



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
County Manager



Date: January 13, 2014
Board Meeting Date: January 28, 2014
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: David G. Holland, Assistant County Manager

Subject: Authorizing the acquisition of the 174-acre San Mateo County Office of Education Loma Mar property at a cost of \$3.9 million.

RECOMMENDATION:

Adopt a Resolution authorizing the acquisition of the 174-acre Office of Education Loma Mar property through a funding agreement with the Peninsula Open Space Trust, and a State Priority Conservation Area grant for the purchase price of \$3.9 million.

BACKGROUND:

On November 6, 2013, the San Mateo County Board of Education adopted Resolution 13-57 with the intent to sell real property located at 084-101-010; 084-110-020; 084-102-010; 084-102-020; 084-102-030; and 084-102-040. These parcels are collectively referred to as the "Loma Mar property" and are adjacent to Memorial Park.

On November 5, 2013, your Board adopted a resolution supporting the designation of the 174-acre Office of Education Loma Mar property as a Priority Conservation Area (PCA) by the Association of Bay Area Governments. Through the PCA Grant Program, San Mateo County Parks is pursuing \$500,000 in grant funding to support the acquisition of the 174-acre Office of Education Loma Mar property, adjacent to Memorial County Park.

On December 10, 2013, your Board adopted a resolution supporting a funding agreement between Peninsula Open Space Trust (POST) and the County regarding the future acquisition of the 174-acre SMC Office of Education Loma Mar property setting the conditions for the funding, purchase, and deed conditions for the acquisition and transfer of the property to the County.

As required under California Government Code Section 65402, prior to any acquisition of property for public purpose, the County must request a determination for consistency with the County's adopted General Plan. On January 22, 2014, the Planning

Commission considered the request at a public hearing and determined that the County's acquisition of six (6) parcels conforms to the County General Plan.

DISCUSSION:

San Mateo County is working in partnership with POST to acquire the Loma Mar property directly from the Board of Education at a cost of \$3.9 million. POST will provide up to \$3.9 million of the purchase funding for the property in support of their Heart of the Redwoods Campaign as a critical area for redwood forest to be preserved for habitat and recreational purposes.

The PCA grant will provide an additional funding source of up to \$500,000 for the purchase. However, the PCA Grant will be awarded only to reimburse the County after the County has expended its own funds to acquire the Loma Mar property. The PCA Grant encourages grant applicants to collaborate and identify "funding exchanges" in order to successfully compete for funding. In an effort to meet the "funding exchange" criteria in the Coastal Conservancy's PCA grant process, San Mateo County proposes to use and apply to the purchase \$500,000 from the County General Funds designated for trail enhancement projects. The \$500,000 will be reimbursed to the County General Fund once the PCA grant is awarded in June 2014. If the County does not receive the PCA grant, POST will provide the additional \$500,000 as provided in the funding agreement.

The County will add the property to its Park system for the important natural resource, watershed, historical, scenic, cultural, recreational, and ecological functions. This property is connected to Memorial Park and will provide added recreational opportunities including trails and dispersed camping.

The SMC Office of Education will use the funds from the sale of the property to support enhancing their outdoor environmental program and facilities in the Jones Gulch area.

FISCAL IMPACT:

The County will initially be responsible for \$500,000, which will be subject to reimbursement either through the PCA grant program or additional funding through Post. The County will pay the costs associated with the closing, including deed recording and transfer, estimated to be \$10,000.