



Midpeninsula Regional
Open Space District

REAL PROPERTY COMMITTEE

5460 La Honda Road (CA State Highway 84)
La Honda, CA

DRAFT MINUTES

June 23, 2015
2:00 PM

CALL TO ORDER

Director Cyr called the meeting of the Real Property Committee to order at 2:08 p.m.

Director Cyr requested those attending the meeting observe a moment of silence for Rudy Driscoll who recently passed away.

ROLL CALL

Members Present: Jed Cyr, Nonette Hanco, and Larry Hassett

Members Absent: None

Staff Present: General Manager Steve Abbors, Assistant General Manager Kevin Woodhouse, Assistant General Manager Ana Ruiz, General Counsel Sheryl Schaffner, Real Property Manager Mike Williams, Real Property Specialist Elaina Cuzick, Planning Manager Jane Mark, and District Clerk Jennifer Woodworth

ADOPTION OF THE AGENDA

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

VOTE: 3-0-0

ORAL COMMUNICATIONS

No speakers present.

COMMITTEE BUSINESS

1. Approval of Real Property Committee Minutes for June 18, 2015

Motion: Director Hassett moved, and Director Hanco seconded a motion to approve the June 18, 2015 Real Property Committee meeting minutes.

VOTE: 3-0-0

2. Consideration of Purchase of the POST (Apple Orchard and Event Center) properties located west of the Town of La Honda along La Honda Road (State Highway 84) and adjacent to the La Honda Creek Open Space Preserve.

Real Property Manager Mike Williams provided the staff presentation describing the property's location and existing site structures, the site's history, and its resource values including spawning habits for coho salmon and steelhead trout. Mr. Williams explained that the District would be purchasing several parcels and a riparian conservation easement along the San Gregorio Creek. Under its management agreement with POST, several infrastructure improvements have already been completed, including construction of a fence to protect the riparian corridor, improved water infrastructure, and road improvements. The Driscoll home is currently leased through November 2015, and after the tenants leave, the home will be evaluated as a possible employee residence. Mr. Williams described the Facilities Use Agreement for the Event Center and potential uses for the site. Finally, Mr. Williams outlined the purchase terms of the properties and the next steps of the purchase process.

Director Hassett inquired if bridges would be eventually built for the stream crossings.

Mr. Williams explained the crossings are being evaluated and currently will only allow for seasonal access

Public hearing opened at 2:37 p.m.

Carol Bridgeman inquired regarding future possible equestrian trails.

Planning Manager Jane Mark explained the future master plan for the site may include multi-use trails.

Shawn Sears from the Vida Verde organization inquired regarding future possible biking trails.

Assistant General Manager Ana Ruiz explained that a proposed regional connection would be multi-use but the connection is not yet in the planning stage.

Diane Spiegel inquired as to how many events would be held each year at the Event Center.

Real Property Specialist Elaina Cuzick explained that a maximum of eight events are allowed each year from approximately May to October.

Al Bell inquired if the Country Rodeo would be using the site anymore.

Mr. Williams explained that the Country Rodeo had not expressed interest in using the site for their event in the last two years, but would no longer be allowed under the current Facilities Use Agreement because they are high intensity uses.

Richard Booth, an adjoining neighbor, spoke regarding a previously designed access bridge for the Apple Orchard.

Jose, another adjoining neighbor, explained that the proposed access bridge had never been permitted and an agreement had never been reached for the bridge.

Natalie Colson inquired if the old guest house on the Apple Orchard property would be replaced.

Mr. Williams explained that because it is not considered a historic structure, then it would most likely be demolished and not replaced.

Public hearing closed 2:47 p.m.

Mr. Williams stated that the District is able to cite mountain bikers in closed areas and often relies on neighboring property owners to help monitor the area.

Motion: Director Hanko moved, and Director Hassett seconded a motion to recommend to the full Board to purchase the POST (Apple Orchard and Event Center) properties located west of the Town of La Honda along La Honda Road (State Highway 84) and adjacent to the La Honda Creek Open Space Preserve.

VOTE: 3-0-0

ADJOURNMENT

Director Hassett adjourned the meeting of the Real Property Committee at 2:51 p.m.

Jennifer Woodworth, CMC
District Clerk