



Midpeninsula Regional
Open Space District

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

REAL PROPERTY COMMITTEE

UC Elkus Ranch Environmental Education Center – Conference Center
1500 Purisima Creek Rd.
Half Moon Bay, CA 94019

Tuesday, November 13, 2018
3:00 PM

DRAFT MINUTES

CALL TO ORDER

Director Kishimoto called the meeting of the Real Property Committee to order at 3:00 p.m.

ROLL CALL

Members Present: Larry Hassett and Yoriko Kishimoto

Members Absent: Nonette Hanko

Staff Present: General Manager Ana Ruiz, General Counsel Hilary Stevenson, Acting Assistant General Manager Kirk Lenington, Real Property Manager Mike Williams, and District Clerk/Assistant to the General Manager Jennifer Woodworth

ADOPTION OF THE AGENDA

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

VOTE: 2-0-0 (Director Hanko absent)

ORAL COMMUNICATIONS

No speakers present.

COMMITTEE BUSINESS

1. Select Committee Chair for Calendar Year 2018.

Director Hassett nominated Director Kishimoto to serve as the Real Property Committee Chair for Calendar Year 2018.

Director Kishimoto accepted the nomination.

VOTE: 2-0-0 (Director Hanko absent)

2. Approval of Real Property Committee Minutes for January 16, 2018.

Motion: Director Hassett moved, and Director Kishimoto seconded a motion to approve the January 16, 2018 Real Property Committee meeting minutes.

VOTE: 2-0-0 (Director Hanko absent)

3. Consideration of a new land purchase and trail easement as an addition to El Sereno Open Consideration of the transfer of the Purisima Upland property as an addition to Purisima Creek Redwoods Open Space Preserve at Verde Road in Half Moon Bay (Portion of San Mateo County's Assessors Parcel Number: 066-270-030)

Real Property Manager Mike Williams provided the staff presentation describing the Purisima Upland property and its location. The property is a part of the Purisima Farms property sold by the Peninsula Open Space Trust (POST) to the Giusti family, and the separate Purisima Upland property will be created following a lot line adjustment through San Mateo County. The Purisima Upland property is covered by a conservation easement and trail easement. The proposed purchase is included in Measure AA portfolio 3. Benefits of the transfer include keeping prime agricultural farmland in private ownership, cleanup of the former oil field, removal of the unpermitted hunting cabin, and creation of trails that include at least a 300-foot buffer from agricultural activities. Finally, Mr. Williams outlined the terms and conditions of the property transfer.

Director Hassett requested clarification regarding the estimate cost of the cleanup.

Mr. Williams explained cost estimates are currently thought to be approximately \$250,000 using local contractors. The estimates are also in a similar range as previous cleanup projects.

Director Kishimoto inquired regarding future parking areas in the area.

Mr. Williams explained that the current parking areas are not sufficient for future use. Staff will be identifying alternative parking areas as part of the planning process.

Public comments opened at 3:33 p.m.

Pete Kelly inquired regarding the proposed trails and expressed concerns regarding public access and a lack of parking in the area. Additionally, Mr. Kelly said neighbors would like bus traffic to the back of the canyon to be stopped. Neighbors are concerned regarding fire safety and would like the District to consider providing a reservoir for firefighting. Neighbors have expressed concern regarding District land management practices, specifically dumping of soil near the Purisima Creek. Neighbors feel the District does not respect the local AHJs and their rules. Finally, there may be an opportunity to preserve the historical oil fields.

Mr. Williams reported the planning process will be a public process over the next several years to address parking. The Coastal Commission has stated that there is not a large enough setback to

have parking at the back of the canyon. The bus tours mentioned are not coordinated through the District, and language is being added to the District's permit program to prohibit buses along Verde Road.

Assistant General Manager Brian Malone reported that the District spoke with the tenants who had soil dumped along Purisima Creek. The District worked with San Mateo County and the Department of Fish and Wildlife to restore the area prior to the winter rains. Additionally, Mr. Malone invited neighbors to contact the District when they see this type of issues. In response to recent high fire danger warnings, the District closed public access during "red flag days" for specific preserves.

Jim Sullivan spoke regarding multi-use trails and asked the District to consider nearby uses, such as a nearby artist colony.

Daniel Olsten from POST commended staff for their work on the project and their work with the Giusti family and POST to preserve the agricultural and recreation values of the property.

Bob Marsh whose family currently leases near spoke regarding adjudicated water usage and expressed concern regarding the use of the farm road stating that rangers or others should not drive across his property.

Mr. Williams reported that travel along the farm road would be coordinated with the Giusti family and would not be allowed during the rainy season.

BJ Burns expressed concerns regarding use of the farm road and expressed the preference of the San Mateo County Farm Bureau to widen the road now before crops are planted. Additionally, the Farm Bureau would prefer the prime agricultural land be fenced off to protect it from cattle and members of the public to protect crops.

Ron Fahy requested a definition of buffer as used by the District. Additionally, Mr. Fahy asked how the District proposed to keep hikers on the trail and off private property. Finally, commented on a landslide on Purisima Creek Road asking who owns the property there.

Mr. Williams reported the land where the landslide is currently leased by someone growing hay. Trail buffers for the proposed trail is 350 feet from the residence, and District trail widths vary according to its type of use. The District uses signage to alert the public to stay on the trail, and fencing may be utilized in the future, as needed.

John Muller spoke regarding the proposed cleanup of the oil fields stating there may be potential state funding to help offset cleanup costs.

John Tedesco requested clarification regarding use of the access road. Additionally, Mr. Tedesco inquired if the District is required to cleanup the oil fields based on environmental regulations.

Mr. Williams explained the District has an access easement along the road, and Elkus Ranch has a trail access easement to reach the ridgeline. For the oil wells, two of the wells were capped in the 1990s, and the third is an unpermitted well. Cleanup of the oil wells helps support the District mission to restore the land.

Public comments closed 4:12 p.m.

Director Hassett spoke in favor of the General Manager's recommendation and stated that the concerns raised by the public did not seem insurmountable. Additionally, the members of public will be able to continue to raise their concerns throughout the public process.

Director Kishimoto spoke regarding the desire of the District to address the parking concerns through the public planning process.

Motion: Director Hassett moved, and Director Kishimoto seconded a motion to recommend to the Board approval of the transfer of the Purisima Upland property as an addition to Purisima Creek Redwoods Open Space Preserve at Verde Road in Half Moon Bay.

VOTE: 2-0-0 (Director Hanco absent)

ADJOURNMENT

Director Kishimoto adjourned the meeting of the Real Property Committee at 4:16 p.m.

Jennifer Woodworth, MMC
District Clerk