



TO: Implementation Board

FROM: Edmund Sullivan, Executive Officer

SUBJECT: Richmond Ranch Property Acquisition Phase 2 Grant Funding, APNs: 660-01-014, 660-47-001, 660-50-001, 660-51-001, 660-55-002, and 660-58-004, approximately 1,222.32 acres of the original 3,654.29-acre Richmond Ranch

RECOMMENDED ACTIONS: Adopt resolution approving the receipt of grant funds from the California Coastal Conservancy for purchase of Phase 2 of the Richmond Ranch in accordance with the Santa Clara Valley Habitat Plan in the amount of \$1,500,000.

BACKGROUND: On March 21, 2024, the Governing Board Authorized the Executive Officer to sign a Purchase and Sale Agreement (PSA) with The Conservation Fund (TCF) to acquire their remaining 1,122.32 acres of the original 3,654.29-acre Richmond Ranch: acquisition of APNs: 660-01-014, 660-47-001, 660-50-001, 660-51-001, and 660-55-002, approximately 1,218 acres for \$6,500,000; and receipt of donation of APN 660-58-004, approximately 4.5 acres on or before March 31, 2025.

Prior to March 21, 2024, the Implementation Board at their September 21, 2023 meeting approved the Habitat Agency contributing \$5,000,000 toward the \$16,000,000 purchase price that The Conservation Fund (TCF) paid (with the assistance of reimbursable grants by the Moore Foundation and Wildlife Conservation Network) for the approximately 3,654.29-acre Richmond Ranch plus closing costs. TCF closed escrow on the entire ranch on January 22, 2024. The Habitat Agency acquired 944 acres (APNs 660-47-001, 660-01-002, and 621-11-005) from TCF for \$4,500,000 (including \$4,000,000 in grant funds received from Valley Water, for a net payment of \$500,000 by the Habitat Agency) on January 26, 2024. Santa Clara County Parks acquired another 1,487 acres (APN 627-01-013) from TCF on April 30, 2024. It is intended that the entire 3,654.29-acre Richmond Ranch, including the acreage purchased by County Parks, will be added to the Habitat Reserve System.

The Habitat Agency applied to the California Wildlife Conservation Board (WCB) and the California Coastal Conservancy for a total of \$6,500,000 in grant funds to pay off the balance due to TCF for APNs 660-01-014, 660-47-001, 660-50-001, 660-51-001, and 660-55-002, approximately 1,218 acres. TCF will donate the 4.5-acre house parcel (APN 660-58-004) to the Habitat Agency at the time of purchasing the 1,218 acres. Any remaining costs owed to TCF for closing and TCF fees and holding costs will be paid by the Habitat Agency to TCF, up to \$100,000.

FISCAL IMPACT: The total fiscal impact of this acquisition will be approximately \$600,000, including the \$500,000 paid by Habitat Agency for the acquisition of the 944 acres in the first phase, and \$100,000 in closing costs and fees for the second phase.

ATTACHMENT(S):

Attachment A – Resolution

ATTACHMENT A

Resolution

RESOLUTION NO. I-2024 _____

**RESOLUTION OF THE IMPLEMENTATION BOARD OF THE SANTA CLARA
VALLEY HABITAT AGENCY APPROVING THE GRANT OF FUNDS FROM THE
STATE COASTAL CONSERVANCY
FOR ACQUISITION OF RICHMOND RANCH**

WHEREAS, the Legislature of the State of California has established the State Coastal Conservancy (“Conservancy”) under Division 21 of the California Public Resources Code, and has authorized the Conservancy to award grants to public agencies and nonprofit organizations to implement the provisions of Division 21; and

WHEREAS, the Conservancy awards grants for projects that it determines are consistent with Division 21 of the Public Resources Code and with the Conservancy’s Strategic Plan and that best achieve the Conservancy’s statutory objectives, in light of limited funding; and

WHEREAS, the Santa Clara Valley Habitat Agency (“Applicant”) has applied for or intends to apply for Conservancy grant funding for acquisition of the nearly 3,700 acre Richmond Ranch, (“Project”); and

WHEREAS, the Conservancy encourages applicants for grant funding to certify through a resolution the applicant’s approval of the application at the time of submission of an application to the Conservancy for an award of grant funds.

NOW, THEREFORE, be it resolved by the Implementation Board of the Santa Clara Valley Habitat Agency, that it:

1. Approves the filing of an application for funding by the Conservancy.
2. Has or will have sufficient funds to complete and, following completion, to operate and maintain any property acquired under the Project or to operate and maintain any facilities funded as part of the Project for a reasonable period, not less than the useful life of the facilities.
3. Agrees to provide any funds beyond the Conservancy grant funds necessary to complete the Project.
4. Authorizes Executive Officer Edmund Sullivan 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 Conservancy’s grant requirements, including, without limitation, the grant agreement.

ADOPTED by the Implementation Board of the Santa Clara Valley Habitat Agency on May 16, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JENNIFER CARMAN
Chair, Implementation Board
Santa Clara Valley Habitat Agency

ATTEST:

KIMBERLY MANCERA
Secretary
Santa Clara Valley Habitat Agency

I HEREBY CERTIFY that the foregoing resolution was adopted at a regular meeting of the Implementation Board of the Santa Clara Valley Habitat Agency, duly noticed and held according to law, on May 16, 2024.

Date: _____

EDMUND SULLIVAN
Executive Director
Santa Clara Valley Habitat Agency

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