



R-26-34  
Meeting 26-08  
March 11, 2026

**AGENDA ITEM 8**

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Cloverdale Interim Public Access Plan Implementation Status Update

**GENERAL MANAGER’S RECOMMENDATION**

Receive the status update on implementation of the Cloverdale Interim Public Access Plan. No Board action required.

**SUMMARY**

In 2022, the Midpeninsula Regional Open Space District (District) Board of Directors (Board) approved the purchase of Cloverdale Ranch Uplands properties from Peninsula Open Space Trust (POST), creating the Cloverdale Ranch Open Space Preserve (Cloverdale Ranch or Preserve). As part of the Coastside outreach for the Cloverdale Ranch acquisition, the community expressed interest in opportunities for public access to the property. A three-phased interim public access plan was described in the December 10, 2022 Purchase Authorization Board Report ([R-22-140](#)) and the May 10, 2023 FYI Board Memorandum ([Informational Memo](#)). This three-phased interim public access plan includes community field days (Phase 1), docent-led hikes (Phase 2), and limited permit access to the Preserve (Phase 3). Phases 1 and 2 have been implemented and staff are in the process of implementing Phase 3, which is the subject of this Board report.

**DISCUSSION**

Daily public access at Cloverdale Ranch is currently limited to Wilbur’s Watch, a 1.1-mile trail on the west side of the property, accessible from Highway 1 across from Pigeon Point. Expanded long-term public access at Cloverdale Ranch requires comprehensive planning and public engagement that considers existing conditions, habitat and resource protections, existing uses, and public input.

In the interim, and in response to public interest for early access to Cloverdale Ranch, the District has been implementing a three-phased interim public access plan. The following table describes the three phases and their status:

<b>Phase</b>	<b>Scope</b>	<b>Status</b>
1	<b>Community Field Days:</b> Two “open house” style events featuring docent led hikes.	Completed (2023)
2	<b>Docent Led Hikes:</b> Docent naturalist led hikes focused on cultural and natural history of the property.	Ongoing. Initiated in 2024, docent led hikes have continued generally on a monthly basis.

3	<b>Limited Permit Access:</b> Limited day use permits offered to members of the public for self-guided hiking in designated areas.	Implementation anticipated in Fiscal Year (FY) 2026-27.
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To proceed with Phase 3: Limited Permit Access (Project), two locations in the northern portion of the Preserve have been selected for vehicle parking and hiking use (see Attachment 1: Project Overview Map). The vehicle parking areas and hiking routes were selected with sensitivity to existing conservation grazing operations and the protection of special status species. The two locations are described below.

#### Butano Farms Loop

Permit access from the Butano Farms location will allow members of the public to hike an approximately 3-mile loop on existing ranch roads. Daily permit parking will allow for the staging of four to ten vehicles adjacent to or within the existing corral located off Pescadero Creek Road. Planned enhancements to the existing corral will facilitate vehicle parking while improving conservation grazing operations.

#### High Hill Out & Back

Permit access from the High Hill location will allow community members to park inside the Preserve entry gate off Bean Hollow Road and take an approximately 1.25 mile hike on existing ranch roads to the vista point atop of High Hill (approximately 2.5 miles round trip). Interim parking for approximately five to ten vehicles will be established just off the Bean Hollow Road gate entrance.

Fencing improvements and informational signage are planned at each parking location to delineate parking spaces and properly support and manage the conservation grazing operations. No impervious surfaces are proposed at either parking location. Trail use will be limited to hiking. Permit access will be operated on an interim basis until the District develops a long-term comprehensive use and management plan for public access at Cloverdale.

Staff provided an overview of the Project to the Pescadero Municipal Advisory Council (PMAC) in December 2024 and returned to PMAC with a status update in January 2026. In February 2026, staff met on-site with representatives of the San Mateo County Farm Bureau for consultation on the Project. In addition, staff have been coordinating with the grazing tenant of the Butano Farms Grazing Unit to ensure public access (hiking) does not impact conservation grazing operations, and that the proposed infrastructure enhancements support the operations.

### **FISCAL IMPACT**

The General Manager's recommendation has no direct, immediate fiscal impact.

### **BOARD AND COMMITTEE REVIEW**

- December 10, 2022: Phased purchase of the Peninsula Open Space Trust - Cloverdale Ranch Uplands properties. ([R-22-140](#), [meeting minutes](#))
- May 10, 2023: Cloverdale Interim Public Access Plan FYI Memorandum ([FYI Memo](#), [meeting minutes](#))

## **PUBLIC NOTICE**

Public notice was provided as required by the Brown Act.

## **CEQA COMPLIANCE**

This item is not a project subject to the California Environmental Quality Act.

## **NEXT STEPS**

To implement Phase 3: Limited Permit Access, the District is preparing materials for a Coastal Development Permit (CDP) and Planned Agriculture Permit (PAP). These permits are required by the County of San Mateo to fulfill the Local Coastal Program requirements and enable public use on the property. Staff anticipate submitting the CDP and PAP permit applications to the County in Spring 2026 and opening Cloverdale for permit access use in FY27 following land use permit issuance.

Attachment:

1. Project Overview Map

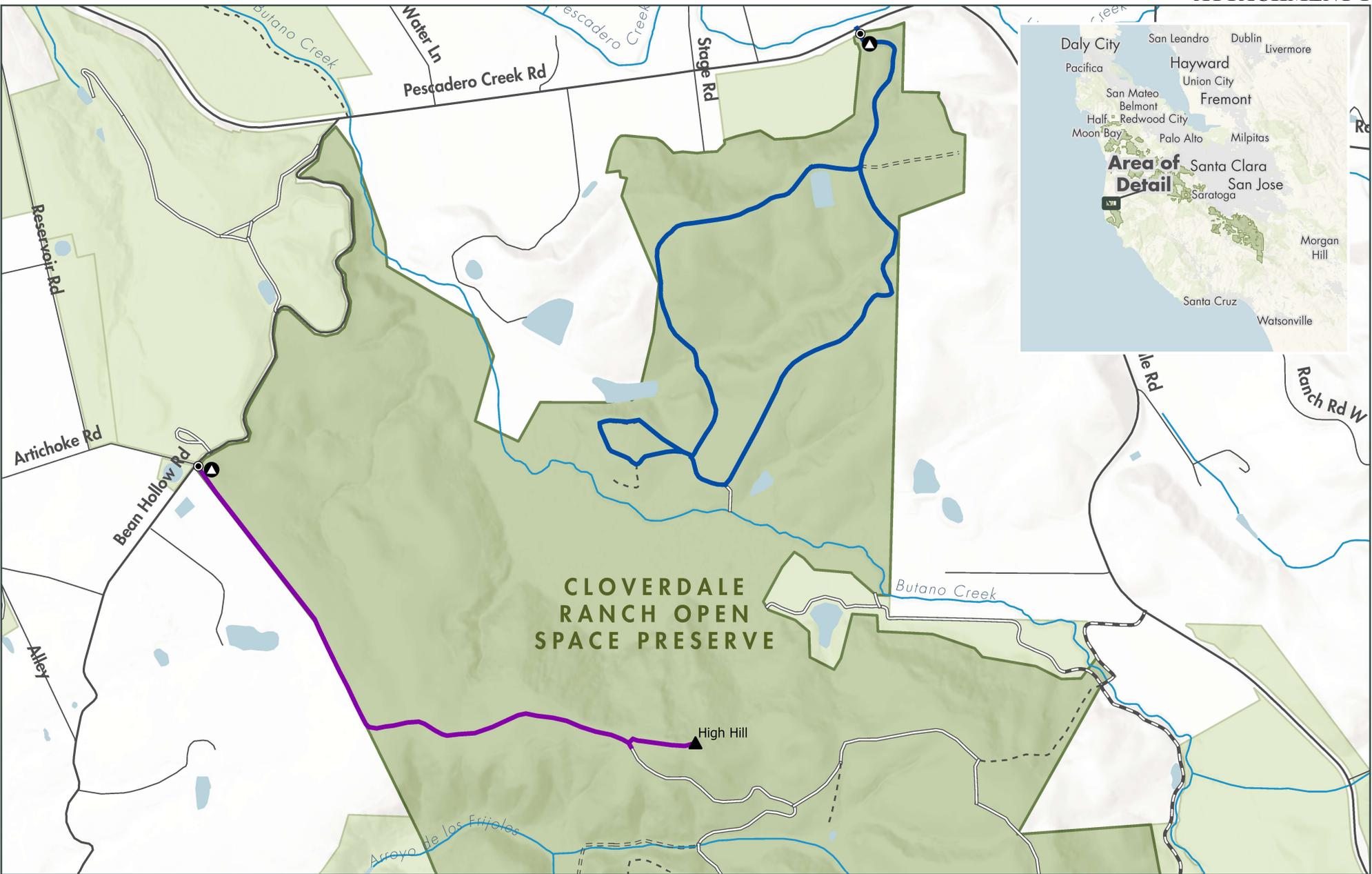
Responsible Department Head:

Jane Mark, Planning

Prepared by/contact person:

Jared Hart, Senior Planner, Planning

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Created By: ihart



**Cloverdale Interim Public Access: Limited Permit Access**

- Preserve Boundary
- Other Open Space
- Waterbody
- Stream
- Interim Staging Area (Permit Only)
- Gate
- Trails**
- Paved Road
- Unpaved All-Season Road
- Unpaved Seasonal Road
- Trail

- Abandoned / Unmaintained Trail
- Abandoned / Unmaintained Road

**Phase 3 Interim Public Access Trails (Hiking Only)**

- High Hill Out & Back
- Butano Farms Loop



Midpeninsula Regional  
Open Space District  
(Midpen)  
2/11/2026



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.