



Midpeninsula Regional
Open Space District

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

REAL PROPERTY COMMITTEE

Madonna Creek Stables
Half Moon Bay, CA 94019

DRAFT MINUTES

March 22, 2016
2:00 PM

CALL TO ORDER

Director Hassett called the meeting of the Real Property Committee to order at 2:00 p.m.

ROLL CALL

Members Present: Nonette Hanco, Larry Hassett, and Pete Siemens

Members Absent: None

Staff Present: Assistant General Manager Ana Ruiz, General Counsel Sheryl Schaffner, Real Property Manager Mike Williams, Planner III Elish Ryan, Senior Property Management Specialist Elaina Cuzick, Natural Resources Manager Kirk Lenington, Skyline Area Superintendent Brian Malone, and District Clerk Jennifer Woodworth

ADOPTION OF THE AGENDA

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

VOTE: 3-0-0

ORAL COMMUNICATIONS

No speakers present

COMMITTEE BUSINESS

1. Selection of Committee Chair for Calendar Year 2016

Director Hanco nominated Director Hassett to act as the Committee Chair for Calendar Year 2016. Director Siemens seconded the nomination.

VOTE: 3-0-0

2. Approval of Real Property Committee Minutes for February 16 and 23, 2016.

Motion: Director Hanko moved, and Director Siemens seconded a motion to approve the February 16 and 23, 2016 Real Property Committee meeting minutes.

VOTE: 3-0-0

3. Consideration of a new stable lease and Stable Management and Implementation Plan for Madonna Creek Ranch Stables.

Senior Real Property Agent Elaina Cuzick described the current lease terms for the Madonna Creek Stables and the San Mateo County permit, which allows for up to fifteen horses to be kept on the property. Ms. Cuzick described the current layout of the site, including the proposed location of the three additional paddocks, and current and future turnout pastures. Ms. Cuzick described additional terms of the proposed lease, including manure management, protection of a 100-foot setback along Pilarcitos Creek, drainage, and permit-only public access.

Public comments opened at 2:25 p.m.

Neal Shannon, a neighbor to the property, inquired regarding public access across the easement that exists on the private road.

Real Property Manager Mike Williams stated that public access will be limited to a single permit at a time for up to two horses. There are no plans to increase that access in the future, and Mr. Williams agreed to send a letter to the Shannons to that effect.

Jennifer Cozzolino, the current property lessee, shared her concerns regarding inexperienced riders on the permit-only trail and requested the District inform permit holders of the various restrictions on the trail, such as prohibiting use of the turnout pastures and prohibiting entrance of the closed areas.

Johnny Cozzolino requested that all permitted horses on the trail be up to date on their shots.

Ms. Cuzick stated that she will work with the Operations department staff to provide maps to permit holders to delineate open areas and will work with the lessees when drafting the language to be included in the permit.

Public comments closed 2:33 p.m.

Motion: Director Hanko moved, and Director Siemens seconded a motion to recommend to the Board of Directors approval of the Madonna Creek Ranch Stables Lease and Management and Implementation Plan as described in the staff presentation.

VOTE: 3-0-0

ADJOURNMENT

Director Hassett adjourned the meeting of the Real Property Committee at 2:34 p.m.

Jennifer Woodworth, MMC
District Clerk