



Midpeninsula Regional
Open Space District

R-21-71
Meeting 21-18
June 9, 2021

AGENDA ITEM 6

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Cost Share Agreement between Peninsula Open Space Trust and Midpeninsula Regional Open Space District for Preparation of a Land Division Application to Support the Proposed Purchase of the Johnston Ranch Property as an Addition to Miramontes Ridge Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS *denk*

Authorize the General Manager to enter into a cost share agreement with Peninsula Open Space Trust for preparing and submitting the land division application to San Mateo County for the Johnston Ranch Property in the amount of \$57,948.

SUMMARY

As co-applicants, the Midpeninsula Regional Open Space District (District) and Peninsula Open Space Trust (POST) are preparing a land division application for submittal to San Mateo County in anticipation of the District's future purchase of the upland portion of the Johnston Ranch property, located on Higgins Canyon Road in the vicinity of the City of Half Moon Bay. Professional services required to prepare the application include land surveying, planning, legal, biological and appraisal consultants, and County application fees totaling \$115,896. The District and POST propose to share these costs equally (50/50), with the District reimbursing POST for half of these costs not to exceed \$57,948. There are sufficient funds in the amended Fiscal Year 2020-21 (FY21) budget to cover these project costs.

DISCUSSION

Purchase of the upland portion of the Johnston Ranch will implement Measure AA *Portfolio 01: Miramontes Ridge - Gateway to the San Mateo County Coast Public Access, Stream Restoration, and Agricultural Enhancement*. As co-applicants, the District and POST will submit a land division application to the County of San Mateo to divide POST's 868-acre Johnston Ranch property into a 644-acre Uplands property for future purchase by the District, and a 224-acre Farm property to be retained by POST for future sale to a farmer subject to an agricultural conservation easement. The costs for preparing the application are identified below:

Consultant Services and Application Fees	Cost	District share	POST share
Land Surveyor	\$47,396	\$23,698	\$23,698
Planning and Permitting Consultant	\$12,000	\$6,000	\$6,000
Real Estate Appraiser	\$6,000	\$3,000	\$3,000
Legal Services	\$7,500	\$3,750	\$3,750

Environmental Planning Consultant	\$21,000	\$10,500	\$10,500
County Application Fees	\$22,000	\$11,000	\$11,000
Total	\$115,896	\$57,948	\$57,948

The total cost of the consultant services and the County application fee is \$115,896. The District's costs share would not exceed \$57,948. These costs are included in the FY21 budget as part of Measure AA Portfolio 01 Miramontes Ridge: Gateway to the Coast Public Access, Stream Restoration and Agricultural Enhancements.

FISCAL IMPACT

The FY21 amended budget includes \$77,000 for the Johnston Ranch Land Acquisition project MAA01-005. There are sufficient funds in the project budget to cover the recommended action and expenditures.

Johnston Ranch Land Acquisition MAA01-005	Prior Year Actuals *	FY21 Amende d	FY22 Projecte d	FY23 Projecte d	Estimate d Future Years	TOTAL
Total Budget:	\$0	\$77,000	\$49,250	\$0	\$0	\$126,250
Spent-to-Date (as of 05/27/2021):	\$0	(\$2,465)	\$0	\$0	\$0	(\$2,465)
Encumbrances:	\$0	(\$11,993)	\$0	\$0	\$0	(\$11,993)
Cost Share:	\$0	(\$57,948)	\$0	\$0	\$0	(\$57,948)
Budget Remaining (proposed):	\$0	\$4,594	\$49,250	\$0	\$0	\$53,844

*\$115,044 prior year actuals will be transferred from former VP01-001 project during the annual audit process.

The following table outlines the Measure AA Portfolio 01 Miramontes Ridge: Gateway to the Coast Public Access, Stream Restoration and Agricultural Enhancements allocation, costs-to-date, projected future project expenditures and projected portfolio balance remaining:

MAA01 Miramontes Ridge: Gateway to the Coast Public Access, Stream Restoration and Agriculture Enhancement Portfolio Allocation:	\$27,774,000
Grant Income (through FY25):	\$38,925
Total Portfolio Allocation:	\$27,812,925
Life-to-Date Spent (as of 05/27/21):	(\$398,908)
Encumbrances:	(\$33,336)
Remaining FY21 Project Budgets:	(\$101,540)
Future MAA01 project costs (projected through FY25):	(\$559,053)
Total Portfolio Expenditures:	(\$1,092,837)
Portfolio Balance Remaining (Proposed):	\$26,720,088

The following table outlines the Measure AA Portfolio 01 allocation, costs to date, and the fiscal impact related to the Property purchase:

MAA01 Miramontes Ridge: Gateway to the Coast Public Access, Stream Restoration and Agriculture Enhancement Portfolio Allocation:	\$27,774,000
Grant Income (through FY25):	\$38,925
Total Portfolio Allocation:	\$27,812,925
Projected Project Expenditures (life of project):	
01-004 Remediation Plan Development and Ranch Dump Clean Up - Madonna Creek Ranch	(\$478,295)
01-005 Johnston Ranch Land Acquisition	(\$126,250)
01-006 Madonna Creek Fish, Water Supply and Bridge Replacement	(\$488,292)
Total Portfolio Expenditures:	(\$1,092,837)
Portfolio Balance Remaining (Proposed):	\$26,720,088

BOARD AND COMMITTEE REVIEW

This item has not been previously discussed by Board Committees or by the Board.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The proposed action is not a project subject to the California Environmental Quality Act (CEQA). The preparation of plans for the study of a project is not subject to CEQA pursuant to Article 18 of the California Code of Regulations, Section 15262, in that it would involve only planning studies and feasibility analyses for possible future actions that have not yet been approved, adopted or funded.

NEXT STEPS

Following authorization, District staff will reimburse POST for invoices submitted with proof of payment for consultant services completed and County application fees.

Responsible Manager:
Susanna Chan, Assistant General Manager

Prepared by/Contact person:
Michael Williams, Real Property Manager