



Midpeninsula Regional
Open Space District

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

REAL PROPERTY COMMITTEE

Eberhard Property
300 Allen Road
Woodside, CA 94062

Tuesday, November 8, 2022

DRAFT MINUTES

CALL TO ORDER

Director Cyr called the meeting of the Real Property Committee to order at 10:03 a.m.

ROLL CALL

Members Present: Jed Cyr, Larry Hassett, 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, Assistant General Counsel Egan Hill, Real Property Manager Mike Williams, Sr. Real Property Agent Allen Ishibashi, Real Property Specialist I Jasmine Leong, and Executive Assistant/Legal Secretary Irma Mora

ADOPTION OF AGENDA

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

VOTE: 3-0-0

ORAL COMMUNICATIONS

No speakers present.

COMMITTEE BUSINESS

- 1. Approval of Real Property Committee Minutes for October 18, 2022.**

Motion: Director Hassett moved, and Director Cyr seconded a motion to approve the October 18, 2022 Real Property Committee meeting minutes.

VOTE: 2-0-1 Director Holman Abstained

2. Consideration of a new land purchase known as the Eberhard property in unincorporated San Mateo County (APNs 072-343-010, 072-343-020, 075-330-100, and a portion of 075-340-130).

Senior Real Property Agent Allen Ishibashi provided the staff presentation describing the Eberhard property, geographical features of the area, habitat and resource values of the property, and reasons for the proposed purchase. Mr. Ishibashi explained the property is in unincorporated San Mateo County, directly south of Skyline Boulevard (Highway 35) and east of Allen Road. The 96.77-acre property consists of four (4) unimproved parcels within a Timer Preserve Zone (TPZ). Three of the four parcels would be purchased in their entirety, and one parcel requires a lot-line adjustment where the District would purchase 13.7 of the 21.2 acres and the seller would retain 7.5 acres. The main access to the property is via dirt roads from Skyline Boulevard. The property is densely wooded with mixed hardwood forest, including redwood, tanoak and California live oak. Mr. Ishibashi explained that as part of the transaction, there would be an exchange of two easements: the first being a patrol and maintenance easement from the Eberhards to the District that provides access to Allen Road, and the second being an access easement from the District to the Eberhards that provides access to Skyline Boulevard. Mr. Ishibashi stated that Mr. Eberhard has removed vehicles, motorcycles, and debris and completed road and culvert work that has benefited the District with the purchase of the property. The purchase price for the proposed property is \$3,290,180.

Director Holman inquired if the roads would be accessible if there was a fire.

Mr. Eberhard stated that if there was a fire, no one would be denied access to the road.

Director Hassett inquired about the cleaning up of the property, and if there were any expected surprises.

Mr. Eberhard stated there were two cars remaining on the property.

Director Holman inquired if there were any toxins remaining after the removals of the motorcycles and vehicles that were on the property.

Mr. Eberhard reported all the vehicles removed from the property did not have engines or tires attached, and they were just basically the sheet metal frame.

Director Holman inquired if the lot-line adjustment and easements would occur concurrently, or in a sequence.

Mr. Ishibashi stated the lot-line adjustment and easements would be recorded at the same time, and it would take about six to nine months from the date the board approves the purchase.

Public comments opened at 10:24 a.m.

No speakers present.

Public comments closed at 10:24 a.m.

Motion: Director Hassett moved, and Director Holman seconded a motion to recommend to the Board approval of the Eberhard property purchase for the proposed price of \$3,290,180.

VOTE: 3-0-0

ADJOURNMENT

Director Cyr adjourned the meeting of the Real Property Committee at 10:25 a.m.

Irma Mora
Executive Assistant/Legal Secretary