



Midpeninsula Regional
Open Space District

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

REAL PROPERTY COMMITTEE

Tuesday, April 7, 2020

The Real Property Committee conducted this meeting in accordance with California Governor Newsom's Executive Order N-29-20. All Committee members and staff participated via teleconference.

DRAFT MINUTES

CALL TO ORDER

Director Kersteen-Tucker called the meeting of the Real Property Committee to order at 11:33 a.m.

ROLL CALL

Members Present: Larry Hassett, Zoe Kersteen-Tucker, and Karen Holman

Members Absent: None

Staff Present: General Manager Ana Ruiz, General Counsel Hilary Stevenson, Assistant General Manager Susanna Chan, Assistant General Manager Brian Malone, Chief Financial Officer/Director of Administrative Services Stefan Jaskulak, Real Property Manager Mike Williams, Senior Real Property Agent Allen Ishibashi, and District Clerk/Assistant to the General Manager Jennifer Woodworth

District Clerk Jennifer Woodworth announced Director Holman will be serving on the committee for this meeting due to Director Riffle's recusal. Director Riffle recused himself from participating in this potential transaction between POST and the District due to his employment with POST, which is categorized as a remote interest under California Government Code section 1091.

Ms. Woodworth announced this meeting is being held in accordance with Governor Newsom's Executive Order allowing Committee members to participate remotely. The District has done its best to conduct a meeting where everyone has an opportunity to listen to the meeting and to provide comment. The public has the opportunity to comment on the agenda, and the opportunity to listen to this meeting through the internet or via telephone. This information can be found on the meeting agenda, which was physically posted at the District's Administrative Office, and on the District website. Ms. Woodworth described the process and protocols for the meeting.

ADOPTION OF AGENDA

Motion: Director Hassett moved, and Director Holman seconded the motion to adopt the agenda.

VOTE: 3-0-0

ORAL COMMUNICATIONS

District Clerk Jennifer Woodworth announced that no comments were submitted.

COMMITTEE BUSINESS

1. Approval of Real Property Committee Minutes for April 30, 2019.

Motion: Director Hassett moved, and Director Kersteen-Tucker seconded a motion to approve the November 12, 2019 Real Property Committee meeting minutes.

VOTE: 2-0-1 (Director Holman abstained)

2. Consideration of a new land purchase as an addition to Tunitas Creek Open Space Preserve in unincorporated San Mateo County (APNs: 066-300-010 & 066-300-020).

Senior Real Property Agent Allen Ishibashi provided the staff presentation describing the Gordon Ridge property and displayed photos of the property and its geographical features. Mr. Ishibashi described the habitat and resource values of the property, reasons for the proposed purchase, and funding sources, including state grant funds. Mr. Ishibashi described access routes to the property and nearby trails. The proposed purchase is included in Measure AA portfolio 15 to support drainage for salmon fisheries. Finally, Mr. Ishibashi outlined the terms and conditions of the proposed purchase including agricultural and grazing leases.

Director Hassett inquired regarding the availability of state grant funds and commented that the District may need to be prepared that the funding may no longer be available. He stated his support for the purchase with or without state grant funding.

Mr. Ishibashi reported that the grant funds were secured for the purchase in the current state budget. However, staff will be confirming with state staffers in a call today.

Director Hassett inquired regarding the current grazing lease for the property.

Mr. Ishibashi reported the current grazing lease is modeled on the District's grazing leases, and the property has a rangeland management plan that was reviewed by staff.

Director Hassett inquired regarding environmental assessments of the property.

Mr. Ishibashi reported a Phase I environmental assessment was not completed, but POST completed a lead assessment, which showed only low levels. Three small dump sites are on the property, and POST will be working to remove some of the materials once the current COVID-19 shelter in place orders are lifted.

Director Holman inquired regarding the status and condition of the existing buildings and their roofs.

Mr. Ishibashi reported the barn is in good shape, which is being used by the current tenant. The home is also in decent condition, and a District staff member will live in the home to provide a District presence on site.

Director Holman inquired regarding the nonrenewal of the Williamson Act contract by San Mateo County and whether the District be responsible for tax liability upon its expiration in 2024.

Mr. Ishibashi reported that the District would not have a tax liability; however, the District does enter into service agreements in the Coastside area. This property is in the San Mateo fire zone, but not the Pescadero School District zone.

Director Holman inquired regarding potential historic listing of the existing buildings.

Mr. Ishibashi reported the barn is listed as a historic resource, but the house is not eligible. The District will be using the Department of Interior's requirements to complete any required maintenance.

Director Kersteen-Tucker inquired if there are any opportunities for farm labor housing on the site.

Mr. Ishibashi reported staff has not investigated the site for building farm labor housing on the site. Because the barn is eligible for historic listing, it is possible that conversion to housing would be difficult.

Director Kersteen-Tucker inquired regarding use of the stock ponds.

Mr. Ishibashi reported the rangeland management plan recommends rehabilitating older infrastructure for the water troughs to provide water to the stock ponds.

Director Kersteen-Tucker inquired regarding the flexibility of the agricultural lease to accommodate any changes that may result from the District's adoption of an agricultural policy.

Mr. Ishibashi reported flexibility was maintained to allow for potential selling of the .70-acre farmland to the farmer if directed by the Board of Directors.

Director Hassett spoke in support of the possibility for San Mateo County to provide farm labor housing on the site.

Public comments opened at 12:22 p.m.

District Clerk Jennifer Woodworth announced that no comments were submitted.

Public comments closed at 12:23 a.m.

Motion: Director Hassett moved, and Director Holman seconded a motion to recommend to the Board approval of the Gordon Ridge property purchase for the proposed price of \$9,165,000 (\$16,961 per acre).

VOTE: 3-0-0

ADJOURNMENT

Director Kersteen-Tucker adjourned the meeting of the Real Property Committee at 12:28 p.m.

Jennifer Woodworth, MMC
District Clerk