



Midpeninsula Regional
Open Space District

SPECIAL MEETING

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT REAL PROPERTY COMMITTEE

**MEETING LOCATION: End of Lucy Lane, Half Moon Bay, CA
(approximately 8 miles south east of the City of Half Moon Bay)**

**Tuesday, January 13, 2015
2:00 P.M.**

For members of the public who would like to attend this meeting, a District shuttle will depart at 1:40 P.M. from the Cowell Ranch State Beach Parking Lot located on State Highway 1 approximately 3 miles south of the intersection of Highway 1 and Highway 92 in the City of Half Moon Bay. From the Cowell Ranch State Beach Parking Lot, the District shuttle will travel to the property for the tour and presentation, which will begin at 2 P.M. at the Riggs property. Please RSVP to Lupe Hernandez at 650-691-1200 by 2:00 p.m. Monday, January 12, 2015 so that the District may arrange sufficient shuttle transportation.

AGENDA

2:00 SPECIAL MEETING OF THE REAL PROPERTY COMMITTEE OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

ROLL CALL

COMMITTEE MEMBERS: DIRECTORS HANKO, HARRIS, AND HASSETT

INTRODUCTIONS

ADOPTION OF AGENDA

ORAL COMMUNICATIONS

COMMITTEE BUSINESS

- 1. Approval of Real Property Committee Minutes for October 14, 2014**
- 2. Consideration of the Purchase of the Riggs Property as an addition to Purisima Creek Redwoods Open Space Preserve (San Mateo County Assessor Parcel Number 066-320-120).**
 - a) Staff presentation and recommendation
 - b) Tour of the property led by District staff
 - c) Committee questions of staff
 - d) Public comment
 - e) Committee discussion and consideration of staff recommendation

3:30 ADJOURNMENT

TO ADDRESS THE COMMITTEE: The Chair will invite public comment on agenda items at the time each item is considered by the Committee. Each speaker will ordinarily be limited to three minutes. Alternately, you may comment to the Committee by a written communication, which the Committee appreciates.

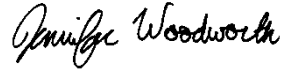
In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the District Clerk at (650) 691-1200. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.

Written materials relating to an item on this Agenda that are considered to be a public record and are distributed to Board members less than 72 hours prior to the meeting, will be available for public inspection at the District's Administrative Office located at 330 Distel Circle, Los Altos, California 94022.

CERTIFICATION OF POSTING OF AGENDA

I, Jennifer Woodworth, District Clerk for the Midpeninsula Regional Open Space District (MROSD), declare that the foregoing agenda for the Special Meeting of the MROSD Real Property Committee was posted and available for review on January 9, 2015, at the Administrative Offices of MROSD, 330 Distel Circle, Los Altos California, 94022. The agenda is also available on the District's web site at <http://www.openspace.org>.

Signed this 9th day of January, 2015 at Los Altos, California.


District Clerk





FACT SHEET: RIGGS PROPERTY

Size: 40.2 acres

Location: In unincorporated San Mateo County, approximately eight miles southeast of the City of Half Moon Bay at the end of Lucy Lane; adjacent to MROSD's 4,712-acre Purisima Creek Redwoods Open Space Preserve (Preserve).

Funding: The MROSD's Board of Directors will consider the purchase of the Riggs Property in February 2015, including price and terms. Funding for this proposed purchase is included in Measure AA Project (#3-1), and in the Real Property Budget for Fiscal Year 2014/15.

EXISTING CONDITIONS

Land Use: The property is vacant and undeveloped coastal grassland located at the end of a private road, Lucy Lane. Several single family residences are located along Lucy Lane to the south west. The property includes the lush riparian corridor of Rogers Gulch a tributary to Lobitos Creek.

Landscape: The coastal landscape of the property consists of rolling grasslands, steep brushy canyons and lush creek corridor. Rising approximately 707 feet, the property has excellent views of the coastline, Lobitos Creek watershed, Lobitos Ridge, and the western Santa Cruz Mountains.

Flora and Fauna: Twinberry, coyote brush and other coastal scrub plants grow on the property's slopes with occasional grassy meadows on the flatter plateaus. The densely vegetated riparian corridor includes thick groves of alders and willows. The property provides varied habitat for wild animals to roam, including mammals such as coyotes, bobcats and dusky-footed woodrats. A wide variety of birds frequent this landscape, such as Black Shouldered Kite, and Cooper's and Sharp-Shinned Hawks.

Hydrology: The property possesses watershed and riparian values including approximately 1/4 mile of Rodgers Gulch a seasonal tributary to Lobitos Creek. Lobitos Creek provides spawning and rearing habitat for steelhead trout and resident rainbow trout.

NEXT STEPS

Environmental Review: Environmental review is underway in compliance with California Environmental Quality Act (CEQA).

Board Action: The District's Board of Directors will consider the purchase of the Riggs property at a public meeting during early 2015. Included for consideration at that time will be the property's Preliminary Use and Management Plan, which is expected to propose managing the property in its natural grass land condition, patrolling and keeping the property closed pending further planning (as described below).

Planning: If purchased, the property will be incorporated into Purisima Creek Redwoods Open Space Preserve. A subsequent planning process will analyze opportunities for natural resource management, and compatible public trail use. Further environmental review will be prepared as needed. Subsequent planning will be done in accordance with the District's Coastside Protection Program Service Plan, including consultation with appropriate agencies and organizations. The planning process will include public workshops to gather input, and public hearings to review draft and final plans.

Public Participation: Interested parties are encouraged to contact Lupe Hernandez, Real Property Administrative Assistant, at the District office (650) 691-1200 to request that their names be added to the public notification list for these proposed property purchases.

