



Meeting: **Reservoir Committee & Authority Board  
Agenda Item 2.2**

**December 20, 2024**

Subject: **Resolution To Accept Real Property**

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**Requested Action:**

Reservoir Committee and Authority Board consider approval of Resolution 2024-02 authorizing the Executive Director to execute all real property documents necessary to acquire real property from Red Stick Colusa LLC. and to take such other actions as are necessary or appropriate to effectuate the close of escrow.

**Detailed Description/Background:**

At the direction of the Authority Board and Reservoir Committee, the Executive Director entered into a purchase agreement on September 27, 2024, to acquire real property necessary for the project from Red Stick Farms Colusa LLC. and staff opened escrow with Placer Title Company.

During the escrow period staff obtained a Phase 1 Environmental Site Assessment of the property and completed a land survey of the portion of the Red Stick property to be acquired by the Authority. The area to be acquired is 817.6 acres at a total cost of \$1,613,440 inclusive of the land value and associated improvements.

Staff is preparing to close the transaction. As part of the closing, the escrow holder has requested that the Agency provide an Authority Board resolution authorizing the Executive Director to execute a certificate of acceptance accepting the deed from Red Stick Farms Colusa, LLC. to the Authority. The proposed action would provide that resolution as well as authorize the Executive Director to execute all necessary documents pertinent to the escrow closing process. Among those documents is a lease agreement between the Authority and the property's current tenant, Black Rock Cattle LLC, for a cattle grazing lease on the Authority's acquired land which would expire on December 31, 2025.

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code § 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, § 15000 et seq.), the Authority has reviewed the proposed acquisition of land for Project purposes along with the management of Authority-owned lands in the Sites Reservoir Project Final Environmental Impact Report (Final EIR), certified by the Authority on November 17, 2023. The subject property being acquired in this effort includes lands necessary for the construction of a portion of the realigned Maxwell Sites Road. Until construction is initiated, the property will continue to be used for cattle grazing. CEQA

compliance for the acquisition of the subject property for Project purposes and use of the property for cattle grazing as a near-term land management activity, is included in the Final EIR. The Authority's near-term and future use of the property is subject to all the relevant environmental commitments and mitigation measures in the Final EIR.

**Prior Action:**

None

**Fiscal Impact/Funding Source:**

No fiscal impact as land acquisitions are included in the Amendment 3 Work Plan.

**Staff Contact:**

Kevin Spesert

**Attachments:**

Sites Project Authority Resolution 2024-02



**RESOLUTION NO. 2024-02**

**A RESOLUTION of the Sites Project Authority Board of Directors authorizing the Executive Director to execute real property documents necessary to acquire real property from Red Stick Farms Colusa, LLC.**

BE IT RESOLVED by the Board of Directors of the Sites Project Authority as follows:

- 1. **Recitals.** This resolution is adopted with reference to the following background recitals:
  - a. At the direction of the Board, the Authority Executive Director entered into an agreement on September 27, 2024 to acquire certain real property in Colusa County from Red Stick Farms Colusa, LLC. ("Owner").
  - b. Authority and Owner are preparing to close escrow on the transaction.
  - c. Under Government Code section 27281, the deed conveying the real property from Owner to the Authority must include a certificate of acceptance consenting to recordation of the deed.
  - d. Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code § 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, § 15000 et seq.), the Authority has reviewed the proposed acquisition of land for Project purposes along with the management of Authority-owned lands in the Sites Reservoir Project Final Environmental Impact Report (Final EIR), certified by the Authority on November 17, 2023. The subject property being acquired in this effort includes lands necessary for the construction of a portion of the realigned Maxwell Sites Road. Until construction is initiated, the property will continue to be used for cattle grazing. CEQA compliance for the acquisition of the subject property for Project purposes and use of the property for cattle grazing as a near-term land management activity, is included in the Final EIR. The Authority’s near-term and future use of the property is subject to all the relevant environmental commitments and mitigation measures in the Final EIR.

**2. Authorization to Execute Real Property Documents to Close the Transaction**

- a. Pursuant to Government Code section 27281, the Board authorizes the Executive Director to approve, accept, and consent to the recordation of deeds, easements, and easement agreements as appropriate to close escrow under the Agreements, to approve and execute certificates of acceptance accepting such deeds, easements, and easement agreements, and to take such other actions as are necessary or appropriate to effectuate the close of escrow.

**PASSED AND ADOPTED** by the Board of Directors of the Sites Project Authority on the 20th day of December 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Fritz Durst – Sites Project Authority, Chair

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Mike Azevedo –Reservoir Committee, Chair

ATTESTED

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MJ Brown – Sites Project Authority, Board Clerk