



Midpeninsula Regional
Open Space District

R-23-83
Meeting 23-20
August 9, 2023

AGENDA ITEM 8

AGENDA ITEM

Application for Grant Funding from the Gordon and Betty Moore Foundation for the Eberhard Purchase

GENERAL MANAGER'S RECOMMENDATION

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Adopt a resolution authorizing the General Manager to submit a grant application to the Gordon and Betty Moore Foundation and to enter into a grant funding agreement for up to \$1,000,000 to support the Eberhard Purchase.

SUMMARY

The General Manager recommends that the Midpeninsula Regional Open Space District (District) adopt a resolution authorizing the General Manager to submit a grant funding application to the Gordon and Betty Moore Foundation (Moore Foundation) for \$1,000,000 in support for the Eberhard Purchase. This report provides a description of the Moore Foundation funding opportunity and the approval process for the proposed grant.

DISCUSSION

On April 21, 2023, staff from the Moore Foundation attended a site tour with Martin Eberhard, District Board Member Curt Riffle and District staff to view the Eberhard property and discuss the benefits of the property for habitat connectivity, protection of the headwaters for La Honda Creek for spawning habitat in the San Gregorio Watershed and potential for future regional trail connection from La Honda Creek Open Space Preserve to El Corte de Madera Open Space Preserve.

Consistent with the priorities of the San Francisco Bay Program of the Moore Foundation, the purchase of the 96.77-acre property to protect dense redwood forest and riparian habitat in the Santa Cruz Mountains linking over 9,000 acres of open lands would foster, preserve and enhance the special character of the Bay Area to support the [founders' values and intent](#). The Moore Foundation subsequently invited the District to submit a grant application for \$1,000,000 toward the \$3,290,180 purchase price for the property. This opportunity for private foundation funding offers the benefit of moving quickly to support the acquisition within the deadline of January 2024 and meeting the need to secure external funding to leverage Measure AA funding for the acquisition.

The District's Board of Directors (Board) authorized the purchase of the Eberhard property on January 25, 2023. Acquisition of the property furthers Measure AA Portfolio #5, *La Honda Creek: Habitat Restoration and Conservation Grazing Projects*, though the portfolio

encumbrances and future projects exceeded the portfolio's \$11,733,000 Measure AA allocation. If approved, the Moore Foundation grant would help close a gap in Portfolio #5 funding detailed in the January 25, 2023 District Board agenda report ([Eberhard Purchase](#)) and leverage Measure AA funding approved in the [Fiscal Year 2023 - 2024 Budget and Action Plan](#).

Close of escrow for the project is anticipated in fall 2023 and staff from the Moore Foundation have indicated funding would be available in time for closing, if the grant award is approved.

FISCAL IMPACT

Upon review and approval by the Moore Foundation, this funding opportunity would have a positive impact of up to \$1,000,000. If the Board approves this recommendation and the grant is awarded to the District, staff will request a budget adjustment in FY24 to reflect the Moore Foundation funding.

BOARD AND COMMITTEE REVIEW

- January 25, 2023: Authorization for Purchase of Eberhard Property ([resolution](#), [meeting minutes](#))
- November 8, 2022: Real Property Committee Recommendation of Eberhard Purchase ([meeting minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Submitting grant applications to secure funding is not subject to CEQA. The District completed CEQA review of the Eberhard Purchase when the Board approved the project in January 2023. The District concluded that the purchase will not have a significant effect on the environment and is categorically exempt from CEQA.

NEXT STEPS

If approved by the Board, District staff would complete a grant application for the Eberhard Purchase and the General Manager would submit the application to the Moore Foundation for consideration of a funding award. Upon review and approval by the Moore Foundation, District staff would work with Moore Foundation staff to develop a grant agreement for the funding and the General Manager would execute the agreement.

Attachments:

1. Resolution authorizing the General Manager to submit a grant application to the Gordon and Betty Moore Foundation and to negotiate a grant funding agreement for up to \$1,000,000.
2. Eberhard Property Location Map

Responsible Department Head:

Stefan Jaskulak, Chief Financial Officer, Administrative Services

Staff Contact/Prepared by:

Deborah Hirst, Grants Program Manager, Administrative Services

RESOLUTION NO. 23-XX

RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT APPROVING THE GRANT OF FUNDS FROM THE GORDON AND BETTY MOORE FOUNDATION FOR THE EBERHARD PURCHASE

WHEREAS, the Gordon and Betty Moore Foundation (“Foundation”) is a private non-profit foundation, and the Foundation has a San Francisco Bay Area Program through which grants are provided to make positive impacts on conservation in the San Francisco Bay Area; and

WHEREAS, the Foundation has invited Midpeninsula Regional Open Space District (“District”) to apply for grant funding in support of the Eberhard Purchase (“Project”) and will consider the Project for grant funding; and

WHEREAS, the District is prepared to apply to the Foundation for grant funding for the Project.

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT HEREBY:

1. Approves the filing of an application for funding by the Foundation.
2. Authorizes any of the following named officers or employees of the applicant or any person holding any of the following positions with the applicant to act as a representative of the applicant and to negotiate and execute on behalf of the grantee all agreements and instruments necessary to comply with the Foundation's grant requirements, including, without limitation, the grant agreement: Ana M. Ruiz, General Manager and Hilary Stevenson, General Counsel.

PASSED AND ADOPTED by the Board of Directors of the Midpeninsula Regional Open Space District on _____, 2023, at a regular meeting thereof, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

APPROVED:

Craig Gleason, Secretary
Board of Directors

Yoriko Kishimoto, President
Board of Directors

APPROVED AS TO FORM:

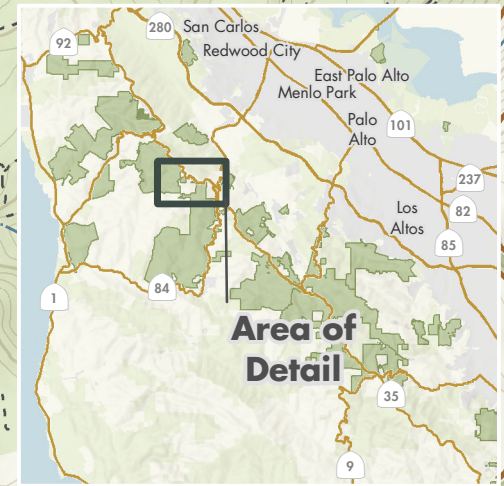
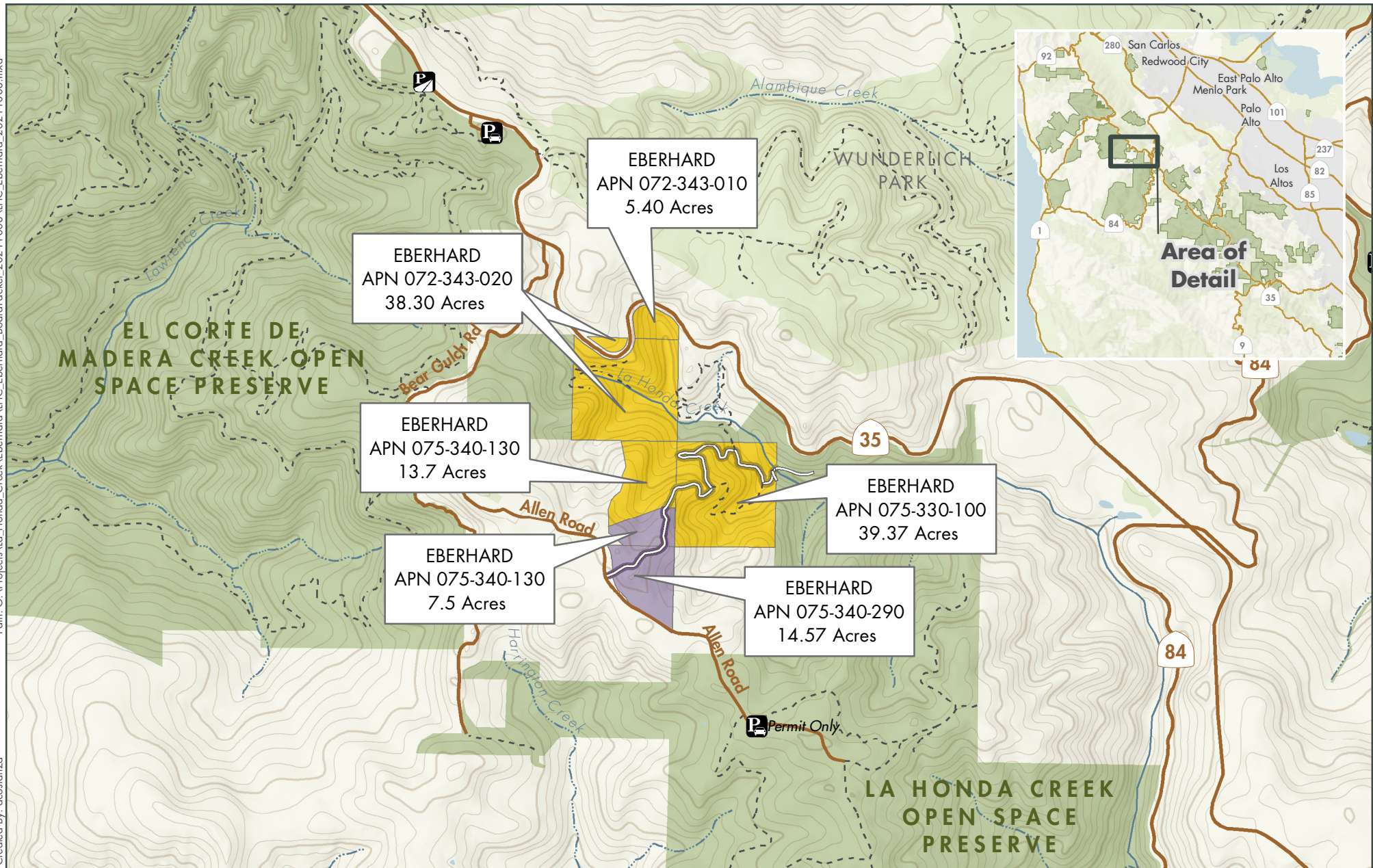
Hilary Stevenson, General Counsel

I, the District Clerk of the Midpeninsula Regional Open Space District, hereby certify that the above is a true and correct copy of a resolution duly adopted by the Board of Directors of the Midpeninsula Regional Open Space District by the above vote at a meeting thereof duly held and called on the above day.












Maria Soria, District Clerk

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Created By: acostanza



Eberhard

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|---|-----------------------|---|---------------------|---|-----------------------------|
|  | Midpen preserves |  | MROSD fee interest |  | Access easement to Eberhard |
|  | Other protected lands |  | Retained by owner |  | Access easement to Midpen |
|  | Private property |  | Perennial stream |  | Minor unpaved road |
| | |  | Intermittent stream |  | Trail (public or private) |

Midpeninsula Regional
Open Space District
(Midpen)
1/11/2023



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.