



Meeting 22-29

**SPECIAL MEETING
BOARD OF DIRECTORS OF THE
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT**

Saturday, December 10, 2022

Special Meeting starts at 11:00 AM*

**Pescadero Middle/High School (Multipurpose Room)
350 Butano Cut Off, Pescadero, CA 94060**

A G E N D A

Members of the public may submit comments to the Board of Directors as follows:

- *Requests to provide oral comments may be made by submitting a request on the public comment form at the meeting.*
- *Written comments may be submitted via the public comment form online at: <https://www.openspace.org/public-comment>.*
- *Comments via text or social media (Facebook, Twitter, etc.) will not be accepted.*
- *All comments shall be subject to the same rules as would otherwise govern speaker comments at the board of directors meeting.*
- *Any comments received after the deadline, will be provided to the Board after the meeting.*

**11:00 SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA
REGIONAL OPEN SPACE DISTRICT**

ROLL CALL

ADOPTION OF AGENDA

BOARD BUSINESS

Public comment on agenda items will be received at the time that the item is considered by the Board of Directors.

1. **Proposed phased purchase of the Peninsula Open Space Trust - Cloverdale Ranch Uplands properties, located along Cloverdale, Gazos Creek, Bean Hollow and Pescadero Roads and the Cabrillo Highway, in unincorporated San Mateo County, to create Cloverdale Ranch Open Space Preserve (involves San Mateo County Assessor's Parcel Numbers: 086-280-320, 086-300-200, 086-300-210, 086-310-010, 086-320-020, 086-320-040, 086-320-050, 086-330-060, 086-330-080, 086-050-030, 086-290-010, 087-190-080 and 087-**

220-050, 086-041-030, 086-041-040, 086-080-020, 086-080-030, 086-080-040, 086-080-050, 086-270-010, 086-270-020, 086-290-060, 086-290-090, 086-201-070, 086-340-010, 020, 030, 040, 050, 070, 080, 090, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 230, 240, 280, 300 and 320) (R-22-140)

Staff Contact: Michael Williams, Real Property Manager

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 following transactions and related agreements:
 - A. Purchase the Peninsula Open Space Trust's southern portion of the Cloverdale Ranch Property in fee title for \$4,000,000 (Phase 1) with a corresponding authorization for a Fiscal Year 2022-2023 budget increase in the same amount.
 - B. Purchase the Peninsula Open Space Trust's eastern and northern portion of the Cloverdale Ranch Property in a combination of fee title and partial interest for \$10,700,000 (Phase 2) with a corresponding authorization for a Fiscal Year 2022-2023 budget increase in the same amount.
 - C. Enter into an option agreement with Peninsula Open Space Trust to purchase the western portion of the Cloverdale Ranch property (Phase 3) with an option fee of \$500,000 for a potential future purchase in 2025 with a corresponding authorization for a Fiscal Year 2022-2023 budget increase in the same amount.
 - D. For related consultant and miscellaneous costs associated with these transactions, authorize an additional Fiscal Year 2022-2023 budget adjustment of \$260,000, for a grand total budget adjustment of \$15,460,000.
3. Authorize the General Manager to enter into a Lease and Management Agreement with Peninsula Open Space Trust to manage the western portion of the Cloverdale Ranch property.
4. Authorize the General Manager to enter into an Assignment of Grazing Leases with Markegard Grassfed and Reno Dinelli, and an Assignment of a Pasture License with Genia Silva over portions of the properties.
5. Adopt a Preliminary Use and Management Plan, as set out in the staff report.
6. Withhold dedication of the properties as public open space at this time.

ADJOURNMENT

**Times are estimated and items may appear earlier or later than listed. Agenda is subject to change of order.*

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the District Clerk at (650) 691-1200. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.

Written materials relating to an item on this Agenda that are considered to be a public record and are distributed to Board members less than 72 hours prior to the meeting, will be available for public inspection at the District's Administrative Office located at 5050 El Camino Real, Los Altos, California 94022.

CERTIFICATION OF POSTING OF AGENDA

I, Maria Soria, Acting District Clerk for the Midpeninsula Regional Open Space District (MROSD), declare that the foregoing agenda for the special and regular meetings of the MROSD Board of Directors was posted and available for review on December 5, 2022, at the Administrative Offices of MROSD, 5050 El Camino Real, Los Altos California, 94022. The agenda and any additional written materials are also available on the District's web site at <http://www.openspace.org>.

Maria Soria

Maria Soria, CMC, CPMC
Deputy District Clerk

