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Marin County Board of Supervisors
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

SUBJECT: Option Agreement with the Trust for Public Land, a California nonprofit public benefit corporation for real property located at 5800 Sir Francis Drake Boulevard, San Geronimo, CA 94963 which is approximately 157.3 acres, (Assessor's Parcel Numbers 172-371-04, 168-250-41, 172-372-01, and 172-372-14)

Dear Board Members:

RECOMMENDATIONS:

1. Authorize the President and the Clerk of the Board to execute an Option Agreement and Memorandum of Option between Trust for Public Land, a California nonprofit public benefit corporation for real property located at 5800 Sir Francis Drake Boulevard, San Geronimo, CA 94963 which is approximately 157.3 acres, (Assessor's Parcel Numbers 172-371-04, 168-250-41, 172-372-01, and 172-372-14) (the "Property") which includes an Option consideration payment of \$100,000 deposited into escrow for an initial Option term of ten months.
2. Authorize the County Administrator to execute miscellaneous documents needed for escrow instructions for the Option consideration, and to work with the Department of Finance to facilitate the funding of the Option consideration and due diligence as described in the staff report below.
3. Approve budget adjustments as detailed in the Fiscal Impact section below.

BACKGROUND:

Based on your Board's guidance, staff negotiated an option to purchase the former San Geronimo Golf Course property, located at 5800 Sir Francis Drake Boulevard, San Geronimo, CA 94963 which is approximately 157.3 acres from Trust for Public Land ("TPL"), for a San Geronimo fire station and related facilities project. The project, proposed by the Marin County Fire Department ("MCFD"), involves the purchase of the former San Geronimo Valley Golf Course property and development of new fire station, MCFD headquarters, and related MCFD fire facilities ("the San Geronimo Fire Station Project"). The undeveloped parcels are currently operated as a public park by TPL who has secured an easement over those parcels that restricts them to the existing passive recreational uses including hiking, biking and equestrian access. Potential acquisition of those park parcels would be maintained and overseen by County Parks but would not alter their use or operation. While County is considering the potential future use of part of the Property for a new fire station and related fire facilities, the Option does not commit the County to this use or any other particular use of the Property and will not do so until after the completion of Environmental Review, which is discussed further below.

Staff has negotiated an Option Agreement to purchase the entire property for a price of \$4,500,000 (four million five hundred thousand). The Option terms include the following:

- An initial term of 10 months) starting the first day of the month following County approval of the Agreement. The initial term is for the County to perform studies and tests (“due diligence”) on the suitability of the Property for County’s potential use, and for the performance of an Environmental Review process which will be conducted in compliance with State CEQA Guidelines and the County Environmental Impact Review Guidelines.
- Option consideration payment: \$100,000 due up front at execution of option deposited into escrow, with the payment to be credited to the purchase price if the County exercises the Option. If the County does not exercise the Option, the payment is non-refundable.
- Two separate (serial) extension terms of 90-days each extension term, to be used if the Environmental Review process had not yet been completed.
- Extension consideration payment: \$30,000 per extension period) at execution of extension, with the payment be credited to the purchase price if the County exercises the Option. If the County does not exercise the Option, the Extension payment(s) is non-refundable.

Exercising the Purchase is conditioned upon successful outcome of Environmental Review process and future consideration and approval by your Board. Following consideration of this agenda item, if your Board approved this agenda item, there is another agenda item following that would consider a Professional Services Agreement between the County and Sicular Environmental Consulting for work required to complete an Initial Study environmental review document for the San Geronimo Fire Station Project. The Initial Study will be conducted in compliance with State CEQA Guidelines and the County Environmental Impact Review Guidelines. The costs associated with the initial Environmental Review are discussed in that agenda item.

EQUITY IMPACT:

The potential project would support and upgrade of the facilities to the modern, essential services standard, in turn better providing preparedness and fire, medical, and disaster response to communities in West Marin, but also all Marin County communities with particular emphasis on the needs of communities traditionally vulnerable during emergency situations. Additionally, the potential acquisition would continue the existing public access to these parcels for recreation.

FISCAL IMPACT:

There will be no impact to the General Fund Net County Costs as a result of your Board’s approval of the recommended actions. The Option consideration payment will cost \$100,000 and the funding of the due diligence is estimated to cost up to \$250,000. Staff will return to your Board with specific due diligence contract(s) as needed.

Approval will increase Marin County Fire General Fund expenditure appropriations by \$350,000 for the expected costs of due diligence and the Option consideration payment, and is fully offset through a corresponding reduction in prior year available fund balance (900145) set aside for this purpose.

Please let me know if you have any questions or concerns.

REVIEWED BY:	<input type="checkbox"/> 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

Respectfully submitted,

Submitted by:

Reviewed by:

David Speer
Facilities Planning and Development
Manager

Matthew H. Hymel
County Administrator

cc: Chief Jason Weber, Marin County Fire Department
Jenna Brady, Deputy County Counsel
Josh Swedberg, Acting Budget Manager