



Midpeninsula Regional  
Open Space District

## **SPECIAL MEETING**

### **MIDPENINSULA REGIONAL OPEN SPACE DISTRICT REAL PROPERTY COMMITTEE**

**MEETING LOCATION: 8700 Alpine Rd, La Honda, CA 94020  
(approximately 6 miles west of the intersection of Alpine Road and Skyline Boulevard)**

**Tuesday, October 14, 2014  
2:00 P.M.**

For members of the public who would like to attend this meeting, a District shuttle will depart at 1:30 P.M. from the Mindego parking area at Russian Ridge Open Space Preserve located along Alpine Road approximately 2.5 miles west of the intersection of Skyline Boulevard and Alpine Road. From the Mindego parking area, the District shuttle will travel to the property for the tour and presentation, which will begin at 2 P.M. at the Alpine Ranch property. Please RSVP to Lupe Hernandez at 650-691-1200 by 5:00 p.m. Monday, October 13, 2014 so that the District may arrange sufficient shuttle transportation.

## **AGENDA**

### **2:00 SPECIAL MEETING OF THE REAL PROPERTY COMMITTEE OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT**

#### **ROLL CALL**

**COMMITTEE MEMBERS: DIRECTORS HANKO, HARRIS, AND HASSETT**

#### **INTRODUCTIONS**

#### **ADOPTION OF AGENDA**

#### **ORAL COMMUNICATIONS**

#### **COMMITTEE BUSINESS**

- 1. Approval of Real Property Committee Minutes for May 20, 2014**
- 2. Consideration of the Purchase of a Conservation Easement for the Alpine Ranch Property owned by Peninsula Open Space Trust (POST) and located adjacent to Pescadero Creek County Park (San Mateo County Assessor Parcel Number 083-340-140).**
  - a) Staff presentation and recommendation
  - b) Tour of the property led by District and POST staff
  - c) Committee questions of staff
  - d) Partner comments (Peninsula Open Space Trust)
  - e) Public comment
  - f) Committee discussion and consideration of staff recommendation

### **3:30 ADJOURNMENT**

*TO ADDRESS THE COMMITTEE: The Chair will invite public comment on agenda items at the time each item is considered by the Committee. Each speaker will ordinarily be limited to three minutes. Alternately, you may comment to the Committee by a written communication, which the Committee appreciates.*

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 330 Distel Circle, Los Altos, California 94022.

### CERTIFICATION OF POSTING OF AGENDA

I, Jennifer Woodworth, District Clerk for the Midpeninsula Regional Open Space District (MROSD), declare that the foregoing agenda for the Special Meeting of the MROSD Real Property Committee was posted and available for review on October 8, 2014, at the Administrative Offices of MROSD, 330 Distel Circle, Los Altos California, 94022. The agenda is also available on the District's web site at <http://www.openspace.org>.

Signed this 8<sup>th</sup> day of October, 2014 at Los Altos, California.

*Jennifer Woodworth*

District Clerk





Midpeninsula Regional  
Open Space District

## **SPECIAL MEETING**

**REAL PROPERTY COMMITTEE**  
**12833 A, B, C Skyline Boulevard**  
**Los Gatos, CA 95033**

### **DRAFT MINUTES**

**May 20, 2014**

#### **I. CALL TO ORDER**

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

#### **II. ROLL CALL**

Members Present: Nonette Hanko, Cecily Harris, Larry Hassett

Members Absent: None

Staff Present: Assistant General Manager Ana Ruiz, General Counsel Sheryl Schaffner, Supervising Ranger Brendan Downing, Real Property Manager Mike Williams, Real Property Specialist Allen Ishibashi, and District Clerk Jennifer Woodworth

#### **III. ORAL COMMUNICATIONS**

No speakers present.

#### **IV. ADOPTION OF THE AGENDA**

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

VOTE: 3-0-0

#### **V. COMMITTEE BUSINESS**

##### **1. Election of Committee Chair**

Director Hanko nominated Director Hassett to be the chair of the Real Property Committee for 2014, and Director Harris seconded the nomination. Director Hassett accepted the nomination

VOTE: 3-0-0

##### **2. Approval of Real Property Committee Minutes for January 21, 2014**

**Motion:** Director Harris moved, and Director Hanko seconded a motion to approve the January 21, 2014 Real Property Committee meeting minutes.

VOTE: 3-0-0

**3. Consideration for the Removal of the Saratoga Gap Cabins from the District's Property Management Program and Demolition in Summer 2014**

Real Property Specialist Elaina Cuzick described the location of the cabins in relation to Upper Stevens Creek County Park and District preserves. Ms. Cuzick explained that the cabins were evaluated based on the Board-approved *Factors to Consider for Existing Structures* and described the currently deteriorated condition of Charcoal Road, which is used to access the Saratoga Gap Cabins.

The Real Property Committee and District staff conducted a tour of the property and the water system, which served the structures.

Director Hanko inquired if anyone has expressed interest in preserving the Saratoga Gap cabins to which Ms. Cuzick responded that no one has come forward in favor of preserving the cabins.

Discussion ensued regarding salvage of the cabins' building materials.

Public hearing opened at 3:10 p.m.

No speakers present.

Public hearing closed at 3:10 p.m.

**Motion:** Director Harris moved, and Director Hanko seconded a motion to recommend to the full Board to demolish the Saratoga Gap Cabins and direct staff to evaluate demolition and salvage options.

VOTE: 3-0-0

**VI. ADJOURNMENT**

Chair Hassett adjourned the meeting of the Real Property Committee at 3:15 p.m.

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Jennifer Woodworth, CMC  
District Clerk



## PROPOSED PURCHASE OF CONSERVATION EASEMENT FOR THE POST (ALPINE RANCH) PROPERTY

**Size** 353 acres

**Location** The Alpine Ranch property is located at 8700 Alpine Road, approximately 2 miles south east of the Town of La Honda and approximately 6 miles west of Skyline Boulevard (Highway 35), and adjacent to the 7,026-acre Pescadero Creek Park Complex, which includes Memorial, Sam McDonald and Pescadero Creek County Parks. Portola Redwoods State Park is located approximately 1/2 mile south east, and Russian Ridge Open Space Preserve is located approximately 3/4 of a mile north east.

**Funding** The Midpeninsula Regional Open Space District Board of Directors will consider the purchase of a conservation easement for the Alpine Ranch Property later this year, including price and terms. Funding for this proposed conservation easement purchase is included in the Real Property Budget for Fiscal Year 2014/15.

**Landscape** The property contains diverse habitats and vegetation and is characterized by steep redwood forested drainages and ravines, coast live oak woodlands, open grasslands, and densely wooded mixed evergreen forest. The elevation of the property ranges from 530 feet along the southern boundary of Pescadero Creek County Park and rises to a height of 1,300 feet along the ridgeline, which crosses the northern portion of the property.

**Flora and Fauna** The plant communities consist of dense mixed evergreen forest of redwood, Douglas fir, Monterey pine, and madrone, with chaparral and grassland openings running along the ridgeline through the middle of the property that include California bunch grasses.

Of the 16 special-status wildlife species known in the area, three have been identified on the property: California Red-Legged Frog, Dusky-Footed Woodrat and Pallid Bat.

**Hydrology** The property includes one seasonal pond, three seasonal creeks, and one perennial creek, Tarwater Creek, which crosses the south east portion of the property. The three tributaries drain into Pescadero Creek, which provides spawning habitat for Steelhead and Coho Salmon.

**Land Use and Structures** The property is improved with an 1880's era, 2,100 square foot house in good condition with three-bedrooms, two-bathrooms and a large barn located at the lower meadow. A 1,100 square foot cabin is located at the high point of the property along the grassy ridgeline near the western boundary.

### NEXT STEPS FOR THE CONSERVATION EASEMENT PURCHASE

**Conservation Easement** The conservation easement will protect the property in its current natural open condition providing for future public trails, a hikers hut, and parking, which will connect to the trail system at the Pescadero Creek Park Complex, and allow for compatible agricultural uses.

**Environmental Review** Environmental review is underway to comply with the California Environmental Quality Act (CEQA).

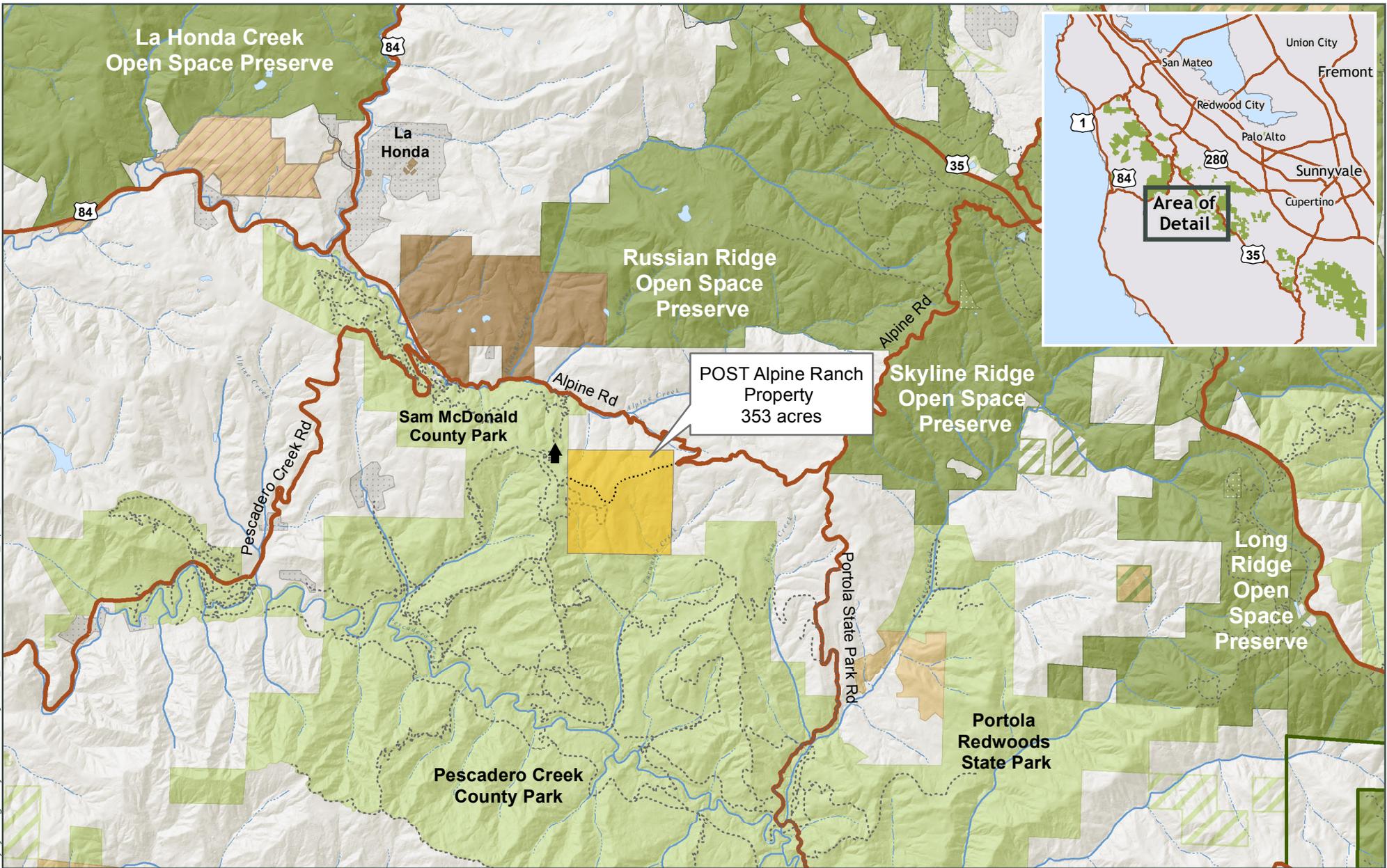
**Board Action** The District's Board of Directors will consider the purchase of a conservation easement over the property later this year. Included for consideration will be the property's Preliminary Use and Management Plan, which is expected to include monitoring of the conservation easement annually, consulting with the property owner on future public trail improvements and agricultural uses to ensure these uses are compatible with the conservation easement.

### **NEXT STEPS FOR USE AND MANAGEMENT PLANNING**

**Planning** If a conservation easement purchase is approved, a base line report with photo monitoring will be prepared to document the current natural condition of the property for conducting annual monitoring. Further environmental review would be prepared as needed.

**Public Participation** Interested parties are encouraged to contact Lupe Hernandez, Real Property Administrative Assistant, at the District office at (650) 691-1200 to request that their names be added to the public notification list for this proposed property purchase.

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### POST Alpine Ranch Property

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|---|---|
|  POST Alpine Ranch Property               |  Private Property    |
|  MROSD Preserves                          |  Developed Land      |
|  Other Protected Open Space or Park Lands |  Other Public Agency |

Midpeninsula Regional  
Open Space District  
(MROSD)



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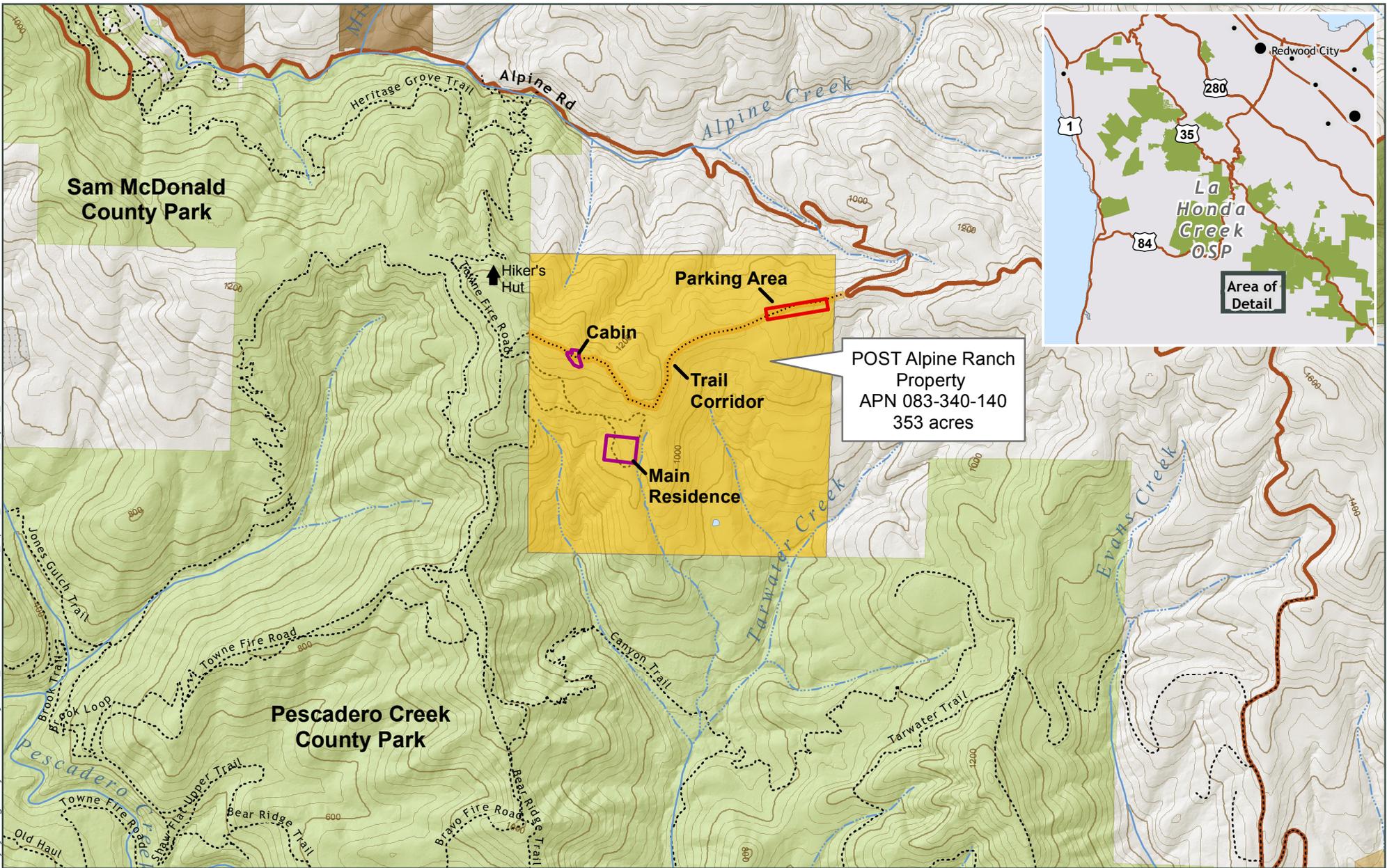
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October, 2014

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

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POST Alpine Ranch  
Property  
APN 083-340-140  
353 acres

### POST Alpine Ranch Property

- |   |   |  |
|---|---|--|
|  POST Alpine Ranch Property               |  Private Property    |  Building Envelopes |
|  MROSD Preserves                          |  Developed Land      |  Parking Envelope   |
|  Other Protected Open Space or Park Lands |  Other Public Agency |  |

Midpeninsula Regional  
Open Space District  
(MROSD)



October, 2014

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