



Midpeninsula Regional
Open Space District

R-12-30
Meeting 12-09
March 14, 2012

AGENDA ITEM 11

AGENDA ITEM

Approval of the Proposed Purchase of the Peninsula Open Space Trust (October Farm) Property located at 2200 Lobitos Creek Road in unincorporated San Mateo County (San Mateo County Assessor's Parcel Numbers 066-290-010, -030, and -050) as an addition to Purisima Creek Redwoods Open Space Preserve; Adoption of the Preliminary Use and Management Plan; Authorize the General Manager to file for Williamson Act Nonrenewal; and Approve a Categorical Exemption in Accordance with the California Environmental Quality Act

GENERAL MANAGER'S RECOMMENDATIONS

1. Determine that the recommended actions are categorically exempt from the California Environmental Quality Act (CEQA) as set out in this report.
2. Adopt the attached Resolution authorizing the purchase of the Peninsula Open Space Trust (POST) (October Farm) Property.
3. Adopt the Preliminary Use and Management Plan contained in this report.
4. Adopt the attached Resolution authorizing the General Manager to file, upon close of escrow, a notice of Williamson Act nonrenewal with San Mateo County for Assessor's Parcel Numbers 066-290-010, -030, and -050.
5. Withhold dedication of the Property as public open space.

SUMMARY

The Midpeninsula Regional Open Space District (District) is proposing to purchase of the 270-acre POST (October Farm) Property, at a price of \$3,500,000. As part of this transaction, the District would also reimburse POST for a dump site removal and restoration work completed on the property totaling \$64,000. Therefore, the total cost of this transaction is \$3,564,000. In addition, the District is proposing to file for non-renewal of the Williamson Act contract with San Mateo County. The following report presents a description of the POST (October Farm) Property, a Preliminary Use and Management Plan, the environmental review, the purchase terms and conditions, and the financial considerations.

DISCUSSION

On November 9, 2011, the Board approved a Lease and Management Agreement with POST to manage the October Farm property as an addition to the Purisima Creek Redwoods Open Space Preserve (Preserve). POST purchased the property in July 2011. The lease agreement provides for patrol and management of the property, and includes the property management responsibilities of renting the residential improvements and to pursue an interim cattle grazing tenant under the General Manager's authority (see R-11-106).

Property Description

The 270-acre POST (October Farm) property is located along Lobitos Creek Road, approximately 1.5 miles east of Highway 1 (Cabrillo Highway) and approximately nine miles southeast of the city of Half Moon Bay by road. The property is within the Coastside Protection Area, an area that was annexed into the District boundaries in 2004.

The October Farm property provides a natural extension of the Preserve located immediately across Lobitos Creek from the UC Elkus Uplands addition to Purisima Creek Redwoods Open Space Preserve (the Preserve) purchased by the District in 2009 (see R-09-91). Addition of the property to the preserve system would leverage the District's prior investment in the conservation of the Lobitos Creek watershed, and ensure that the local constituencies have influence over the future watershed management and restoration actions, such as anadromous fish habitat enhancement. This property is also important in terms of scenic viewsheds, wildlife corridors and agricultural resource preservation. The Bay Area Open Space Council's Conservation Lands Network (see <http://www.bayarealands.org/>) identifies the POST (October Farm) property as "Essential to Conservation Goals", indicating that it is an essential component of a network of conservation lands for biodiversity preservation.

The coastal landscape of the POST (October Farm) property consists of grazed rolling grasslands, steep brushy canyons, and lush creek corridors. Rising to an elevation of approximately 845 feet, the property possesses unparalleled views of the coastline and the western Santa Cruz Mountains. It includes the lower portion of Irish Ridge, a prominent ridgeline extending from the Preserve west to the coastal lowlands, separating the watersheds of Lobitos Creek to the north and Tunitas Creek to the south. This ridgeline is central to the open, rural landscape of the region, whether seen from the Preserve or Highway 1 and the coastal lowlands below.

With approximately 3/4 mile of perennial stream frontage, three ponds, and several seeps, the property possesses significant habitat, watershed and riparian resources. Forming the northwestern property line, Lobitos Creek is a free-flowing stream known to host steelhead trout despite the presence of two known fish passage barriers at Verde Road and Highway 1. Pockets of spawning gravels and young-of-the-year steelhead or resident rainbow trout were observed in a recent California Department of Fish and Game (CDFG) stream survey. According to CDFG staff, if fish passage barriers were ever removed Lobitos Creek has excellent restoration potential for the benefit of steelhead trout. Rodgers Gulch, which flows into Lobitos Creek, forms the southern property line.

The seasonal ponds on the property provide potential breeding habitat for the rare and threatened California red-legged frog. The former owner reports that red-legged frogs reside at the lower pond located above Lobitos Creek Road and in the drainage area above the greenhouse.

The property is part of a deer/mountain lion habitat corridor extending up the Lobitos Creek watershed through the Preserve and beyond Skyline Boulevard to the San Francisco watershed lands. The former owner reports that a female mountain lion, chestnut in color, regularly roams the property. The prominent ridgeline of the property also provides habitat for burrowing owls and badgers, which the former owner indicates have been on the property for as long as she owned the property.

Vehicular access is directly from Lobitos Creek Road which bisects the property. In general, the existing seasonal ranch roads on and accessing the property are in good condition and do not show signs of significant soil erosion.

Prior to POST's recent purchase, the property was owned by the Rapley family who had occupied the property for 22 years. Until September 2011, the ranch was used for residential purposes, and for beef cattle grazing, organic eggs, organic greenhouse tomatoes and vegetables that were taken to the Half Moon Bay Farmer's market. Water for cattle is provided at the property's two spring-fed stock ponds. The October Farm property has a small corral facility with water troughs located on the property along Lobitos Creek Road which may be useful in managing grazing on other portions of the Preserve. Adequate fencing is present along the property perimeter. In 2009, the former owner grew organic vegetables on about 0.25 acres near the pond located across Lobitos Creek Road from the residence. Since the former owner's cattle, row crop, and greenhouse agricultural operations ceased prior to POST's purchase, no agricultural uses currently occur on the property. Staff is in the process of selecting an interim grazing tenant for the approximately 167 acres of grazing grassland on the property until a Rangeland Management Plan is developed for the property.

A number of existing farm-related structures and improvements are found along Lobitos Creek Road, with no structures on the northern side of the property. Minimal agricultural irrigation infrastructure is present, and windmill-and generator-powered water pumps draw water from the underground aquifer. Buildings on the property include a one-story single family residence with three bedrooms and three bathrooms (2,295 square feet) which was renovated in 2007, a workshop and attached two-story cottage in fair condition, a 2-car garage, a greenhouse, a 2,100 square foot historic barn and several wood-frame sheds of varying sizes. The residences are served by a septic tank and leach field. The District recently entered into a month to month residential rental agreement with a family for the main residence, greenhouse, chicken coop and pond house. The two story cottage is currently being evaluated for suitability and habitability as rental structure.

All of the District's Coastside land purchases are subject to a Memorandum of Understanding between the San Mateo County Farm Bureau and the Midpeninsula Regional Open Space District. In accordance with this memorandum, District staff presented information and solicited comments on the proposed purchase of the 270-acre POST (October Farm) property at a Farm Bureau meeting.

REAL PROPERTY COMMITTEE

The District's Real Property Committee, a standing committee of the Board of Directors, held a meeting on the property (within the Coastside Protection Area) with neighbors and interested members of the public in order to familiarize them with the property and to receive public input on the proposed purchase. This meeting was held on November 30, 2011, after notice was distributed to property owners of land located adjacent to or surrounding the property, Coastside public officials, community-interest groups, non-profit land trusts, conservation-oriented organizations, elected officials, government agencies and government-sponsored organizations within the Coastside Protection Area. Nine neighbors or members of the public attended the meeting including a representative from POST. At the meeting, staff described the property and how it would be managed as a natural extension of the adjacent Preserve, the proposed preliminary use and management plan, and the proposed purchase terms.

USE AND MANAGEMENT

Planning Considerations

The November 9, 2011 report contains a detailed description of the planning considerations related to zoning, existing structure use, rangeland, agricultural resources and Coastside Service Plan. Several additional planning considerations not previously discussed are presented below.

San Mateo County General Plan Conformity Determination

On November 10, 2011, District staff sent a letter to San Mateo County requesting County General Plan conformity review of the District's proposed property purchase. The POST (October Farm) property's General Plan land use designation consists of 245 acres Agriculture and 25 acres of General Open Space (OS). Because a large portion of the property's General Plan designation is Agriculture, the conformity review was referred to the San Mateo County Agricultural Advisory Committee. On December 12, 2011 District staff made a presentation about the property purchase to this Committee. On December 14, 2011, the San Mateo County Planning Commission conducted its conformity review and found the purchase in conformance with the General Plan.

POST's Dump Site Clean Up and Site Restoration

The District commissioned a Phase I Environmental Site Assessment prior to POST's purchase and District staff has conducted due diligence investigations and inspections of the property, including a review of San Mateo County's property records and files. No information of concern was noted in reviewing this information. The former owner disclosed to POST that two unpermitted dump sites containing organic and metallic debris had accumulated on the property. One smaller site was removed by the former owner. The second larger dump site was removed and restored by POST, with support and assistance from the District's Real Property, Operations and Planning Department staff. All metallic and concrete debris was removed and properly disposed. Asbestos piping and above ground fuel tanks were tested and properly disposed. Organic debris such as tree stumps and brush were left on the property to naturally decompose. Erosion control measures including netting and native seeds were implemented in the drainage swale area associated with this dump site.

Williamson Act

The POST (October Farm) property is subject to the Land Conservation Agreement between San Mateo County, Emile R. and Genevieve M. Boulland under the California Land Conservation Act of 1965 (also known as the Williamson Act). According to the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) 2008 update, the property contains approximately 167 acres of Grazing Land, and 114 acres of Other Land (steep scrubland unused for agriculture). San Mateo County soils maps show that only three small isolated plots meet the County Local Coastal Plan / District Coastal Service Plan definition of "Prime Agriculture" moderately suited to the cultivation of truck and field crops. These areas do not appear to have been recently used for cultivated crops.

The Williamson Act Land Conservation Agreement is a voluntary agreement between a landowner and the County to encourage retaining commercial agricultural use in exchange for property tax reduction. As a government agency, the District is not subject to property taxation. Consequently, the contract would impose an undue administrative burden upon the District without affording any benefits.

Staff notified the California Department of Conservation (CDC) of the proposed POST (October Farm) property purchase, as required. In the past, CDC staff has recommended the District consider filing for contract nonrenewal when acquiring land subject to a Williamson Act Land Conservation Agreement. Nonrenewal is the standard administrative procedure for terminating a Williamson Act Land Conservation Agreement and the recommended Preliminary Use and Management Plan Amendment for the POST (October Farm) property calls for nonrenewal. The October Farm property would continue to be used for agriculture and open space, in compliance with the existing contract during the ten-year nonrenewal period.

Preliminary Use and Management Plan Amendment (Next Steps)

The Preliminary Use and Management Plan adopted by the District Board on November 11, 2011 is described below. Proposed minor amendments are shown in **bold** type. The property would be maintained in its current condition, with no physical changes anticipated. If changes to land use or the physical environment are proposed in the future, the plan would be subject to further environmental review and public input. All mitigation measures contained in the Coastsides EIR are incorporated into this Preliminary Use and Management Plan.

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|------------------------------|---|
| Public Access: | Closed to public use. Issue tenant and neighbor permits on a case-by-case basis allowing hiking use consistent with historical use patterns. |
| Signs and Site Security: | Install private property, closed area and preserve boundary signs where appropriate. |
| Structures and Improvements: | Rent the single family residence, greenhouse, pond house and chicken coop , and associated premises under District month-to-month residential rental agreements. Maintain the other structures in usable condition. Maintain the existing water system providing domestic, irrigation, and stock watering in serviceable condition. Maintain existing septic systems. |

Resource Management:	Conduct a detailed resource assessment of the property, covering such topics as vegetation management and special status species. Conduct other interim invasive plant and animal management activities consistent with the District's policies and practices.
Rangeland Management:	Prepare a Rangeland Management Plan in accordance with the District's Coastside Service Plan and the District's Grazing Management Policy. Present the Rangeland Management Plan for review and approval by the District Board of Directors. Rent the grassland areas for cattle grazing on a short-term interim basis until a Rangeland Management Plan and lease is developed for the property.
Agricultural Resources:	Further assess suitability and feasibility of the property for ongoing agricultural crop cultivation in consultation with knowledgeable Coastside organizations and, if warranted, prepare an Agricultural Production Plan in accordance with the District's Coastside Service Plan and the District's Agricultural Policies for review and approval by the District Board of Directors.
Patrol:	Routinely patrol the property.
Wildfire Fuel Management:	Conduct standard District-wide wildfire fuel management activities.
Fences and Gates:	Install fences and gates as necessary to prevent unauthorized vehicular entry at the property boundaries.
Roads and Trails:	Keep existing primary roads for seasonal use. Implement maintenance and minor erosion and sediment control measures for access roads in accordance with District and Service Plan standards.
Coastside Service Plan:	Operate and manage the property in conformity with the provisions of the Service Plan for the Coastside Protection Program and the mitigation measures adopted pursuant to the Coastside Service Plan Environmental Impact Report.
Site Safety Inspection:	No evidence of any recognized hazardous condition has been found on the property. As with every situation involving older structures and past agricultural use, perform a thoughtful analysis of the specific working conditions before all future maintenance and repairs.
POST Site Naming:	For a limited period and in accordance with the District's "Policies for Site Naming and Gift Recognition", allow POST to recognize significant donors through the naming of a single, specific location, land formation, trail, or other natural feature on the property.

Williamson Act: **Terminate the Williamson Act contract through the standard nonrenewal process. Comply with the existing Williamson Act contract during the nonrenewal period.**

Name: Name the property as an addition Purisima Creek Redwoods Open Space Preserve.

Dedication: Withhold dedication of the property as open space at this time.

CEQA COMPLIANCE

Project Description

The proposed project consists of the purchase of a 270-acre private property by the District for open space and agricultural preservation purposes, the concurrent adoption of a Preliminary Use and Management Plan, and nonrenewal of the Williamson Act contract for the property. The land would be permanently preserved as open space and maintained in a natural condition. The property would be closed to the public until a future long-term plan is completed. The residence would continue to be rented, cattle grazing would continue to occur, and minor maintenance and repair of the existing improvements would occur. Grazing and agricultural resource management plans would be prepared if required.

No decisions would be made now about future changes to use, management or improvements proposed for the property. Ultimately, the property would be included in a future long-term plan for the Purisima Creek Redwoods Open Space Preserve, which would be subject to further public input and subsequent environmental review. The outcome of this future decision making process is speculative at this time.

In accordance with the Coastal Service Plan, the project incorporates all of the Coastsides Environmental Impact Report (EIR) mitigation measures that apply to lease and management agreements within the Coastsides Protection Area and is subject to the Coastal EIR mitigation monitoring program.

CEQA Determination

The District concludes that this project will not have a significant effect on the environment. It is categorically exempt from CEQA (California Environmental Quality Act) under Article 19, Sections 15301, 15316, 15317, 15325, 15262 and 15061(b)(3) of the CEQA Guidelines as follows:

Section 15301 exempts operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Under the proposed Preliminary Use and Management Plan, there will be no expansion of use, and the property will be operated and maintained in its current condition and closed to public use. The Williamson Act Land Conservation Agreement will not be renewed, with no changes to the use of the property.

Section 15316 exempts the acquisition of land in order to create parks if the site is in a natural condition and the management plan proposes to keep the area in a natural condition. The Preliminary Use and Management Plan specifies that the land will not be developed and will remain in a natural condition.

Section 15317 exempts the acceptance of fee interests in order to maintain the open space character of an area. The District will acquire fee interest and maintain the open space character of the area. No new development is proposed as part of this project.

Section 15325 exempts transfers of ownership of interests in land in order to preserve open space and to allow continued agricultural use to occur. This acquisition will transfer fee ownership of the property to the District and ensure that the open space will be preserved, that continued agricultural use will occur by implementing the Preliminary Use and Management Plan, and by incorporating it into the District's open space preserve system.

Section 15262 exempts a project involving only feasibility or planning studies for possible future actions which the agency has not approved, adopted, or funded. The project calls for further planning studies regarding changes to rangeland or agricultural resource management. No decisions are being made now about future physical changes to use, management or improvements on the property.

The project is also exempt under Section 15061(b)(3), as there is no possibility the actions may have a significant effect on the environment.

This proposed project is categorically exempt from CEQA under these six sections.

TERMS AND CONDITIONS

The 270-acre POST (October Farm) property is being purchased at a price of \$3,500,000, which is payable in cash at the close of escrow. The purchase price is well supported by an independent fair market appraisal commissioned by the District. The property is comprised of three legal parcels and has a potential development density of three residential sites. Further residential development would be feasible, as much of the property is accessible from Lobitos Creek Road and there are many relatively level building sites along or near ridge tops. Within close proximity are numerous homes visible from Lobitos Creek Road on one to 180-acres of land. As part of this transaction, the District is reimbursing POST in the amount of \$64,000 for the dump site removal and dump site restoration completed on the property during the fall of 2011. Therefore, the total cost of this transaction is \$3,564,000. The Lease and Management Agreement with POST will terminate at the close of escrow.

The purchase agreement includes a standard covenant that provides POST a period of five years to recognize significant donors through the naming of a single, specific location, land formation, trail, or other natural feature on the property, in accordance with the District's "Policies for Site Naming and Gift Recognition".

Rental and Grazing Agreements

Under the current Lease and Management Agreement with POST, the District has entered into a month to month rental agreement for the single family residence, greenhouse, chicken coop and pond house for a monthly rent of \$3,500 totaling \$42,000 in annual rental income to the District. Staff is also in the process of selecting an interim grazing tenant for the 167-acre grassland portion of the property until a Rangeland Management Plan and long term grazing lease is developed for the property. The long term grazing lease and management plan will be presented to the Board at a future public meeting.

BUDGET CONSIDERATIONS

FY2011–12 Budget for New Land Purchases:

New Land	\$13,495,000
Land purchase commitments this fiscal year	(\$6,015,000)
POST October Farm Property	(\$3,564,000)
New Land Purchase Budget Remaining	\$ 3,916,000

The District Controller was consulted on this proposed purchase and has indicated that, considering cash flow and account balances, funds are available for this property purchase.

Current Coastside Protection Area Fiscal Considerations

The property is located within the service area of San Mateo County Fire, but not the La Honda-Pescadero Unified School District. However, under the terms of the District/County Fire agreement, the District is not required to pay a County Fire fee when the District leases the property for a private agricultural or residential use which is subject to a possessory interest tax.

The Coastside Protection Program included a Fiscal Analysis conducted by Economics Research Associates confirming the feasibility of implementing that Program. To ascertain whether the conclusions made in the Fiscal Analysis are valid for this particular project, staff has researched the specific site conditions and expected costs associated with the proposed purchase and subsequent management of the property. This site assessment indicated that acquisition and management costs for the POST (October Farm) property are expected to be consistent with the Fiscal Analysis projections.

Furthermore, staff assessed the costs associated with this project and compared them to the Controller's most recent 15-year projections of cash flow, property tax revenue and operating expenses. Staff concludes that purchasing and managing this property will not result in any significant impact to the District's existing services, and that the District has the resources to sustain the lease and management of the property for the specified term.

PUBLIC NOTICE

Property owners adjacent to or surrounding the subject property, agenda subscribers, individuals requesting notification of proposed Coastside and Preserve projects, and Coastside public officials, community-interest groups, non-profit land trusts, conservation-oriented organizations,

elected officials, government agencies and government-sponsored organizations within the Coastsides Protection Area have been mailed written notice of the proposed lease and management agreement. The agenda and this report have been made available on the District's website. Accordingly, all notice required by the Brown Act and the Coastal Protection Program has been provided.

NEXT STEPS

Upon approval by the District Board of Directors, staff will proceed with the close of escrow for the purchase of the property. District property management staff will administer the rental residence. Staff will select an interim grazing tenant on a short-term basis. Upon close of escrow, staff will request nonrenewal of the Williamson Act contract with San Mateo County.

Attachments:

1. Two Resolutions
2. Map

Prepared by:

Sandy Sommer, Senior Real Property Planner
Michael Williams, Real Property Manager

Contact person:

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Graphics prepared by:

Alex Roa, Planning Intern

RESOLUTION 12-XX

**RESOLUTION OF THE BOARD OF DIRECTORS OF MIDPENINSULA REGIONAL
OPEN SPACE DISTRICT AUTHORIZING APPROVAL OF PURCHASE
AGREEMENT, AND AUTHORIZING GENERAL MANAGER OR OTHER OFFICER
TO EXECUTE CERTIFICATE OF ACCEPTANCE OF GRANT DEED TO DISTRICT,
AND AUTHORIZING GENERAL MANAGER TO EXECUTE ANY AND ALL OTHER
DOCUMENTS NECESSARY OR APPROPRIATE TO CLOSING OF THE
TRANSACTION (PURISIMA CREEK REDWODS OPEN SPACE PRESERVE - LANDS
OF PENINSULA OPEN SPACE TRUST (OCTOBER FARM))**

The Board of Directors of Midpeninsula Regional Open Space District does resolve as follows:

Section One. The Board of Directors of Midpeninsula Regional Open Space District does hereby accept the offer contained in that certain Purchase Agreement with Peninsula Open Space Trust, a California non-profit, public benefit corporation, and the Midpeninsula Regional Open Space District, a copy of which purchase agreement is attached hereto and by reference made a part hereof, and authorizes the President or other appropriate officer to execute the Agreement on behalf of the District to acquire the real property described therein (“the October Farm Property”).

Section Two. The General Manager, President of the Board of Directors or other appropriate officer is authorized to execute Certificate of Acceptance for the Grant Deed on behalf of the District.

Section Three. The General Manager or the General Manager’s designee shall cause to be given appropriate notice of acceptance to the seller and to extend escrow if necessary.

Section Four. The General Manager is authorized to expend up to \$2,500 to cover the cost of title insurance, escrow fees, and miscellaneous costs related to this transaction.

Section Five. The General Manager and General Counsel are further authorized to approve any technical revisions to the attached Agreement and documents which do not involve any material change to any term of the Agreement or documents, which are necessary or appropriate to the closing or implementation of this transaction.

Section Six. The purpose of this Section is to enable the District to reimburse its general fund for the cost of certain land acquisitions. The District wishes to finance certain of these real property acquisitions and expects to use tax-exempt debt, such as bonds, but a tax-exempt financing is not cost-justified for the District unless the principal amount of the financing is large enough to justify the related financing costs. Consequently, it is the District’s practice to buy property with its general funds and, when a tax-exempt financing is cost-justified based on the aggregate value of acquisitions, to issue tax-exempt obligations to reimburse itself for previous expenditures of general funds. These general funds are needed for operating and other working capital needs of the District and are not intended to be used to finance property acquisitions on a long-term basis.

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RESOLUTION 12-XX

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT
PURSUANT TO GOVERNMENT CODE SECTION 51245
APPROVING THE FILING OF A NOTICE OF NONRENEWAL
OF THE WILLIAMSON ACT LAND CONSERVATION AGREEMENT
BETWEEN SAN MATEO COUNTY AND GENEVIERE M. BOULLAND**

WHEREAS, the Midpeninsula Regional Open Space District (“District”), upon close of escrow, will own parcels of land in unincorporated San Mateo County, known as San Mateo County Assessor’s Parcel Numbers 066-290-010, 066-290-030 and 066-290-050, which is subject to a Land Conservation Agreement between San Mateo County, Emile R. and Genevieve M. Boulland under the California Land Conservation Act of 1965 (also known as the Williamson Act); and

WHEREAS, the mission of the District includes preservation of open space and agricultural lands in perpetuity so that acquisition of such contracted lands accomplishes the purposes of the Williamson Act; and

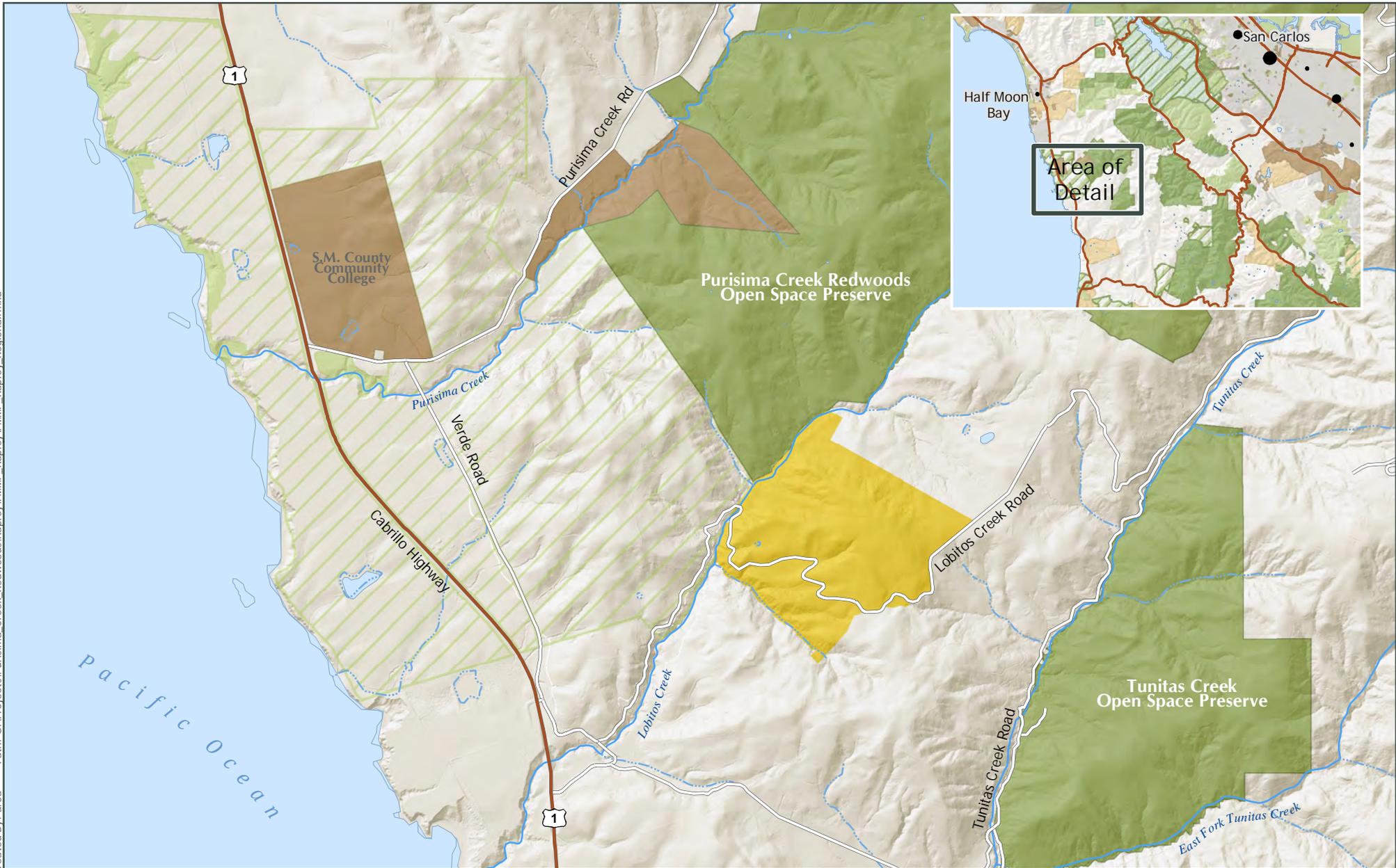
WHEREAS, the procedures established by the County of San Mateo for administering such contracts serve no useful purpose when land is owned by a park or open space agency preserving such lands’ open space and agricultural resources, yet such procedures can impose a procedural and financial burden on the District’s ability to efficiently carry out its operations; and

WHEREAS, the benefits of reduced property tax in exchange for such land preservation is no longer relevant once the District has acquired such lands, as the District is exempt from property tax in most situations.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby:

1. Authorizes the General Manager of the District, pursuant to Government Code Section 51245, to file a notice of nonrenewal with the Board of Supervisors of San Mateo County for Assessor’s Parcel Numbers 066-290-010, 066-290-030 and 066-290-050, (currently subject to the same Land Conservation Contract) and, upon close of escrow, owned by the District.
2. Authorizes the General Manager as agent of the District to execute and submit all documents and take such actions as may be necessary or convenient to accomplish the purpose of this Resolution, or to comply with the requirements of the San Mateo County Code or the State Williamson Act, in order to accomplish the nonrenewal of the contract described above.

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Location Map, POST (October Farm) Property

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|  POST (October Farm) Property |  Watershed Land |  Private Property |
|  MROSD Preserves |  Other Public Agency | |
|  Other Protected Open Space or Park Lands |  Non MROSD Conservation or Agricultural Easement | |

Midpeninsula Regional
Open Space District
(MROSD)



August, 2011



While the District strives to use the best available digital data, this data does not represent a legal survey and is merely a graphic illustration of geographic features.