



MARIN COUNTY
PARKS
PRESERVATION RECREATION



OPEN SPACE DISTRICT
REGIONAL PARKS & PATHWAYS
COMMUNITY PARKS
LANDSCAPE SERVICES

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February 25, 2020

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

SUBJECT: REQUEST TO AUTHORIZE PRESIDENT TO EXECUTE DOCUMENTS TO EFFECT ACQUISITION OF THE BUCK'S LANDING PROPERTY AND APPROVE TRANSFER OF BUDGETARY APPROPRIATIONS IN THE AMOUNT OF \$1,090,000 WITHIN THE MEASURE A PARKS AND OPEN SPACE PROGRAM TO FUND THIS ACQUISITION

Dear Supervisors:

RECOMMENDATION:

1. Approve and authorize President to execute Resolution.
2. Approve and authorize President to execute Grant Agreement.
3. Approve and authorize President to execute Offer to Dedicate.
4. Approve and authorize President to execute Certificate of Acceptance.
5. Authorize the Director of Finance to approve budget adjustments in the amount of \$1,090,000 as detailed in the fiscal impact section below.

SUMMARY:

On December 13, 2016, the County of Marin (County) entered into a purchase agreement (as amended on August 22, 2017, and on September 10, 2019) with the Gallinas Landing, LLC, to acquire a 33.1-acre property in unincorporated San Rafael, California, on the south side of Gallinas Creek near China Camp State Park. The agreement stipulates a purchase price of \$1,590,000. The purpose of the acquisition is to create a new shoreline park on Gallinas Creek to support public recreation opportunities, including access to Gallinas Creek and San Pablo Bay.

Staff is bringing to your Board a series of actions required to complete this acquisition. These actions include measures necessary to receive a grant in the amount of \$500,000 from the State Coastal Conservancy's Climate Ready Program to support this acquisition. These funds are from the State of California's Greenhouse Gas Reduction Fund, which the California Air Resources Board administers as the California Climate Investments Program. To receive these funds, the County must: (1) adopt the resolution; (2) enter into a grant agreement with the Coastal Conservancy; and (3) record an Offer to Dedicate that would allow the

Conservancy to accept title to the property if the County should manage it in a manner inconsistent with the grant agreement terms. In addition, your Board must execute a Certificate of Acceptance which is necessary to record the grant deed.

The County will pay its share of the acquisition costs through the Measure A Real Estate and Acquisition Program. As approved by voters in 2012, Measure A reserves twenty percent of the Parks and Open Space Program allocations for purchases of land or conservation easements. The Measure A Parks and Open Space Program Reserve for Acquisition had a balance of \$6,859,450 prior to this acquisition and will have an estimated remaining balance of \$5,769,450 following this acquisition. The Measure A Parks and Open Space Program Reserve for Acquisition receives an average of \$1.7 million per year. This voter approved program will run through 2021.

FISCAL IMPACT:

There will be no impact to General Fund net County cost due to your Board's action. Approval will increase expenditure appropriations in the Measure A Real Estate and Acquisition Program (25626451) by \$1,090,000 (the purchase price of \$1,590,000 minus the \$500,000 grant from the Conservancy). This expenditure will be fully offset by a corresponding reduction to the Measure A Administration Program (25616401) Reserve for Acquisition (900830).

This acquisition will likely lead to future costs associated with opening the area to public use, implementing necessary management and maintenance, and preparing a master plan for the park. The current fiscal year's budget includes \$100,000 to facilitate interim public access to Buck's Landing. Additional maintenance, management, planning, and construction costs will be included in future budgets.

REVIEWED BY:

- | | |
|--|---|
| <input type="checkbox"/> Dept. of Finance | <input checked="" type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> County Counsel | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Human Resources | <input checked="" type="checkbox"/> N/A |

Senior Open Space Planner James Raives is the principal author of this report.

Respectfully submitted,

Chris Chamberlain
Assistant Director

Munis Budget Journal Nbr: Journal 2020/08 1104