



Midpeninsula Regional
Open Space District

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

REAL PROPERTY COMMITTEE

R&R Farms
2310 Pescadero Creek Road
Pescadero, CA

Tuesday, October 18, 2022

DRAFT MINUTES

CALL TO ORDER

Director Hassett called the meeting of the Real Property Committee to order at 4:01 p.m.

ROLL CALL

Members Present: Larry Hassett, Zoe Kersteen-Tucker (Alternate Committee member), and Jed Cyr

Members Absent: Karen Holman

Staff Present: General Manager Ana Ruiz, General Counsel Hilary Stevenson, Assistant General Manager Susanna Chan, Real Property Manager Mike Williams, Planning Manager Jane Mark, Natural Resources Manager Kirk Lenington, Visitor Services Manager Matthew Anderson, Skyline Superintendent Chris Barresi, Real Property Planner Aaron Peth, Administrative Assistant Ariel Starr, and Executive Assistant/Legal Secretary Irma Mora

ADOPTION OF AGENDA

Motion: Director Cyr moved, and Director Kersteen-Tucker seconded the motion to adopt the agenda.

VOTE: 3-0-0

ORAL COMMUNICATIONS

None.

COMMITTEE BUSINESS

1. Selection of Committee Chair for Calendar Year 2022

Director Kersteen-Tucker nominated Director Cyr to serve as the Real Property Committee Chair for Calendar Year 2022, and Director Hassett seconded the nomination.

Director Cyr accepted the nomination.

VOTE: 3-0-0

2. Approval of Real Property Committee Minutes for August 31, 2021.

Motion: Director Kersteen-Tucker moved, and Director Hassett seconded a motion to approve the August 31, 2021 Real Property Committee meeting minutes.

VOTE: 3-0-0

3. Consideration of a new land purchase known as “Cloverdale Ranch” in unincorporated San Mateo County (APN: 086-050-030, 086-080-020, 086-300-200, 086-300-210, 087-190-080, and 087-220-050, portions of 086-080-030, 086-080-040, 086-080-050, 086-270-010, 086-270-020, 086-280-030, 086-290-010, 086-290-090, 086-310-010, 086-320-040, 086-340-010, -020, -030, -040, -050, -070, -080, -090, -100, -110, -120, -130, -140, -150, -160, -170, -180, -190, -230, -240, -280, -300 and -320).

Real Property Manager Mike Williams provided a presentation describing the Cloverdale Ranch property, geographical features of the area, habitat and resource values of the property, price reduction from Peninsula Open Space Trust (POST) and funding to be utilized for the purchase, and reasons for the proposed purchase. Mr. Williams described the differences between Midpen and POST, and reviewed Midpen’s Coastside Mission. The proposed purchase is included in Measure AA portfolio 13 to support new trail connections, conservation grazing, and the protection of large, contiguous grasslands. Finally, Mr. Williams outlined the timeline, terms and conditions of the proposed purchase, including a two-phased purchase approach, option agreement with Lake Lucerne Water Management Company shareholders, and management agreement with POST and a proposed land division to support continued farming and grazing of the property.

Natural Resources Manager Kirk Lenington provided more detailed information on the habitat and resource values of the property, including pond and grazing infrastructure, San Francisco Garter Snake, California red-legged frog, steelhead trout, American badger, six rare plant species, and coastal terrace prairie habitat.

Real Property Planner Aaron Peth presented on public access plans for the property, which include keeping Wilbur’s Watch trail and parking area during the first phase of ownership transition, offering specialized docent hikes and community days. The second phase would include docent led hikes, and the third phase would include limited permit access until access is fully assessed.

Director Kersteen-Tucker requested that the property be named Cloverdale Ranch Open Space Preserve.

Public comments opened at 4:40 p.m.

Dennis Danielson spoke in favor of the acquisition and commented on how the Monterey Marine Sanctuary receives water from this property and would benefit from the purchase.

Hans Luemers thanked Midpen staff's work on the project.

Shoshanna Kaplansky inquired if State Parks has shown interest in linking Cloverdale to Butano State Park.

Public comments closed at 4:46 p.m.

Motion: Director Hassett moved, and Director Kersteen-Tucker seconded a motion to recommend to the Board approval of the Cloverdale Ranch property purchase for the proposed price of \$16,000,000.

VOTE: 3-0-0

ADJOURNMENT

Director Cyr adjourned the meeting of the Real Property Committee at 4:47p.m.

Ariel Starr, Administrative Assistant