

Contacts

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1. What is the County and Marin County Parks (MCP) seeking to acquire?

- a. Property currently operated as the San Geronimo Golf Course, located in the San Geronimo Valley and occupying lands buffering and separating the unincorporated communities of Woodacre, San Geronimo, and Forest Knolls.
- b. The property is 157 acres, comprising 4 legal parcels. It represents the largest block of land in the County that is zoned Recreational Commercial.

2. Why does the County and MCP want to buy this property? What are the prospective uses?

- a. This is a unique, once-in-a-lifetime opportunity for the County to acquire a large property in the heart of Marin and preserve land for park and public uses.
- b. 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 (“SFDB”) or Nicasio Valley Road. This is enabled by an already-existing tunnel under SFDB and an already-existing bridge over Nicasio Valley Road. Other potential future uses would be determined later.
- c. Preservation of San Geronimo Valley’s rural character and the unique identities of each of its communities.
- d. Destiny changing 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.
- e. Other appropriate park amenities will be considered during the public outreach and visioning process. Examples of things that may be considered are a continuation and enhancement of the community gardening program, public event facilities, playground and play features, etc.
- f. 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 and would need to be approved by the Board of Supervisors prior to implementation.

3. Is the price a fair price?

- a. The negotiated price is less than the appraised fair market value.

4. How will the County and MCP pay for this acquisition? Who is TPL? What is the timing and mechanics of the acquisition?

- a. The County would use a combination of County general funds, MCP Measure A acquisition funds, and funds raised from other public and private sources to acquire the property. It is estimated that County general fund and Measure A funds will be approximately \$4.2 million of the total purchase price. This will be more fully outlined in an October 2017 Board of Supervisors meeting.
- b. MCP is working with a partner in this effort, The Trust for Public Land (TPL). TPL is a national nonprofit organization based in San Francisco that creates parks and protects lands for people. As a private nonprofit, TPL can move much quicker than the County to purchase the property by the end of 2017. During the term of TPL's ownership, TPL and the County will work together to raise non-County matching funds to support the County's acquisition of the property from TPL, likely in late 2018. TPL would also participate in the public outreach exercises that the County would undertake during this period to establish a high-level vision for how much of the property may be developed into a park and maintained. TPL would finance its acquisition of the property using borrowed funds that they would repay using the proceeds of the eventual sale of the property to the County for a price at or below the appraised fair market value. The County's commitment to purchase the property from TPL in late 2018 would be contingent on its success in raising outside funds to match the Measure A and Marin County monies that will be committed for this purpose by the Board of Supervisors in open session, likely in October 2017. County funds would be leveraged in the acquisition.

5. Will the property remain open for golf?

- a. No, not in the long run, because full restoration is critical to the fundraising effort.
- b. Golf may be an option in the short-term interim period before full restoration begins.
 - i. TPL is committed to trying to find a third-party partner to manage the golf course under a lease agreement during the planning period, through late 2019, after which operation of the golf course would end. If successful in this effort, the County through MCP would assume this lease together with the property, likely in late 2018. If TPL is not able to find a viable lease partner, operation of the golf course would wind down at or shortly ahead of TPL's acquisition in late 2017.

6. Will the public have an opportunity to weigh in on the acquisition and future use of the property?

- a. Yes, the Marin County Board of Supervisors will consider this acquisition in open session on two dates, likely in October 2017. Binding action would not be taken until the second meeting, currently unscheduled, but likely to be October 31, 2017.
- b. Regarding future plans: Yes, the County and MCP envision designing a series of outreach and listening events to set a high-level vision for the future restoration of the property and development of park facilities. This process would likely be initiated in early 2018.
- c. Any future uses will go through the same planning process.

7. Will the County proceed with its evaluation of a wastewater recycling unit on the property?

- a. The previously considered site for a wastewater recycling unit near the banks of San Geronimo Creek is no longer feasible.
- b. Should the County acquire the site, the recent feasibility report of various options for addressing failing septic systems in Woodacre and San Geronimo Flats would need to be revised. Any wastewater recycling alternative proposed on this property would need to be compatible with the overall use of the property for park purposes, a salmon enhancement plan, and the restoration of the watershed. Community input would continue to be a part of the evaluation and selection of a wastewater alternative.

8. What about other community facilities?

- a. Should the County acquire the site, any new plans to develop other public-serving facilities on the property would be contingent on community input and support, and compatible with the specific commitments made by the County and MCP to restore the watershed, and determined to be financially and technically feasible.

9. Does the County and MCP have the capacity to effectively manage and operate the property into perpetuity?

- a. Yes. While the level of long-term commitment of resources is contingent on the scope and details of the vision for the property's long-term development and use that the County and MCP will define with community input and guidance over approximately the next 18 months, MCP thinks it could operate the site as a relatively passive greenbelt and park with little or no long-term increase in staffing. Funding for the restoration effort itself would need to be seeded with Measure A funds but, like the acquisition effort, any input of Measure A dollars would likely be leveraged 2-3 times over with non-County funds.