



Midpeninsula Regional
Open Space District

R-16-27
Meeting 16-05
March 9, 2016

AGENDA ITEM 5

AGENDA ITEM

Proposed Purchase of the Cunha Trust property as an addition to La Honda Creek Open Space Preserve, located at 4150 Sears Ranch Road in unincorporated San Mateo County (Assessor's Parcel Numbers 083-361-080, 083-361-110, and 078-290-050)

GENERAL MANAGER'S RECOMMENDATIONS

1. Determine that the recommended actions are categorically exempt from the California Environmental Quality Act (CEQA) as set out in the staff report.
2. Adopt a Resolution authorizing the purchase of the Cunha Trust property.
3. Adopt the Preliminary Use and Management Plan as described in Attachment 4 to the staff report.
4. Authorize the General Manager to amend the existing Grazing Lease with Wilson Cattle Company and/or AGCO Hay Company to include pasture lands associated with this property.
5. 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 Number 078-290-050.
6. Indicate the intention to withhold dedication of the Cunha Trust property as public open space at this time.

SUMMARY

The Midpeninsula Regional Open Space District (District) proposes to purchase the 30.08 acre Cunha Trust property at a purchase price of \$3,090,000.00 as an addition to the La Honda Creek Open Space Preserve (Preserve). The following report presents a description of the property, a Preliminary Use and Management Plan, the District's environmental review, terms and conditions, and financial considerations. The Fiscal Year 2015-16 Budget contains sufficient funds to cover the cost of this purchase.

MEASURE AA

A 5-year Measure AA Project List was approved by the Board on October 29, 2014 which includes Portfolio #7 - *Driscoll Ranch Public Access, Endangered Wildlife Protection, and Conservation Grazing*. This proposed purchase serves the goals of Project #7.1 by acquiring

lands with high habitat and wildlife connectivity value that will also further facilitate future public access as desirable additions to the Preserve, and the goals of Project #7.5 by supporting and expanding conservation grazing in the Driscoll Ranch area of the Preserve.

DISCUSSION

The Cunha Trust property is located at the end of a short private stretch of Sears Ranch Road, immediately adjacent to the southern end of the Driscoll Ranch Area of the Preserve. Rising approximately 850 feet in elevation, the property has views of Driscoll Ranch, Ray's Peak, and the community of La Honda. Readily accessible from Sears Ranch Road, the house and other small structures are close to and have views into one of the main entrances to the Preserve, but are shielded from view from the road by topography and vegetation.

The proposed purchase constitutes a natural extension of the Preserve. It consolidates all access rights over the private portion of Sears Ranch Road thereby ensuring continued District and future public access to the Preserve; provides a buffer between private property and the planned public staging/parking area that will be located at the end of Sears Ranch Road; secures an improved vehicular route to access the District's Apple Orchard area of the Preserve; provides support facilities (including a functioning well) for Operations and the Preserve's grazing tenants; and provides an opportunity to designate a staff residence close to a proposed staging area for increased oversight of District lands and expanded District presence and integration as part of the local community. Purchase of the property and intended uses are compatible with the District's Vision Plan and Coastal Service Plan.

Property Description (Map – Attachment 3)

The 30.08-acre property is located at the northwest terminus of Sears Ranch Road, about one half mile west of Highway 84 (La Honda Road) and the Town of La Honda, in an unincorporated area of San Mateo County. The property abuts the Driscoll Ranch Area of the Preserve on the east and north side, and the Apple Orchard area of the Preserve on the west side. A private parcel abuts the southern boundary.

The public right-of-way of Sears Ranch Road terminates at a corner of the property. A private extension of Sears Ranch Road continues for 665 feet up to the entrance to the Preserve. The underlying ownership of the private extension is held by the property proposed for purchase. As part of the Driscoll Ranch purchase in 2006, the District acquired the non-exclusive rights for ingress/egress over the private portion of Sears Ranch Road. Purchase of the Cunha Trust property would consolidate the District's ownership of the private section of Sears Ranch Road.

Natural Resource Value

Mature stands of mixed evergreen and oak woodlands are interspersed with open grassland over the majority of the property. Mature non-native plantings and fruit trees are found close to the house. As part of the contiguous open space that surrounds it, the property provides habitat for a variety of animal species. Trees and brush on the property provides both forage and cover for smaller species, including a wide variety of birds that frequent this landscape. The multi-story tree canopy provides roosting sites for raptors that hunt on the open grasslands of the Preserve.

Improvements and Land Use

The property is improved with a 3,000 square foot single-family residence built in 1975, attached garage, an 1,800 square foot prefabricated metal storage building, and unpermitted trailer

residence. The structures, with the exception of the trailer, are in good condition and well maintained. The residence is served by a permitted well, septic system, and electrical service. A diesel generator housed separately provides back up power. The property is accessed from Sears Ranch Road, which provides the primary access to the Driscoll Ranch area of the Preserve. La Honda Elementary School, a church, and some single family residences are also located on the same road.

Grasslands total about 20 acres of the property. They are grazed by the Wilson Cattle Company, which holds the grazing lease for the adjacent 300-acre Apple Orchard area of the Preserve. Fences, ranch roads, and water sources for livestock are in good repair. Internal ranch roads provide alternate and much improved access to the Apple Orchard area of the Preserve.

Water Rights and Resources

The property is within the San Gregorio Creek Adjudicated Watershed. No blue line streams are associated with the property and the property has no contact with any natural channel of the watershed system. Per the 1984 Report on the San Gregorio Creek Adjudication decree, no adjudicated water rights are associated with the property. A domestic well, permitted by San Mateo County in 2007, serves the house, and a seep with a spring box serves a cattle trough. The well is in good condition and provides sufficient water at the rate of 6-7 gallons per minute.

COASTSIDE PROTECTION PROGRAM PROCESS

The property is located within the boundaries of the District's Service Plan for the San Mateo County Coastal Annexation Area (Service Plan), adopted June 2003. The Service Plan and subsequent conditions approved by San Mateo Local Agency Formation Commission (LAFCo) both established a number of policies and procedures for conducting the Coastside Protection Program (Program). The Program guides the District's purchase of open space lands and their use and management within the Coastside Protection Area.

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 provided a property tour for the Farm Bureau Executive Committee on January 26, 2016 and presented information and solicited comments on the proposed purchase of the Cunha Trust property at a regularly scheduled Farm Bureau meeting on February 1, 2016. The Farm Bureau was generally supportive of the purchase.

USE AND MANAGEMENT

Planning Considerations

The property is comprised of two legal parcels within the sphere of influence of the Town of La Honda. The parcels were created in 1972 as part of subdivision of parcels associated with the former Driscoll Ranch and another adjacent property. The subdivision also created a non-exclusive easement that extended access from the end of Sears Ranch Road to the Driscoll Ranch. The property has been held under the same ownership since the 1972 subdivision.

All parcels have a General Plan designation of Open Space-Rural, with a zoning designation of RM (Resource Management). Permits are on file with the County of San Mateo for the house and the metal storage building. The vacant trailer residence is unpermitted. According to the California Farmland Mapping and Monitoring Program, portions of the property are suitable for

grazing. Per the San Mateo County General Plan, recreation, open space, and natural preserves are allowable uses in rural land use areas with an Open Space–Rural designation.

If purchased, the property would be incorporated into the Preserve and the proposed Preliminary Use and Management Plan implemented. Any subsequent planning to analyze opportunities for natural resource management and public use compatible with surrounding rural land use would incorporate public input, be subject to further environmental review, and be done in accordance with the District's Coasts Protection Program Service Plan, which calls for consultation with appropriate agencies and organizations.

Buildings and Infrastructure Considerations

As described above, the majority of the structures are well-maintained. The unpermitted trailer is in poor condition. It is recommended that the house be retained as a staff residence to provide after-hours District presence off Sears Ranch Road and site monitoring of what will become the first major parking area and trailhead entrance into the Driscoll Ranch Area (scheduled to be opened to the public in 2017). Minor repairs, appliance purchase, installation of a reserve tank for domestic water, and modest updating of the interior would be needed to convert the house to a staff residence. These items are described further in Budget Considerations and would be undertaken by the District's Real Property and Land and Facilities Departments. The storage building would be retained to support field operations and/or the adjacent conservation grazing tenant. The layout configuration of the house lends itself to renting the residence as one unit or dividing the structure into two units with a shared use of the laundry room and garage. The unpermitted trailer residence is recommended for removal.

The access driveway from Sears Ranch Road to the house is in poor condition and needs repairs to ensure continued access to the house and the Butler building. Costs associated with repairs are described further in Budget Considerations.

Rangeland Management Considerations

The property's 20 acres of grassland are grazed by the Wilson Cattle Company, which also holds a grazing lease with the District for the adjacent Apple Orchard area of the Preserve. Internal ranch roads provide direct access from the southern and western half of the property to the Apple Orchard area of the Preserve as well as improved access from Sears Ranch Road to the Apple Orchard area for vehicles and cattle. Much of the northern half of the property is directly contiguous to the Driscoll Ranch Area of the Preserve.

The acreage in grassland is too small to form a separate grazing unit. If the Board authorizes the purchase of the property, the configuration of the pastures would be evaluated so as to determine how best to incorporate them into the grazing leases on the surrounding Preserve. Under the General Manager's Authority, the District would amend the Apple Orchard grazing lease with Wilson Cattle Company and/or the Driscoll Ranch grazing lease with AGCO Hay Company to include the property's grazing lands. Conservation grazing would continue to be consistent with the practices recommended in the Driscoll Ranch Resource Management Plan (Rana Creek et. al. 2005, amended June 2014). Routine inspections would occur to ensure lessee's compliance with the District's Rangeland Monitoring program and terms of lease.

Williamson Act

A portion of the Cunha Trust property may be subject to a Land Conservation Agreement between the County of San Mateo and Marie J. Meyer and Kathleen V. Lera under the California

Land Conservation Act of 1965 (also known as the Williamson Act). A Williamson Act Contract (Contract) is a voluntary agreement between a landowner and the County to encourage ongoing commercial agriculture in exchange for property tax reduction. A Contract between the County and the then-owners of the property was recorded in 1966 over what was then a 450 acre parcel. However, the County of San Mateo no longer has record of this Contract in their database.

Recent title research has revealed that a 9-acre portion (APN 078-290-050) may be still subject to the 1966 Meyer/Lera Contract. Rudolph W. Driscoll, Sr. acquired the 450-acre parcel after 1966. In 1972, Driscoll conveyed 9 acres of the 450-acre parcel to the Cunhas. In 1997, the Contract apparently was eliminated as part of a Court Judgment between Driscoll and the County of San Mateo; however, the Contract may remain in effect on the 9-acre portion of the property conveyed to Cunha in 1972. In discussing this matter with the County Counsel's office, it was decided that the District should file for non-renewal of the Contract as it typically does on new land purchases. As the 9 acres are undeveloped and will continue to be grazed, no underlying change in land use would occur while the Contract is in effect.

Preliminary Use and Management Plan

The Preliminary Use and Management Plan (PUMP) as described in Attachment 4 establishes a status quo land management approach in the interim between the purchase and the completion of a subsequent long-term plan. The PUMP would take effect at the close of escrow and remain effective until the plan is amended or a Comprehensive Use and Management Plan or amended Preserve Master Plan is approved for the Preserve. The PUMP includes site occupancy strategies, site security, new signage, and maintenance of the property in good condition. 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.

CEQA COMPLIANCE

Project Description

The project consists of the purchase of the 30-acre Cunha Trust property as an addition to the District's open space preserve system, concurrent adoption of a Preliminary Use and Management Plan, and minor work to establish and maintain District boundary identification. Minor maintenance, roadway repairs, removal of house trailer, and erosion and sediment control measures in accordance with District and Service Plan standards may be conducted along the existing access route to prevent erosion and water quality degradation. Resource management activities may be conducted to control invasive plants and remove non-native hazardous trees. The surrounding land would be preserved as open space and maintained in a natural condition.

The property is within the boundaries of the District's Service Plan for the San Mateo County Coastal Annexation Area. The Service Plan and Final Environmental Impact Report (FEIR) incorporated policies, guidelines, and mitigations to ensure compatibility with the County General Plan and Local Coastal Plan. Actions proposed to purchase the property and implement the Preliminary Use and Management Plan are in compliance with the Service Plan and FEIR. On February 10, 2015, the San Mateo County Planning Commission confirmed that the acquisition of this property for open space is in compliance with the County's General Plan.

CEQA Determination

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

Section 15316 exempts the acquisition of land in order to create parks if the land 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 property would not be further developed at this time and all land surrounding structures would 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 would acquire fee interest in order to maintain the open space character of the property.

Section 15325 exempts transfers of ownership of interests in land in order to preserve open space. This acquisition would transfer fee ownership of the property to the District and ensure that the open space would be preserved. The Preliminary Use and Management Plan ensures that the property would be preserved as open space by incorporating it into the La Honda Creek Open Space Preserve.

Section 15061(b)(3) exempts actions recommended in the Preliminary Use and Management Plan as it has been determined that there is no possibility the recommended actions would have a significant effect on the environment.

Section 15301 exempts actions related to the operation, repair, maintenance, or minor alteration of existing public or private structures, facilities, mechanical equipment. Repairs to the access driveway, maintenance upgrades to the interior of the house, upgrades to the domestic water system, demolition and removal of trailer and any other minor improvements resulting from implementation of the Preliminary Use and Management Plan are included in this exemption.

TERMS AND CONDITIONS

The property is proposed for purchase at a price of \$3,090,000. The value was determined by fair market value, based upon an independent appraisal commissioned by the District. The fair market value of the property is comprised of the value of the two legal parcels. The 12+ acre residence parcel is valued at \$2,400,000, and the 17+ acre vacant parcel is valued at \$690,000 for a total fair market value of \$3,090,000.

As part of this transaction, the District will deposit an additional \$10,000 into escrow for the seller to remove the unpermitted trailer residence located behind the storage building by June 30, 2016. When this work is completed to the District's satisfaction, the actual costs incurred not to exceed \$10,000 will be released to the seller, and any unspent funds will be returned to the District. The property would be purchased on an all cash and "As-Is" basis at the close of escrow.

FISCAL IMPACT

FY2015–2016 Budget for New Land Purchases:

New Land Purchases Budget (Adjusted Mid-Year FY 2015-2016)	\$17,800,000.00
Land approved for purchase this year	\$ 9,672,225.00
Cunha Trust Property	(\$ 3,090,000.00)
New Land Purchase Budget Remaining	\$5,037,775.00

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

Structures and Improvements

Costs for painting and re-carpeting the interior of the house and purchase/hookup of new kitchen appliances is estimated at \$15,000. These costs are budgeted for in the Real Property budget for FY2015-16.

The repair of approximately 1,400 linear feet of the existing asphalt driveway to maintain access to the house is recommended. Asphalt or gravel replacement and upgrades to drainage structures is estimated to be \$100,000 (including design, permitting, and installation). Installation of a 5,000 gallon reserve tank for domestic water is also recommended. Purchase and installation of a tank, pump, and piping is estimated at \$10,000. These costs totaling \$110,000 are being budgeted in the Land and Facilities budget for FY2016-17.

Current Coastside Protection Area Fiscal Considerations

The Cunha Trust property is located within the service area of San Mateo County Fire. 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 use of the grassland areas of the property would be leased to the District's existing grazing tenant(s) and the residence would be rented as an employee residence. Therefore, no County Fire fee is required.

The property is located within the service area of the La Honda-Pescadero Unified School District. Under the terms of the District/School agreement, the District would pay \$1,184.82, which would increase annually by 2%. This amount will be reduced by the amount of the possessory tax paid by the District's grazing tenant, and the future residential tenant. The possessory tax will not be calculated by the County until 2017 and will be deducted from the District's School service fee at that time.

BOARD COMMITTEE REVIEW

The District's Real Property Committee held a meeting on the property on February 23, 2016 with neighbors and interested members of the public to familiarize themselves with the property and receive public input on the proposed purchase. Notice of the meeting was distributed on February 18, 2016 to property owners of land located adjacent to and surrounding the property, as well as interested parties. Two members of the Real Property Committee were in attendance. Two members of the public attended the meeting. Staff provided a presentation of the property, described how it would be managed as an extension of the adjacent Preserve, and reviewed the proposed Preliminary Use and Management Plan and the purchase terms. Public attendees

offered their support for the purchase. The Real Property Committee approved recommending this purchase to the full Board of Directors in a vote of 2-0.

PUBLIC NOTICE

Property owners of land located adjacent to and surrounding the subject property, as well as neighbors along Sears Ranch Road, the Driscoll Ranch Area mailing list, and attendees of the February 23, 2016 Real Property Committee meeting have been mailed a copy of this agenda. Accordingly, all notice required by the Brown Act and the Coastal Protection Program has been provided.

NEXT STEPS

Upon approval by the Board of Directors, staff would proceed with the close of escrow for the purchase of the property and take the next steps identified in the Preliminary Use and Management Plan as contained in this report. The District's Skyline Field Office would manage the property as an addition to La Honda Creek Open Space Preserve.

1. After the close of escrow, staff will monitor the seller's removal of the dilapidated mobile home trailer from the property.
2. Under the General Manager's authority, amendment(s) to long-term grazing lease agreement(s) will be executed.
3. Identified maintenance and infrastructure improvements will be completed by Real Property and the Land and Facilities Department.

Attachments:

1. Resolution – Authorizing Acceptance of Purchase Agreement
2. Resolution – Notice of Nonrenewal of Land Conservation Contract
3. Location Map
4. Preliminary Use and Management Plan

Responsible Department Manager:
Michael Williams, Real Property Manager

Prepared by:
Elish Ryan, Real Property Planner III
Michael Williams, Real Property Manager

Graphics prepared by:
Ryan Haines, GIS Intern

RESOLUTION NO. 16-__

RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT AUTHORIZING ENTRY INTO A PURCHASE AGREEMENT WITH JUDITH WILSON, JEANETTE MODENA, HENRIETTA WEEKS AND MARY PAMELA MUTEFF, SUCCESSOR CO-TRUSTEES OF THE CUNHA LIVING TRUST DATED AUGUST 24, 1997; AUTHORIZING THE GENERAL MANAGER OR OTHER OFFICER TO EXECUTE ACCEPTANCE OF THE GRANT TO DISTRICT, AND AUTHORIZING THE GENERAL MANAGER TO EXECUTE ANY AND ALL OTHER DOCUMENTS NECESSARY OR APPROPRIATE TO THE CLOSING OF THE TRANSACTION (LA HONDA CREEK OPEN SPACE PRESERVE - LANDS OF CUNHA TRUST)

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

SECTION ONE. The Board of Directors of the Midpeninsula Regional Open Space District does hereby accept the offer contained in that certain Purchase Agreement with the Judith Wilson, Jeanette Modena, Henrietta Weeks and Mary Pamela Muteff, Successor Co-Trustees of the Cunha Living Trust dated August 24, 1997 (Seller) and the Midpeninsula Regional Open Space District (District), a copy of which purchase agreement is attached hereto and by reference made a part of, and authorizes the President of the Board of Directors or other appropriate officer to execute the Agreement on behalf of the District.

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

SECTION THREE. The General Manager or the General Manager's designee is authorized to expend up to \$135,000.00 to cover the cost of title insurance, escrow fees, access road repairs, water infrastructure improvements and painting and carpeting of interior of residence.

SECTION FOUR. The General Manager or the General Manager's designee shall cause to be given appropriate notice of acceptance to Seller. The General Manager is further authorized to execute any and all other documents in escrow necessary or appropriate to the closing of the transaction.

SECTION FIVE. The General Manager and General Counsel are further authorized to approve any technical revisions to the attached Purchase Agreement and other documents in escrow which do not involve any material change to any term of the Agreement, 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 taxable and/or tax-exempt debt, such as bonds,

but such 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 financing is cost-justified based on the aggregate value of acquisitions, to issue 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.

* * * * *

PASSED AND ADOPTED by the Board of Directors of the Midpeninsula Regional Open Space District on _____, 2016, at a regular meeting thereof, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

Secretary
Board of Directors

President
Board of Directors

APPROVED AS TO FORM:

General Counsel

I, the District Clerk of the Midpeninsula Regional Open Space District, hereby certify that the above is a true and correct copy of a resolution duly adopted by the Board of Directors of the Midpeninsula Regional Open Space District by the above vote at a meeting thereof duly held and called on the above day.

District Clerk

RESOLUTION NO. 16-__

**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 COUNTY OF SAN MATEO
AND MARIE J. MEYER AND KATHERINE V. LERA**

WHEREAS, the Midpeninsula Regional Open Space District (“District”), upon close of escrow, will own a parcel of land in the County of San Mateo, known as San Mateo County Assessor’s Parcel Numbers 078-290-050 and 083-361-110, which is subject to a Land Conservation Agreement between the County of San Mateo and Marie J. Meyer and Katherine V. Lera 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 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 County of San Mateo for Assessor’s Parcel Numbers 078-290-050 and 083-361-110, (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 County of San Mateo or the State Williamson Act, in order to accomplish the nonrenewal of the contract described above.

* * * * *

PASSED AND ADOPTED by the Board of Directors of the Midpeninsula Regional Open Space District on _____, 2016, at a regular meeting thereof, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

Secretary
Board of Directors

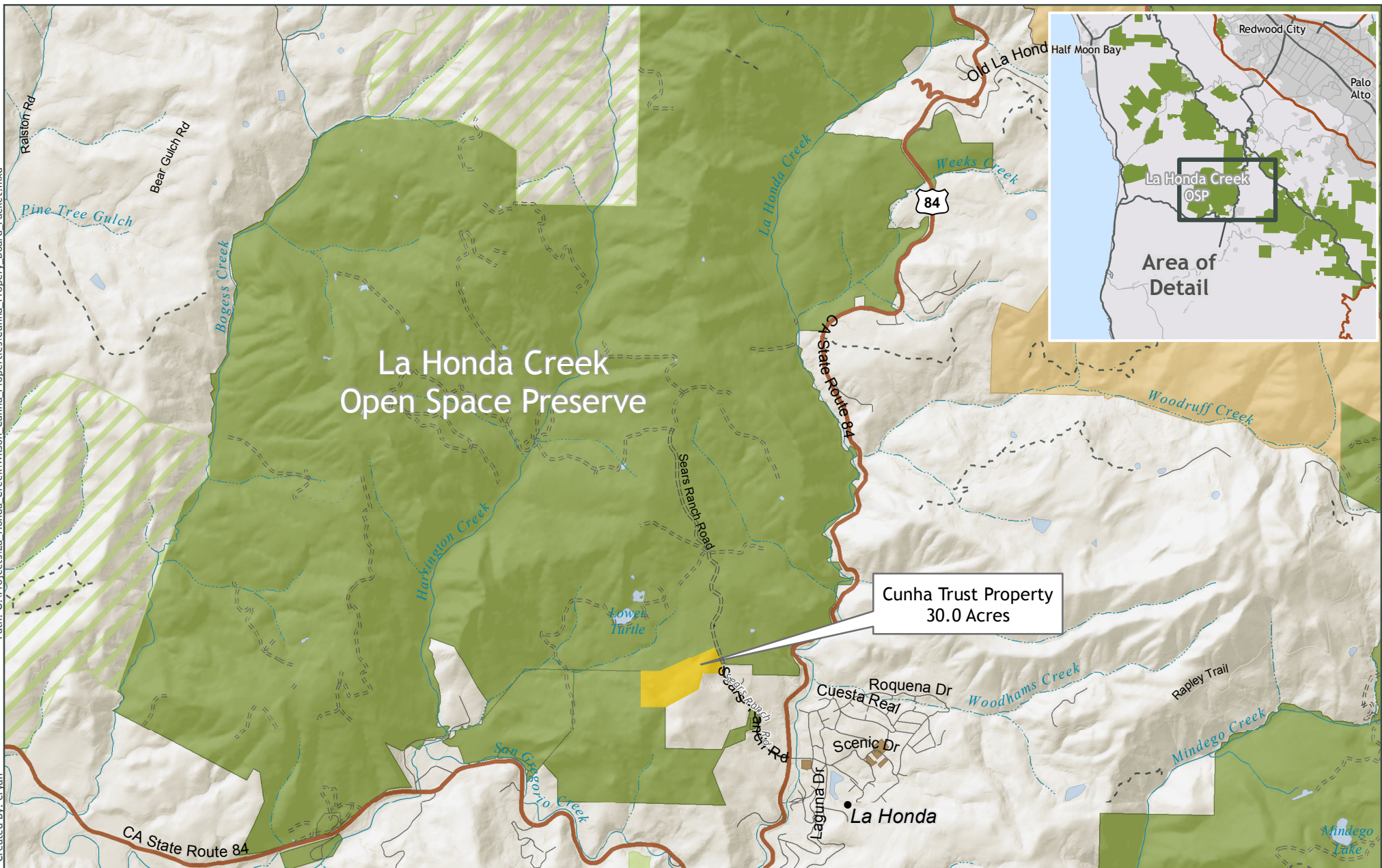
President
Board of Directors

APPROVED AS TO FORM:





General Counsel

I, the District Clerk of the Midpeninsula Regional Open Space District, hereby certify that the above is a true and correct copy of a resolution duly adopted by the Board of Directors of the Midpeninsula Regional Open Space District by the above vote at a meeting thereof duly held and called on the above day.

District Clerk



Attachment 3 - Cunha Trust Property, La Honda, CA

-  MROSD Preserves
-  Highlighted Property
-  Other Protected Open Space or Park Lands
-  Private Property

Midpeninsula Regional
Open Space District
(MROSD)



Miles 0 0.375 0.75

March, 2016

Preliminary Use and Management Plan

Cunha Trust Property

As an addition to La Honda Creek Open Space Preserve

Public Access:	Designate the property as closed to general public access. Future public access and trail connectivity may be considered at a later date, particularly if new regional trail connections are made possible.
Signs and Site Security:	Install and maintain closed area and preserve boundary signs where appropriate.
Structures and Improvements:	<p>Retain house and perform minor upgrades to interior finishes and necessary repairs to convert house into a staff residence to increase District presence and oversight to support future public use in the Driscoll Ranch Area of the Preserve. If needed, investigate the operational need, costs, and permit requirements related to dividing the house into two rental units.</p> <p>Retain metal storage building to support field operations and conservation grazing. If not completed by June 30, 2016 by the prior owner, finish the removal of the unpermitted trailer residence.</p>
Water Rights and Water Resources:	<p>The property is within the San Gregorio Creek Adjudicated Watershed. No blue line streams are associated with the property and the property has no contact with any natural channel of the watershed system. Per the 1984 Report on the San Gregorio Creek Adjudication, no adjudicated water rights are associated with the property. A domestic well permitted by the County of San Mateo in 2007 serves the house, and a seep with spring box serves a cattle trough.</p> <p>Investigate best location and associated costs for installation of a 5,000 gallon reserve tank for permitted domestic well and install.</p> <p>Maintain domestic well and spring box that serves the cattle trough.</p>
Resource Management:	<p>Control invasive plant and animal species consistent with the District's adopted Integrated Pest Management Program's recommendations.</p> <p>Coordinate with appropriate state and local agencies as needed to ensure that District's resource management of these properties aligns with regional watershed protection enhancement goals.</p>
Rangeland Management:	Evaluate strategies to incorporate pasture lands into grazing leases for surrounding lands. Amend Apple Orchard grazing lease with Wilson Cattle Company and/or Driscoll Ranch grazing lease with AGCO Hay Company as needed.

Continue site grazing consistent with practices recommended in the Driscoll Ranch Resource Management Plan (Rana Creek et al 2005, amended June 2014) and amend plan to incorporate the property.

Perform routine inspections to ensure grazing lessee's compliance with the District's Rangeland management objectives and terms of the lease(s).

Patrol:	Conduct routine patrol of property.
Wildfire Fuel Management:	Conduct conservation grazing for reduction of wild land fire fuels, implement defensible space protocols within 100 feet of all structures, and other current District-wide fuel management practices as appropriate. Further assess vegetation communities on the property to determine wildfire management needs and consult with San Mateo County and the California Department of Forestry and Fire Protection in developing site-specific fuel modification and management recommendations as part of the subsequent planning process.
Fences and Gates:	Maintain gates and fences as necessary. Install new fences and gates as necessary to prevent unauthorized vehicular entry at the property boundaries.
Roads and Trails:	Retain existing ranch roads for seasonal use, in coordination with the grazing tenant. Repair and maintain the surfaced entrance road that serves the house as well as unpaved internal circulation roads as needed.
Coastal Service Plan:	Operate and manage the property in conformity with the provisions of the Coastal Service Plan for the Coastside Protection Program, and the mitigation measures adopted pursuant to the Coastal Service Plan Environmental Impact Report.
Site Safety Inspection:	Perform routine inspection and repair of structures, well, fences, and other infrastructure.
Name:	Incorporate as addition to the La Honda Creek Open Space Preserve.
Dedication:	Withhold dedication of property as open space at this time.

Subsequent
Planning:

Include property in future amendments of the La Honda Creek Open Space Preserve Master Plan. When the opportunity for regional trail connectivity arises, develop a long-term site plan to fully integrate the property into the Preserve.

Any subsequent planning process for the property would incorporate public input, require further environmental review, and be done in accordance with the District's Coastside Protection Program Service Plan, which calls for consultation with appropriate agencies and organizations.