



November 30, 2018

Midpeninsula Regional Open Space District
330 Distel Circle
Los Altos, CA 94022

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President

Walter T. Moore

Re: Action Plan – Fiscal Year 2019-20

Board of Directors:

On Thursday, December 6, 2018 the District's Board of Directors will consider new projects to include in the District's action plan for the upcoming fiscal year. As the Board considers priority projects, I want to express POST's appreciation to staff and board on the District's continued strong partnership in protecting open spaces for public enjoyment and use. With the identification of a new set of Measure AA ("MAA") priorities by the Board last year, we have seen joint progress on even more shared priorities including breaking ground on the first phase of public access at Bear Creek Redwoods, protection and restoration in the Barrett Creek watershed, planning and design of trail and wildlife crossings at Highway 17, and initiating exploration of the District's acquisition of Cloverdale Ranch. A complete list of collaborations is attached.

In the coming year, the long-standing, strategic partnership between our organizations will be as important as ever as we work to tackle existing and emerging challenges in our region. Areas of focus and shared priority include expanding opportunities for public access, securing critical wildlife linkages that allow a broad range of species to adapt and thrive under a changing climate, and protection of agriculture (farms and ranches) on the San Mateo County coast.

In addition to continuing to collaborate on the projects highlighted above and in the attached, we wanted to highlight for the Board a new opportunity that has emerged recently to protect land adjacent to the Toto Ranch area of Tunitas Creek Open Space Preserve. POST is under contract to purchase a ranch in San Gregorio. The 535-acre ranch portion of the property extends south from Toto Ranch to La Honda Road (Highway 84), and POST would like the District to consider purchase of this property for \$7.5M, substantially below fair market value and POST's purchase price. Collaborating with POST to protect this property supports key elements of the mission adopted by the District's Board as part of its expansion to the Coastside under the Coastal Service Plan. It will also protect from development part of the coastal landscape that is in the scenic corridors of both Highways 1 and 84, support local agriculture, and secure potential trail connections including the CA Coastal Trail and Ohlone-Portola Heritage Trail. Under POST's agreement with the seller, POST does not need to close on the property until July 15, 2019; however, we are seeking to secure a strong indication of the District's interest in the property before the close of our due diligence period on January 15, 2019.

Peninsula Open Space Trust

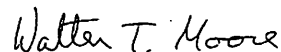
222 High Street
Palo Alto, CA 94301
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Making progress towards the transfer of Cloverdale Ranch remains a top priority for POST in the year ahead, and we are eager to support the District's efforts to plan for acquisition and development of resources, as well as efforts to secure outside funding, that will ultimately create a new open space preserve to serve community members on the San Mateo Coast and throughout the District's service area. We are also excited about the abundant opportunities to connect more communities to our lands through the development of regional trails (Purisima-to-Sea, Miramontes Ridge, Bay Area Ridge Trail); increased access close to communities in Los Gatos (Bear Creek Redwoods), Pescadero (Cloverdale Ranch), and Half Moon Bay (Johnston Ranch and Tunitas Creek Beach), and through the protection of critical habitat and wildlife linkages. Lastly, we are incredibly appreciative of the District's initial engagement with our Bay-to-Sea Trail vision, and look forward to collaborating with a broad range of partners on this project going forward.

We appreciate the complexity of the task before staff and the District board in prioritizing allocation of resources among many worthy projects. POST remains excited about partnering with the District on a broad range of priority projects to expand opportunities for public access and protect natural resources, as well as continuing to help the District leverage Measure AA funding on critical projects throughout the region.

Thank you for the opportunity to submit comments. I look forward to attending the planning session on the December 6th to answer any questions

With best regards,



Walter T. Moore
President

Attachment
Collaborative Projects

- Initiating exploration of acquisition of Cloverdale Ranch (MAA Project #13);
- Coordination on acquisition of Johnston Ranch uplands, which would allow for new public access opportunities near Half Moon Bay and a trailhead for eventual to Miramontes Ridge OSP (MAA Project #1);
- Working towards acquisition of Purisima Upland, a key piece of the Purisima-to-Sea trail (MAA Project #3);
- Ground-breaking and the impending opening of first phase of public access at Bear Creek Redwoods (MAA Project #21);
- Planning and design of Bay Area Ridge Trail and wildlife crossings at Highway 17 near Lexington Reservoir (MAA Project #20);
- Advancing a plan for Alpine Road trail improvements (MAA Project #10);
- Supporting POST's Bay-to-Sea Trail vision;
- Coordination on protection and restoration of the Barrett Creek watershed through the acquisition and clean-up of the Twin Creeks property (MAA Project #23);
- Protection of farm and ranch land and riparian habitats in the lower San Gregorio Creek watershed; and
- Expanding opportunities for Coastal Access at Tunitas Creek Beach and Cowell-Purisima Trail.