



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

February 21, 2025

Subject: **Resolution To Accept Real Property**

Requested Action:

Reservoir Committee and Authority Board consider approval of Resolution 2025-01 authorizing the Executive Director to execute all real property documents necessary to acquire real property from Shirley Jensen, 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 November 14, 2024, to acquire real property necessary for the project from Shirley Jensen 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 property. The area to be acquired is approximately 1,255 acres at a total cost of \$2,887,328 inclusive of the land value, water rights associated with the property, and associated improvements.

Escrow close is expected by end of this month. As part of the closing, the escrow holder has requested that the Agency provide a resolution authorizing the Executive Director to execute a certificate of acceptance and 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, Prather Ranch, for a cattle grazing lease on the Authority's acquired land which would expire May 2026.

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 the Golden Gate Dam and other associated infrastructure. 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 early land acquisitions are included in the Amendment 3 Work Plan. No state or federal reimbursements are being used for the purchase of this property at this time.

Staff Contact:

Kevin Spesert

Attachments:

Sites Project Authority Resolution 2025-01



RESOLUTION NO. 2025-01

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 Shirley Jensen.

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 November 14, 2024, to acquire certain real property in Colusa County from Shirley Jensen ("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 the Golden Gate Dam and other associated infrastructure. 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 21st day of February 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Fritz Durst – Sites Project Authority, Chair

Mike Azevedo –Reservoir Committee, Chair

ATTESTED

MJ Brown – Sites Project Authority, Board Clerk