



MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

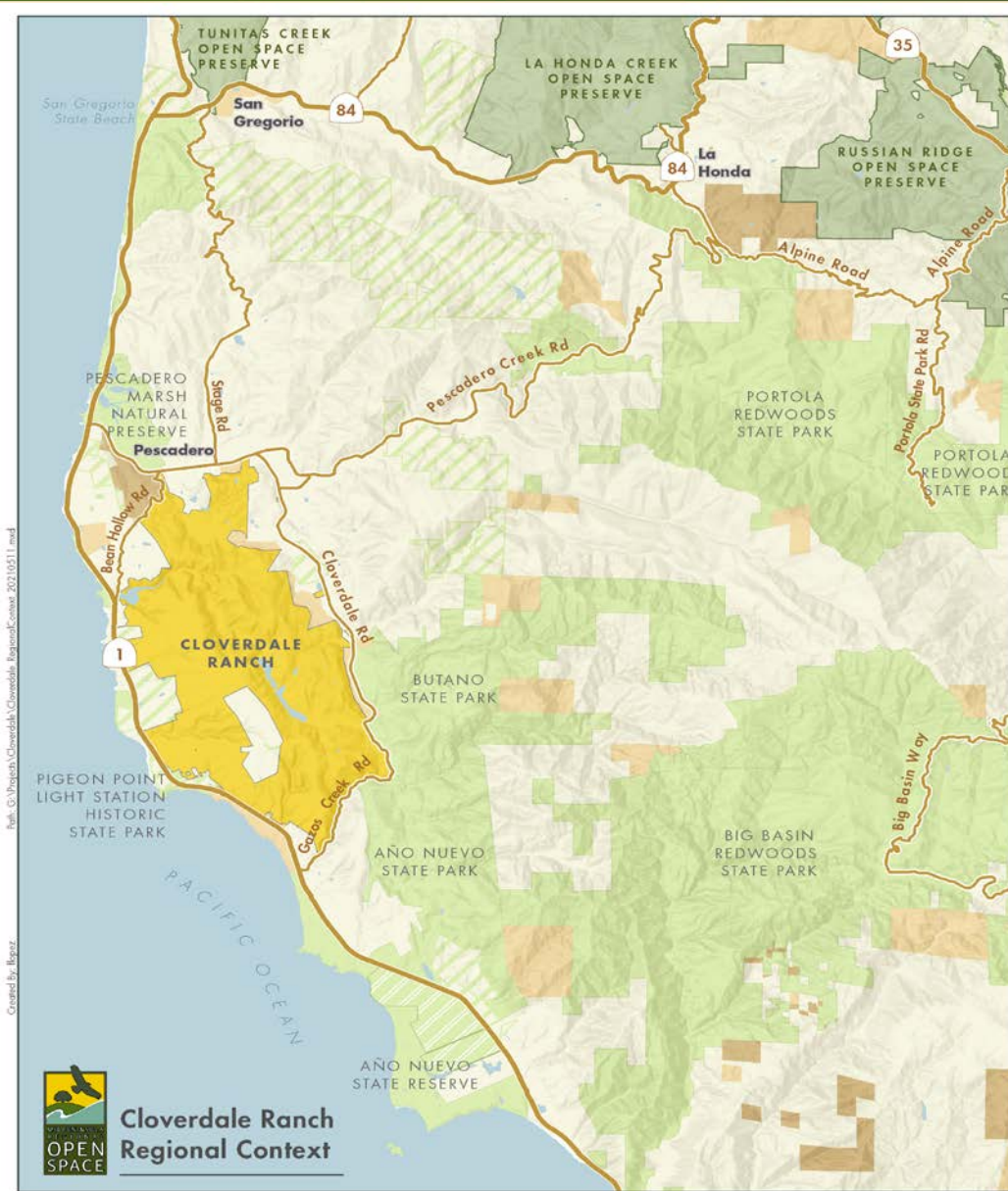
The background of the slide is a photograph of a coastal upland area. A dirt path leads from the foreground towards the ocean. On the right side of the path, there is a telescope mounted on a metal post, a wooden bench, and a small sign. The ocean is visible in the distance, with a lighthouse on a small island. The sky is overcast and grey.

Proposed Cloverdale Uplands Purchase

Informational Presentation
October 12, 2022



POST Cloverdale Ranch Regional Context



**Cloverdale Ranch
Regional Context**

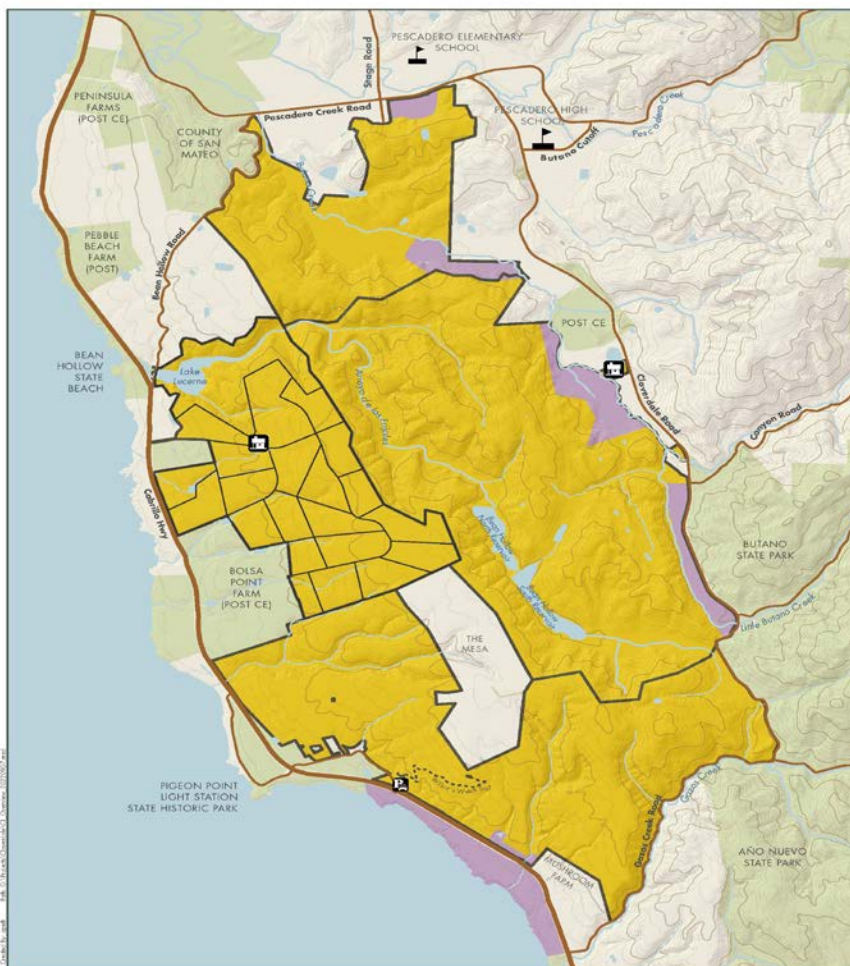


Reasons for Purchase

- Preserve Open Space, Habitat, Watershed & Rangeland to create the Cloverdale Open Space Preserve
- Protect Habitat for the protected SF Garter snake, red-legged frog and steelhead trout habitat in Butano and Gazos Creeks
- Continue existing grazing on over 2,500-acres of rangeland under grazing leases with a rangeland management plan
- Partner with POST to protect adjoining farms for future private ownership subject to agricultural conservation easements.
- Management of existing Wilbur's Watch Trail and develop interim public access plan (docent/permit) until future public trail planning is developed



Cloverdale Ranch



Cloverdale Ranch

- Cloverdale Ranch area
- Proposed lands to be transferred to Midpen
- Proposed agricultural lands to be retained by POST
- Protected land
- Wilbur's Watch parking area
- Residence
- School

Midpeninsula Regional Open Space District
(Midpen)
9/7/2022

Miles 0 0.5 1



View to north-west Butano watershed and Pescadero



View to south-west and Ano Nuevo





Upper Bean Hollow Reservoirs which provides agricultural irrigation to local farms





Proposed Purchase Terms

- POST is selling the 6,300-acre Cloverdale property for \$16 M which represents a 50% bargain sale with an appraised value of \$32 M
- Midpen will use \$9.93 M in State and County grant funds with the purchase balance of \$6,070,000 using voter approved Measure AA bond funds.
- As part of the purchase, POST will assign leases with two existing grazing tenants on approx. 2,500-acres of the property to Midpen subject to a rangeland management plan.
- POST will retain approximately 400-acres of irrigated and dry farmed land for future sale to farmers subject agricultural conservation easements.
- Under Midpen ownership, Midpen will patrol & manage the existing 1.1-mile Wilbur's Watch trail and develop an interim public access plan until public trails are developed through a future public process



Questions

