee, trustees of the Lee Family Trust dated May 19, 1993, for an amount not to exceed \$8,850,000, with the intent to sell and transfer the Property to the County at a future date for park and open space purposes.

In order for TPL to successfully acquire the Property by the end of 2017 as required by their Purchase Agreement, TPL and the County must enter into an agreement for the future transfer and sale of the Property to the County. The current owner finds it necessary to sell the property by the end of calendar year 2017. The County would not be able to consummate a direct purchase within this timeline. As a private nonprofit with access to internal and external lines of credit, TPL is able to step in as a partner to the County and make the purchase on a short deadline with plans to convey the Property to the County later in calendar year 2018, subject to the terms of a Purchase and Sale Agreement between TPL and County. The fiscal impact section of this staff report provides an explanation of the anticipated financial obligations of the County under the Purchase and Sale Agreement, which would amount to a total of \$3.91 million of the total purchase

price. This agreement is currently under negotiation and will be presented to your Board for consideration at your October 31, 2017 meeting.

During the interim period between your Board's approval of the Purchase and Sale Agreement and County's acquisition of the property from TPL, Marin County Parks would begin a public process to formulate a vision for future public uses on the property through the development of a Restoration and Reuse Concept Plan. Much of the existing property can become a turnkey greenbelt park with a ready-made network of multiuse pathways that will allow circulation between Woodacre, San Geronimo, Forest Knolls, and Lagunitas with no interaction with motorized traffic on Sir Francis Drake Boulevard or Nicasio Valley Road. This is enabled by an already-existing tunnel under Sir Francis Drake Boulevard and an already-existing bridge over Nicasio Valley Road. In addition, this property provides a valuable opportunity for resident Central Coast Coho and steelhead, as well as other native wildlife. Restoring the site for fish will create many other benefits for people and native wildlife, including enhanced floodplain protection for downstream communities and protection of wildlife migration corridors. The County may consider other future public-serving uses that are consistent with the character of the community and compatible with park uses. Any future uses will be fully explored with the community, would need to be approved by the Board of Supervisors prior to implementation, and would be subject to CEQA review.

Pursuant to California Government Code Section 25530 and 6063, the County is required to publish a Notice of Intent when purchasing real property. Additionally, the County is making findings pursuant to the California Environmental Quality Act that the acquisition of the Property is exempt from environmental review as set in CEQA Guidelines Section 15325 because it is being acquired for parks and open space purposes. The attached resolution includes the required findings and statements regarding the referenced code sections.

County Counsel has reviewed and approved the attached resolution as to form.

FISCAL IMPACT:

One-time costs

If the County chooses to go forward with the acquisition, a combination of \$3.91 million in County funds and \$4.94 million in outside funds would be used to make the purchase. County Measure A acquisition funds of \$2.5 million (current balance \$6.5 million) and \$1.41 million of County General Funds from the one-time reserve (current balance \$6.4 million) would be used. The County's commitment to purchase the property from TPL in late 2018 would be contingent on its success in raising these outside funds.

Ongoing maintenance costs

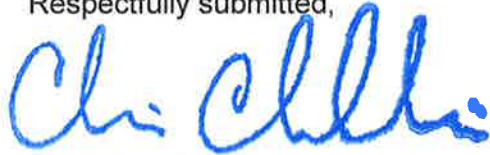
Parks will use existing resources to perform basic maintenance services while we engage in a public process to formulate a vision for future public uses on the property. We anticipate that maintenance would be less intensive than is required for typical Marin County parks, more akin to open space maintenance commitments. Parks staff would return to your Board with the appropriate fiscal allocations and recommended actions at a future date. No funds are required to be committed for the current recommendation.

REVIEWED BY:

Dept. of Finance N/A
 County Counsel N/A
 County Administrator N/A

Chief of Planning and Acquisition Carl Somers is the principal author of this report.

Respectfully submitted,



Chris Chamberlain
Assistant Director