



Midpeninsula Regional
Open Space District

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

REAL PROPERTY COMMITTEE

Tuesday, September 8, 2020

The Real Property Committee conducted this meeting in accordance with California Governor Newsom's Executive Order N-29-20. All Committee members and staff participated via teleconference.

DRAFT MINUTES

CALL TO ORDER

Director Kersteen-Tucker called the meeting of the Real Property Committee to order at 2:02 p.m.

ROLL CALL

Members Present: Larry Hassett, Zoe Kersteen-Tucker, and Karen Holman

Members Absent: None

Staff Present: General Manager Ana Ruiz, General Counsel Hilary Stevenson, Assistant General Manager Susanna Chan, Assistant General Manager Brian Malone, Chief Financial Officer/Director of Administrative Services Stefan Jaskulak, Real Property Manager Mike Williams, Senior Real Property Agent Allen Ishibashi, and District Clerk/Assistant to the General Manager Jennifer Woodworth

District Clerk Jennifer Woodworth announced Director Holman will be serving on the committee for this meeting due to Director Riffle's recusal. Director Riffle recused himself from participating in this potential transaction between POST and the District due to his employment with POST, which is categorized as a remote interest under California Government Code section 1091.

Ms. Woodworth announced this meeting is being held in accordance with Governor Newsom's Executive Order allowing Committee members to participate remotely. The District has done its best to conduct a meeting where everyone has an opportunity to listen to the meeting and to provide comment. The public has the opportunity to comment on the agenda, and the opportunity to listen to this meeting through the internet or via telephone. This information can be found on the meeting agenda, which was physically posted at the District's Administrative Office, and on the District website. Ms. Woodworth described the process and protocols for the meeting.

ADOPTION OF AGENDA

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

VOTE: 3-0-0

ORAL COMMUNICATIONS

District Clerk Jennifer Woodworth announced that no comments were submitted.

COMMITTEE BUSINESS

1. Approval of Real Property Committee Minutes for April 7, 2020.

Motion: Director Holman moved, and Director Hassett seconded a motion to approve the April 7, 2020 Real Property Committee meeting minutes.

VOTE: 3-0-0

2. Consideration of a new land purchase for the future regional trail project from the San Mateo coast to Skyline Ridge Open Space Preserve known as the “Purisima-to-the-Sea Trail” in unincorporated San Mateo County (APN: 066-280-050 (portion)).

Real Property Manager Mike Williams provided the staff presentation describing the South Cowell Ranch property and displayed photos of the property and its geographical features, including the proposed property configuration after the land division, subject to approval by San Mateo County. Mr. Williams described expanded parking and trail access options for the conceptual extension of the Purisima-to-the-Sea Trail, and reported funds for the proposed purchase is included in Measure AA portfolio 3 to support the “Purisima-to-the-Sea Trail, watershed protection, and conservation grazing.” Mr. Williams reported the proposed acquisition complies with the District’s Coastal Service Plan. Finally, Mr. Williams outlined the terms and conditions of the proposed purchase, including an agreement outlining District management of the Upland area, POST management of the residence area, and Marsh family ownership of the Farm area. Further purchase terms include the District entering into a future water agreement with POST and the Marsh family for distribution of Purisima Creek water rights per state adjudication and a conservation easement between POST and the Marsh family.

Director Holman inquired why POST is retaining ownership of the residence portion of the property.

Mr. Williams explained POST plans to make improvements to the property, and San Mateo County Parks may be interested in the property in the future.

Director Hassett inquired if options for crossing Highway 1 as part of the Purisima-to-the-Sea Trail have been considered because they will have different costs associated.

Mr. Williams reported Planning Department staff will be initiating a feasibility study in the coming months to look at the best possible crossings for this and other nearby properties in addition to potential parking and access options.

Director Hassett inquired regarding the condition of the ponds on the property and who would be responsible for any necessary repairs.

Mr. Williams provided additional information regarding the ponds and reported maintenance would be the responsibility of the grazing tenant and large-scale repairs would likely be the responsibility of the owner.

Director Hassett inquired regarding the terms of the conservation grazing lease.

Mr. Williams reported the current conservation grazing lease tenant, Vince Fontana, also grazes several nearby and adjacent properties and entered into a lease with POST, which follows the District's conservation grazing lease template. A new conservation grazing lease will be pursued following creation of a grazing management plan for the property.

Director Kersteen-Tucker requested additional information regarding the extension of the Purisima-to-the-Sea Trail and the use of various easements to facilitate the trail.

Mr. Williams reported the trail alignment has not yet been finalized, and the route selected will seek to have the least impact on the natural resources and conservation grazing operation in addition to the safest crossing for Highway 1. The four current trail and conservation easements will be updated and consolidated into two with the proposed purchase and to provide flexibility for the proposed trail alignments.

Public comments opened at 2:46 p.m.

Ron Sturgeon opposed the land division application and stated the San Mateo County Farm Bureau does not endorse the acquisition or proposed subdivision.

Public comments closed at 2:48 p.m.

Mr. Williams reported that the conservation easements were addressed with the San Mateo County Farm Bureau and will be detailed more fully in the upcoming report to the Board of Directors. The Farm Bureau was consulted, and staff responded to questions raised. However, their approval is not required for the District to move forward with the proposed acquisition.

Directors Hassett and Kersteen-Tucker spoke in favor of the recommended actions.

Director Holman left the meeting at 2:52 p.m.

Motion: Director Hassett moved, and Director Kersteen-Tucker seconded a motion to recommend to the Board approval of the South Cowell Ranch property purchase for the proposed price of \$4,750,000 (\$12,800/acre).

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

ADJOURNMENT

Director Kersteen-Tucker adjourned the meeting of the Real Property Committee at 2:58 p.m.

Jennifer Woodworth, MMC
District Clerk