

STAFF REPORT

SUBJECT: Clements Reynolds Hwy 12 Preserve Purchase

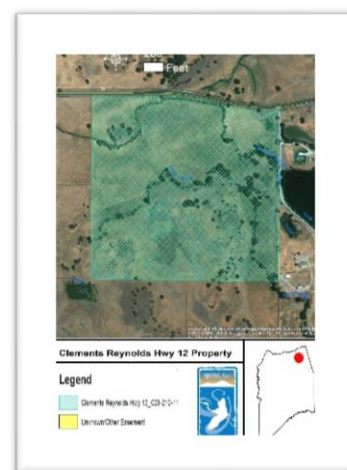
RECOMMENDED ACTION: Motion to Approve the Preserve Purchase

DISCUSSION:

SUMMARY:

The Clements Reynolds Hwy 12 property under consideration for fee title purchase is a total of 158.25 acres. SJCOG, Inc. intends to purchase the property, conduct enhancements and sell the land with a conservation easement under the habitat plan in the next year (e.g. Buy/Ease/Sell Method). The property is located on the south side of the Highway 12 in Clements in the Central Zone. The potential preserve property would be one of the first in the area in the Central Zone area as shown in the attachment 1 and 2.

With the fee title purchase, SJCOG, Inc. staff will write a Preserve Management Plan (PMP) as row crop/cattle grazing preserve in the Central Zone for species under the SJMSCP. The easement will serve for habitat for various species while providing mitigation for agricultural and grassland impacts under the habitat plan in the Central and Central/Southwest Zones.



There have been historical records of Swainson's hawk, California tiger salamander and other species on/near the property in the California Natural Diversity Database (CNDDB).

RECOMMENDATION:

A motion to approve the fee title purchase of the Clements Reynolds Hwy 12 property.

FISCAL IMPACT:

SJCOG, Inc. would purchase the land in fee title. At some time in the future, SJCOG, Inc. would sell the land with the habitat conservation easement on the property to a partner or through a blind bid process.

- Fee Title = **\$1,076,100** (not to exceed \$6,800 per acre) plus closing costs
 - Future sale of land will recoup a portion of the funds expended
- *Endowment – will be determined at a future date depending on the endowment rate at time of sale for the acreage under easement.*

BACKGROUND:



The habitat conservation easement would cover the grazing lands to mitigate for prior development impacts in the Central and Central/Southwest Zones under the SJMSCP.

The Buy/Ease/Sell Method has been used since 2006 in various forms to acquire property easements. While not as common as a standard conservation easement purchase, the method has proven to be successful under the habitat plan.

Prior to the closing of the purchase, SJCOG, Inc. staff will actively seek a partner for the future resale of the properties to solidify an entity to take ownership at a set price and timeframe. If staff is not successful securing a partner prior to the purchase, SJCOG, Inc. would be required to offer the properties through a 'Blind Bid Process' as a government agency. That is the same process used with the Wing Levee Road property in 2008.

While SJCOG, Inc. holds ownership of the property before selling the underlying fee title in the one-year timeframe, staff will establish grazing lease contracts with the current (or a new operator) for the duration. The current lease terms do not cover the dry summer months and have a nominal return (e.g. \$20 per acre per year).

At the time of the future sale, a PMP would be prepared by ICF as a row crop/grazing land preserves in the Central Zone for long term monitoring activities in conjunction with the sale of the property which the SJCOG, Inc. Board would approve. The potential enhancements planned to the landscape would be started before and during the sale process noted in Table 1. The future owner would be taking ownership with the full knowledge and understanding of the responsibilities associated with the easement and enhancements.



Table 1 – Enhancements for Row and Field Crop/Riparian Preserves

Enhancement Potential Under SJMSCP	Y	N	N/A
Use of Herbicides, pesticides and/or rodenticide in accordance with Sect. 5.4.5(M) & 5.4.7.1	X		
Create, expand or restore riparian area to enhance nesting	X		
Plant elderberry plants for VELB		X	
Enhance foraging habitat using native grass and forb species (Appendix N)	X		
Install roosting or nest sites and platforms	X	X	
Fencing of riparian areas	X		
Install bat boxes			X
Maintain water quality within creeks and wetlands (e.g. red-legged frog habitat)			X
Create burrowing owl burrows		X	
Eliminate invasive and undesirable species	X		
Plant vegetation (e.g. tules, blackberry thickets & cattails for tricolor blackbird/GGS)		X	

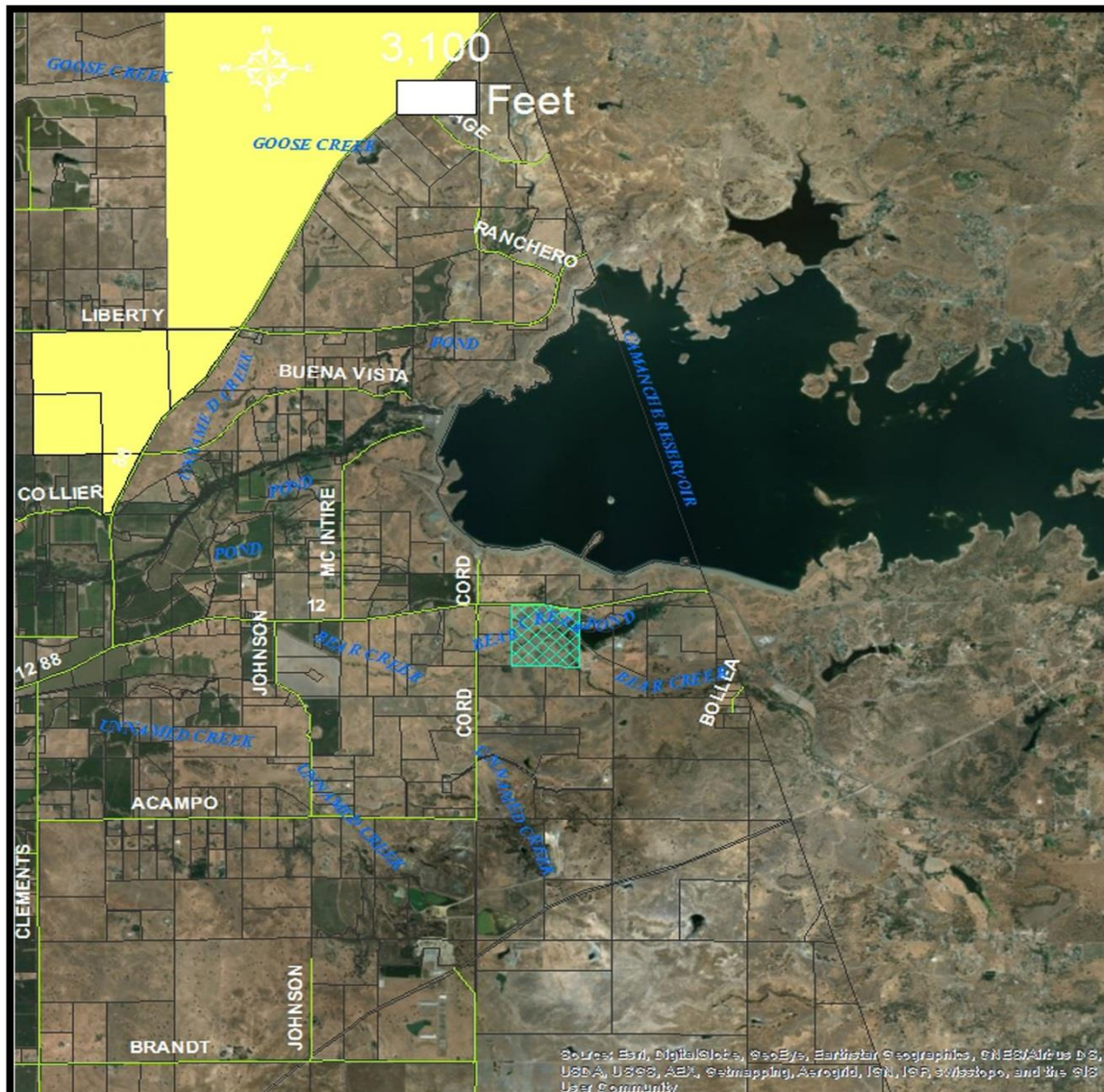
COMMITTEE ACTIONS:

- Habitat Technical Advisory Committee: Recommended Approval
- SJCOG, Inc. Board – Action Required

ATTACHMENTS:



1. Overview Preserve Location Map
2. Preserve Location Map

Prepared by: Steven Mayo, Program Manager



Clements Reynolds Hwy 12 Property

Legend

-  Clements Reynolds Hwy 12_023-210-11
-  Unknown/Other Easement

