



Midpeninsula Regional
Open Space District

R-24-46
Meeting 24-09
April 10, 2024

AGENDA ITEM 6

AGENDA ITEM

Status Report and Disposition Direction for Unoccupied Structures

GENERAL MANAGER'S RECOMMENDATIONS

1. Direct the General Manager to move forward with next steps for a planned demolition of the following non-historic, dilapidated buildings and associated ancillary structures: McKannay House, Meyer House, Apple Orchard Barn, Toto Hay Barn, Sears Ranch Road Open Air Barn, and Event Center Cow Barn. Next steps are to complete a CEQA evaluation for these structures and return with a proposed demolition contract for consideration of approval.
2. Approve an expedited disposition decision-making process, pending the results of an historic evaluation, for the poorly sited Landre House and dilapidated Big Dipper Barn as follows: if the structures are determined to not be historically significant, the General Manager will complete a CEQA evaluation for both structures and return with a proposed demolition contract for consideration of approval. However, if the structures are determined to be historically significant, the General Manager will prepare an analysis of the four standard disposition options with cost estimates and return for selection of a disposition option.
3. Direct the General Manager to prepare an analysis of the four standard disposition options with cost estimates and return for selection of a disposition option for each of the following structures: Lobitos Agricultural Barn, October Farms Barn, and Gordon Ridge Barn. The analysis for the Lobitos Agricultural Barn and the Gordon Ridge Barn will focus on repairs needed for continued use.
4. Direct the General Manager to retain in their current state the Alsberge Barn and Big Dipper Ranch Barn, with no further action required.

SUMMARY

As part of the Midpeninsula Regional Open Space District's (District) ongoing effort to manage site improvements that are inherited as part of open space land purchases, the District annually evaluates various disposition options for a select set of structures and brings these options to the Board of Directors (Board) for a disposition decision. Rather than continue making decisions on a case-by-case basis incrementally year by year, the Board has requested a comprehensive presentation of all the remaining larger vacant, unmaintained structures that are awaiting a Board disposition decision. As part of this Agenda Item, the Board will review this list and consider disposition decision-making pathways for these structures. For efficiency and prioritization, the

General Manager recommends that the Board select a disposition decision-making process for each structure as discussed in this report. These decisions will help streamline subsequent implementation actions for most structures and allocate the necessary expanded resources to those structures that truly require additional evaluation and outside consulting expertise.

BACKGROUND

The District owns 415 identified and mapped structures, including 46 residential units, 4 offices, and over 360 barns, garages, water tanks, sheds, paddocks, coops, well houses, containers, communication towers, and outbuildings. Of these, 89 are structures large enough to meet the threshold of 1,500 square feet, requiring Board approval for disposition. Most of these structures are maintained by the District or lessees as either occupied/habitable structures, as landscape features, to support operational needs, and/or to retain due to their historic significance. Keeping these structures functional requires ongoing operational maintenance (e.g., water testing, water leak repairs, painting, updated appliances, window replacements, reroofing etc.), periodic capital repairs and replacements (e.g., structural repairs, major remodels, major road repairs, new water wells etc.), and annual defensible space clearances. Over the last 9 years, the Districts has spent an average of approximately \$800,000 per year on operational structure maintenance. During the same period, the District has expended approximately \$550,000 per year on major capital project repairs and improvements for structures, excluding the administrative office and south area office. Notable projects completed during this time include the Mount Umunhum radar tower repairs, Deer Hollow Farm White Barn rehabilitation, La Honda Creek White Barn rehabilitation, and Alma College stabilization. In total, the District expends on average approximately \$1,350,000 per year on structures upkeep and improvements, but year to year expenditures fluctuate depending on large capital projects.

Given the primary focus on property acquisition to establish a greenbelt of open space lands for much of the District's history, structures not viable for reuse that came with land purchases were left in situ, unless the structures were demolished at the time of purchase. After many decades of this practice, the list of vacant structures substantially grew, impacting staff resources to adequately patrol and prevent trespassing and vandalism.

Beginning in early 2010s, the General Manager began selecting the larger vacant, unmaintained structures for evaluation by the Board to consider disposition options for each structure. The typical process for Board evaluation has been to bring a manageable number of structures each fiscal year to the Board for consideration. Typically, the selected disposition is implemented the following fiscal year. Although this process has been effective, it is time-consuming. Staff explores numerous disposition options for each structure with cost estimates, which involves structural evaluations and site condition analysis, including verified cost estimates for accessory utilities such as water, septic, electrical, and road access. Of the 415 structures that exist on District lands, 13 larger structures (with ancillary structures) await a disposition decision from the Board (see Attachment 1).

Evaluation Process for the Disposition of Structures

Each structure is evaluated according to Board Policy 4.09, *Factors to Consider for Structures Disposition*, which provides a series of decision-making factors to consider for the disposition of structures.

Table 1. Factors to Consider for Disposition

Factors to Consider for Structures:
A. Board-Adopted Policies
B. Compatibility with Open Space Character of the Site
C. Historic and Educational Value
D. Partnership Opportunities / Cooperation
E. Potential Financial Cost, Including Liability and Management
F. Proposed and Potential Uses
G. Public Sentiment and Input
H. Regional Important or Value
I. Strategic Fit
J. Tradeoffs and Impacts on District Resources
K. Visitor Experience
L. Condition of the Structure

In addition, more recent evaluations have included the following four standard disposition options with the associated, verified cost estimates based on the condition of each structure:

Option 1) Retain in Current State: This option aims to leave a structure as-is while addressing immediate perimeter safety. Note that retaining structures with no reuse results in ongoing management, safety inspections, fuel clearance, tracking, and enforcement needs. For a structure that has no reuse potential and with no historic/cultural significance, this pulls staff resources from other higher priorities activities. This option may be selected when there are significant benefits to retention for historic significance or habitat protection, but it is not prioritized for stabilization or reuse. Note that if wildlife use of a structure as habitat is a concern, there may be suitable alternatives for wildlife that do not include the retention of human-built structures, either within the wildland setting or in new structures such as bat houses built to mitigate potential habitat loss. Example: Beatty House in Sierra Azul Preserve.

Option 2) Stabilize: Typical repairs needed for stabilization without reuse include roof replacement, securing all openings, and structural repairs. Similar to Option 1 - retaining structures with no reuse results in ongoing management, monitoring, and enforcement needs. For a structure that has no reuse potential and no historic/cultural significance, this pulls staff resources from other higher priorities activities. This option may be selected when the structure is historically significant but is not appropriate or is too costly for reuse. Example: White Barn in La Honda Creek Preserve

Option 3) Rehabilitate and Repair: This includes all repairs and other improvements necessary for permitting an occupied structure. Often times, permit conditions for repairs will require new building code and fire code upgrades. Buildings that are repaired for public access and education purposes will also require ADA-access improvements within the structure and leading to the structure from an ADA accessible parking area. If the structure is historic, some requirements can be exempted and/or replaced with other actions that protect the historic integrity of the structure. As the costliest option, it is the appropriate choice for

structures that have a viable use that supports the District's mission. Example: Deer Hollow Farm White Barn in Rancho San Antonio Preserve.

Option 4) Removal: Although demolition incurs costs in the short-term, it is the most cost-effective choice in the long term if there is no reuse potential or partnership opportunities for rehabilitation and reuse of the structure, and when the structure has no other value that can otherwise be provided through other means. Example Paul Cabin in Long Ridge Preserve

An evaluation of all the options listed above is not a requirement for the disposition of structures and is a time-consuming process to conduct the proper level of site and structural assessments and prepare verified cost estimates for each. Therefore, going through this level of detail is only recommended for structures that have either historic merit, reuse potential, or are in at least a fair condition. Attachment 2 provides a completed assessment of each of the 13 outstanding structures using the factors to consider for disposition, and a recommended disposition action for each structure.

DISCUSSION

For the 13 structures, the General Manager recommends four evaluation processes, one for each grouping of structures based on their potential historic merit, reuse potential, and condition. The groupings and recommended processes are as follows:

- Group 1: Consist of the following six (6) non-historic structures (and ancillary structures): McKannay House, Meyer House, Apple Orchard Barn, Toto Hay Barn, Sears Ranch Road Open Air Barn, and Event Center Cow Barn. Given the results of the *Factors to Consider* evaluation, including their lack of historic merit, lack of reuse potential, and dilapidated condition, these structures are *recommended for demolition*. If supported by the Board, the General Manager would move forward with the following next steps for a planned demolition of Group 1 structures: complete a CEQA evaluation for these structures and return with a proposed demolition contract for Board consideration of approval.
- Group 2: Consists of the following two (2) structures (and ancillary structures): the poorly sited Landre House and dilapidated Big Dipper Barn. Given the results of the *Factors to Consider* evaluation, including their lack of historic merit, lack of reuse potential, and condition, these structures are *recommended for an expedited disposition decision-making process, pending the results of an historic evaluation*. If the structures are determined not to be historically significant, the General Manager would complete a CEQA evaluation for both structures and return with a proposed demolition contract for Board consideration of approval. However, if the structures are determined to be historically significant, the General Manager would prepare a full analysis of the four standard disposition options with cost estimates and return for Board selection of a disposition option.
- Group 3: Consists of the following three (3) structures: Lobitos Agricultural Barn, October Farms Barn, and Gordon Ridge Barn. Given the results of the *Factors to Consider* evaluation, these structures are recommended to undergo an analysis of the four standard disposition options with cost estimates. If supported by the Board, the

General Manager would return to the Board at a later date with the information for Board selection of a disposition option for each of structure. The Lobitos Agricultural Barn and the Gordon Ridge Barn are actively used. The evaluation will focus on repairs needed for continued use and evaluate other options as alternatives.

Group 4: Consists of the following two (2) structures: the Big Dipper Ranch Barn (AKA Monotti Ranch Barn) and the Alsberge Barn. Given the results of the *Factors to Consider* evaluation, these structures are recommended for retention in their current state.

The recommended actions for Board consideration are only procedural in nature. No final action is being made at this time for Groups 1-3. Further evaluations are required for the structures in Group 1-3 before a final Board decision is made. For Groups 1 and 2, this includes CEQA evaluations, a corresponding Use and Management amendment detailing the approved action, and the award of a demolition contract. For Group 3, the analysis is expanded to evaluate multiple potential disposition options for Board consideration. Structures in Group 4 would remain in their current state, with no further action required by the District.

The disposition decision-making procedural recommendations included in this report allow staff to streamline actions for certain structures that hold little value to the District, lack historic merit, and lack reuse potential. Instead, additional staff resources and outside expertise is reserved for those structures that are determined to have historic significance or hold other potential retention value per the *Factors to Consider*.

For the purposes of this review, structures are only included if they require Board authorization for demolition. Under Board Policy 4.02, *Improvements on District Lands*:

“The Board will review and approve the demolition of residential structures of any size, any structure in excess of 1,500 square feet, and any structure determined to be historically significant.”

Staff has prepared evaluations of the *Factors to Consider* for disposition for each of the 13 structures that require a Board disposition decision (Attachment 2). These evaluations are based on District experience managing the structures, evaluation of the structures, and a site visit to document current conditions.

FISCAL IMPACT

The recommended action has no immediate fiscal impact in Fiscal Year 2023-24. The implementation of Board-approved disposition options would be scheduled and budgeted for in subsequent fiscal years.

PRIOR BOARD AND COMMITTEE REVIEW

None

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Board selection of an expedited evaluation process where the Board identifies structures within the list of larger, vacant unmaintained structures to consider for a planned demolition and removal is not considered a project under the California Environmental Quality Act (CEQA). At a future time, the District will conduct environmental review prior to final Board approval of demolition work, including an award of contract for structure removal.

NEXT STEPS

Pending Board approval:

Group 1 structures would return to the Board in a future fiscal year to consider certification of the CEQA analysis and approval of a demolition contract.

Group 2 structures would undergo a historic evaluation, and if determined to not be historically significant, would return to the Board in a future fiscal year to consider certification of the CEQA analysis and approval of a demolition contract. If any structure is determined to be historically significant, staff would prepare a full analysis of the four standard disposition options with cost estimates for each pertinent structure and return for Board selection of a disposition option. CEQA analysis and an award of contract to implement the selected option(s) would follow.

Group 3 structures would undergo an analysis of the four standard disposition options with cost estimates. Staff would then return to the Board at a later date with the additional information for Board selection of a disposition option for each of structure. CEQA analysis and an award of contract to implement the selected option(s) would follow.

Group 4 structures would remain in their current state, with no further action required.

Attachments:

1. List of Structures Requiring Disposition Decisions
2. Structure Evaluations
3. Map of Structures

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Prepared by / Contact person:
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Structures Requiring a Board Disposition Decision

GROUP 1

Name of Structure	Recommended Action	Preserve	Asset ID
McKannay House (3 Structures)	GM Recommends Preliminary Approval for Demolition	SA	BLDG00788 BLDG00787 BLDG00156
Apple Orchard Barn	GM Recommends Preliminary Approval for Demolition	LH	BLDG00689
Meyer House and Garage (3 structures)	GM Recommends Preliminary Approval for Demolition	SA	BLDG00376 BLDG00375 BLDG00374
Toto Hay Barn	GM Recommends Preliminary Approval for Demolition	TC	BLDG00536
Sears Ranch Road Open Air Barn	GM Recommends Preliminary Approval for Demolition	LH	BLDG00358
Event Center Cow Barn	GM Recommends Preliminary Approval for Demolition	LH	BLDG00260

GROUP 2

Name of Structure	Recommended Action	Preserve	Asset ID
Big Dipper Barn	GM Recommends Expedited Process for Disposition	SR	BLDG00367
Landre House (3 structures)	GM Recommends Expedited Process for Disposition	LR	BLDG00158, BLDG00839, BLDG00841

GROUP 3

Name of Structure	Recommended Action	Preserve	Asset ID
Lobitos Ag Barn	GM Recommends Board Evaluation	PC	BLDG00013
October Farms Barn	GM Recommends Board Evaluation	PC	BLDG00398
Gordon Ridge Barn	GM Recommends Board Evaluation	TC	BLDG00499

GROUP 4

Name of Structure	Recommended Action	Preserve	Asset ID
Big Dipper Ranch Barn	GM Recommends Retain in Current State	SR	BLDG00138
Alsberge Barn	GM Recommends Retain in Current State	SA	BLDG00132

McKannay Residential and Outbuildings- Sierra Azul Open Space Preserve

The General Manager recommends that this dilapidated abandoned residential site, consisting of a house, a shop building and a garage be demolished due to the infeasibility of reusing the structures and the inaccessibility of the site.

Purchase approved Oct 24, 2001 ([R-01-121](#), [minutes](#))

*"the property does have a significant number of improvements that include roads trails, a bridge, gates, water lines and tanks, and a residential complex. The complex includes the main residence, small house trailer, shop, and storage buildings. **The house** is approximately 1,676 square feet and straddles a tributary to Alamitos Creek. **A large shop and storage building** are located a short distance to the south at the end of the road leading into the complex of buildings. Adjacent to the shop building are two underground storage tanks. To the north of the main residence, and on the opposite side of the driveway, is a **large garage** and storage building that houses generators. On the hillside above the garage, a second road leads to a caretaker's house trailer and then climbs further up the hill to an area where two water tanks and a satellite dish are located."*

The residential area was leased back to the McKannays for a 10-year period with an onsite caretaker, but they left earlier due to the cost of maintaining the site.

Property has no power supply and was operated on a fuel generator. Water supply was unreliable. Private access road of approximately ¾ mile including a rail car vehicle bridge. Current structures were built without permits and require inspection and major repairs. There are no remnants of the original McKannay homesite which burned down during their ownership or the McKannay cabin built in the 1800s. There has been no maintenance of the site for 15 to 20 years.

<u>Factors to Consider for Structures:</u>	
A. Board-Adopted Policies	One factor to consider is whether the structure under review is consistent with Board-adopted policies. The underlined headings B. through K. below were extracted or inferred from existing Board policies and include a brief summary to help lead a discussion of how they might apply to the disposition of District structures.
B. Compatibility with Open Space Character of the Site	The structures are a relatively modern residential complex which distracts from the open space character of the site. Three structures including house, garage, workshop, RV trailer and associated debris.
C. Historic and Educational Value	None; findings from Historic Resource Evaluation (Garavaglia March 2024) deemed properties do not demonstrate value toward history nor is associated with historic events, individuals, or embody distinctive characteristics on design and construction.

D. Partnership Opportunities / Cooperation	None
E. Potential Financial Cost, Including Liability and Management	Access includes a ¾ mile dirt road along a creek with a railcar vehicle bridge. There is current failure of a wing wall on the bridge approach. There is no power on the site which would need to be supplied by a fuel generator or a solar system that would need to be designed and built. Entire site is shaded making solar difficult. Structure would need to be gutted and rebuilt. Improvements needed to make it habitable would require permitting which may require a new bridge, widening the road, new septic, and redeveloping a spring system water storage and treatment. Expensive to build and maintain. Much less liability with removal.
F. Proposed and Potential Uses	Currently vacant, could be used as residential or open space. Could be used as ranger residence but much more suitable sites have been discarded due to cost. It is also very remote so value would be limited to site presence. Removal will reduce impacts on creek both from erosion and septic system.
G. Public Sentiment and Input	None
H. <u>Regional Importance or Value</u>	None
I. Strategic Fit	Removal is aligned with strategic goals to restore natural resources and reduce fire danger.
J. Tradeoffs and Impacts on District Resources	There is currently a project to provide a ranger residence on Pheasant Road in the Hicks corridor at a much better suited location, that is a higher priority
K. Visitor Experience	Currently no public access. If public access was opened in the future the visitor experience would be greatly enhanced. Alamitos Creek would become the focal point.
L. Condition of the Structure	Poor, extremely deteriorated, extensive water and rodent damage, built directly over a stream.



McKannay House



McKannay House



McKannay Garage



McKannay Shop

Apple Orchard Barn- La Honda Creek Open Space Preserve

The General Manager recommends that this dilapidated abandoned barn be demolished due to the infeasibility of reusing the structure and because there is no vehicle access to the site.

Board approved purchase of Apple Orchard property on July 22, 2015 ([R-15-101](#), [minutes](#))

*“Due to restricted seasonal access from Sears Ranch Road and lack of a creek crossing from La Honda Road, lack of identified need by either the District or the grazing tenant, and the Historical Structures Evaluation’s conclusion that the structure does not qualify as a historic resource, it is recommended that the vacant residence, which is in fair condition, be removed and the site restored to a natural condition. Cost of removal is estimated to be \$100,000 to \$200,000. The **associated barn** will be repaired if deemed useful for grazing operation. If not, it will be included in plans to remove the house.”*

Livestock barn with large beam on pier construction of main barn and poorly constructed wings, in danger of partial collapse. The site is no longer seasonal accessible. The District stopped regrading the access road through the San Gregorio Creek, as was done by the previous owner, due to impacts to the creek and fish.

Factors to Consider for Structures:	
A. Board-Adopted Policies	One factor to consider is whether the structure under review is consistent with Board-adopted policies. The underlined headings B. through K. below were extracted or inferred from existing Board policies and include a brief summary to help lead a discussion of how they might apply to the disposition of District structures.
B. Compatibility with Open Space Character of the Site	Appearance fits with grazing use of property, detracts from open space character due to poor condition and poorly constructed barn awning additions.
C. Historic and Educational Value	Not historically significant, evaluated by Architecture + History LLC., July 2015.
D. Partnership Opportunities / Cooperation	None
E. Potential Financial Cost, Including Liability and Management	Use as a barn is limited since vehicle access would require a new vehicle bridge or major improvements on unmaintained access road from Sears Ranch Road for seasonal access. Barn itself would require major repairs and a new foundation. Wings would either need to be removed or entirely rebuilt.
F. Proposed and Potential Uses	Currently no use. Could be utilized by grazing tenant but no vehicle access makes utility minimal. Cattle currently use overhangs for lounging. Removal along with Apple Orchard house would restore open meadow area.

G. Public Sentiment and Input	None
H. Regional Importance or Value	None
I. Strategic Fit	Removal is aligned with strategic goals to restore natural resources and reduce fire danger.
J. Tradeoffs and Impacts on District Resources	Would require major investment to make usable to construct new vehicle bridge over creek which would also have impacts that would need to be mitigated.
K. Visitor Experience	Currently no public access, if opened in the future, removal of delapidated barn would improve setting.
L. Condition of the Structure	Poor, wings in danger of collapse, main part of barn better but still poor, structurally would need new foundation, new roof and new siding.



Apple Orchard Barn

Meyer Property House and Garage- Sierra Azul Open Space Preserve

The General Manager recommends that this dilapidated abandoned residential site consisting of a 2-story house, a garage/apartment and a storage shed be demolished due to the infeasibility of reusing the structures.

Board approved purchase of Meyer/Connely property on September 9, 2015 ([R-15-132](#), [minutes](#))

*“Land Use and Improvements: The property has been used as a private residence going back to 1938. The Property is improved with **a two-story main house** that contains approximately 1,260 square feet. The original structure of the main house was constructed around 1938 before building permits were required and several additions have occurred since without permits. The main house is in fair condition and it relies on a spring for water, solar power for electricity, propane for gas, and septic for sewer. There is also a **garage/studio apartment structure** on the property that was constructed in the 1990’s without permits. The studio apartment contains approximately 730 square feet and the garage contains 581 square feet. The garage/studio apartment structure is in good to fair condition and it also relies on the spring for water, solar power for electricity, propane for gas, and septic for sewer. Staff will further assess the structures to determine if there are any habitability or building code improvements needed as part of the mid-year budget process.”*

“Preliminary Use and Management Plan Structures and Improvements: Evaluate the use of the existing structures as staff housing and use of the garage/shed structures for District equipment storage. If the existing improvements cannot be utilized, evaluate the replacement of the existing structures with a new District staff residence.”

Both the main house and the apartment garage were evaluated for reuse as a ranger residence. The project to provide a ranger residence by repairing Meyer was changed to the residence on Pheasant Road due to the cost of developing a reliable water system, poor condition of the house, the need to create a new power supply, and permitting issues.

<u>Factors to Consider for Structures:</u>	
A. Board-Adopted Policies	One factor to consider is whether the structure under review is consistent with Board-adopted policies. The underlined headings B. through K. below were extracted or inferred from existing Board policies and include a brief summary to help lead a discussion of how they might apply to the disposition of District structures.
B. Compatibility with Open Space Character of the Site	The structures are not compatible with open space character. They are the only large structures visible from the Bald Mountain vista. Removal would create an undeveloped view from a popular District viewpoint, encompassing Sierra Azul Preserve east of Mount Umunhum and Almaden Quicksilver County Park.

C. Historic and Educational Value	None, Historical Resource evaluation by LSA in February 2018 determined it is not historically significant.
D. Partnership Opportunities / Cooperation	None
E. Potential Financial Cost, Including Liability and Management	Rehabilitation and reuse would be expensive, likely more than new construction that had power and water availability.
F. Proposed and Potential Uses	Currently vacant. Evaluated for employee residence, not practical due to the cost of developing off the grid power source, new water supply, major structural repairs and cost associated with permitting unpermitted structures.
G. Public Sentiment and Input	None
H. Regional Importance or Value	None
I. Strategic Fit	Could be good employee residence location. Removal enhances visitor experience, reduces fire risk, and enhances habitat value.
J. Tradeoffs and Impacts on District Resources	District currently developing repair and remodel of ranger residence in Hicks Road corridor on Pheasant road to meet patrol needs.
K. Visitor Experience	Currently no public access but very visible from Bald Mountain public trail. Removal enhances excellent vista point. Could potentially be used for public access in future if buildings are removed.
L. Condition of the Structure	Poor: structures are in poor condition and would require major upgrades to meet permit conditions, no viable water source was located onsite to meet permit conditions, power system unsalvageable.



Meyer House



Meyer Garage/Apartment



View from Bald Mountain

Garage and Debris

Toto Hay Barn- Tunitas Creek Open Space Preserve

The General Manager recommends that this dilapidated barn that is based on a foundation of two shipping containers be demolished due to the infeasibility of reusing the structure.

The Board approved the purchase of Toto Ranch on November 14, 2012 ([R-12-109](#), [minutes](#))
“Other buildings include a modern 4,390 square foot metal-sided barn, a wooden barn, and several small outbuildings and sheds. All buildings are located in a nine-acre building envelope”

At the time of purchase, the barn was already in poor condition. It is a simple construction of two shipping containers supporting a wooden roof. Currently the storage containers have rusted through, and the roof is unsalvageable, and the shipping containers are not reuseable.

<u>Factors to Consider for Structures:</u>	
A. Board-Adopted Policies	One factor to consider is whether the structure under review is consistent with Board-adopted policies. The underlined headings B. through K. below were extracted or inferred from existing Board policies and include a brief summary to help lead a discussion of how they might apply to the disposition of District structures.
B. Compatibility with Open Space Character of the Site	Deteriorated condition and associated debris detract from the site.
C. Historic and Educational Value	None, not evaluated but it is made up of two storage containers
D. Partnership Opportunities / Cooperation	None
E. Potential Financial Cost, Including Liability and Management	Not salvageable.
F. Proposed and Potential Uses	Not currently used except for junk storage. Adjacent barn provides storage. No potential reuse.
G. Public Sentiment and Input	None
H. Regional Importance or Value	None
I. Strategic Fit	Removal is aligned with strategic goals to restore natural resources and reduce fire danger.
J. Tradeoffs and Impacts on District Resources	District and tenant maintaining large barn that serves the agricultural operation.
K. Visitor Experience	No public access, removal would enhance potential future public access.

L. Condition of the Structure	Poor.
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Toto Hay Barn

Sears Ranch Road Open Air Barn - La Honda Creek Open Space Preserve

The General Manager recommends that this dilapidated abandoned barn be demolished due to the infeasibility of reusing the structure and to prioritize repairs to the barn that is actively used by the current grazing tenant.

The Board authorized the purchase of the former Driscoll property on January 12, 2006 ([R-06-07, minutes](#)). The structures on the property remained in control of Rudy Driscoll through a 50-year grazing lease.

In December 2012, POST purchased the Apple Orchard and Event Center properties. As part of this transaction, POST also purchased the remaining 39 years of the Driscoll Ranches grazing lease, which as a result, expired on November 1, 2013. When the District took over management of the structures, all of the residential structures and most of agricultural structures were in poor shape.

On September 14, 2016, the Board authorized the demolition 12 structures to prepare for public opening of La Honda Creek Preserve and decided to retain the open-air barn. ([R-16-112, minutes](#)). The barn was outside the public access area and was in fair to poor condition at the time. The report recommended the barn be kept for grazing and that it had no historical significance.

From table in report R-16-112 Attachment 1 “*Ray’s Ranch – AKA Sears Ranch / Lake Ranch note: RR-3 and 4 are corrals*)-RR-1 Type of Structure: **Large Barn**- Master Plan Disposition: *Keep for grazing- Historical Significance According to Master Plan: None- Recommended Action: Keep for Grazing*”

The current grazing tenant has not used the barn. If repaired the tenant could use the barn, but it is not necessary for the operation of the grazing lease.

<u>Factors to Consider for Structures:</u>	
A. Board-Adopted Policies	One factor to consider is whether the structure under review is consistent with Board-adopted policies. The underlined headings B. through K. below were extracted or inferred from existing Board policies and include a brief summary to help lead a discussion of how they might apply to the disposition of District structures.
B. Compatibility with Open Space Character of the Site	If repaired the barn is compatible with the character of the site which is a working cattle ranch.
C. Historic and Educational Value	None, evaluated, and it is not historically significant. Cogstone Resource Management June 2016
D. Partnership Opportunities / Cooperation	Potential use by tenant if repaired, nearby storage barn is more important to grazing operation and the tenant is not using the open-air barn.

E. Potential Financial Cost, Including Liability and Management	Reuse and rehabilitation would require new foundation, new roof new siding and replacement of rotted structural timber.
F. Proposed and Potential Uses	No current use. Removal or reuse by grazing tenant. Priority is for repair of actively used adjacent barn.
G. Public Sentiment and Input	May be some attachment for visitors viewing from afar at Sears Ranch Road parking lot.
H. Regional Importance or Value	None
I. Strategic Fit	Could be used by grazing tenant in support of agriculture. Removal is aligned with strategic goals to restore natural resources and reduce fire danger.
J. Tradeoffs and Impacts on District Resources	Storage barn is prioritized for rehabilitation and reuse.
K. Visitor Experience	Removal of both barns would have impact on the rural agricultural feel of the site the removal of one would have a minor effect.
L. Condition of the Structure	Poor: roofing pieces are lying around the site, one wing is collapsing, and it is in danger of full collapse.



Sears Ranch Road Open Air Barn

Event Center- Cow Barn- La Honda Creek Open Space Preserve

Board approved the purchase of the Apple Orchard and Event Center on July 22, 2015 (R-15-101, minutes)

The General Manager recommends that this modular construction barn be removed from the Event Center to meet permitting conditions and the components be reused elsewhere if feasible.

“USE AND MANAGEMENT

“Current land uses consist of grazing, pasturing, livestock staging, allowable uses of the Event Center by District permit, and a single family residence. Per the San Mateo County General Plan, the proposed uses of open space preservation, natural resource management, and low intensity recreation are allowable in rural areas with a RM designation. On July 8, 2015, the San Mateo County Planning Commission confirmed that the purchase and intended uses of the properties conformed to the General Plan designation at their meeting.”

Prior to District ownership all of the structures at the event center were constructed without permits in the 1990s. The District received a resource management permit for the event center for the existing uses including large equestrian events, permit equestrian and hiking parking for access on to the La Honda Creek trail system, a small field office, and corrals for the grazing operation. As part of the permit conditions the District is required to reduce the building footprint. The removal of the cow barn and old dilapidated viewing stands next to the rodeo ring will allow the District to continue current use, without extensive new requirements triggered by the resource management permit.

<u>Factors to Consider for Structures:</u>	
A. Board-Adopted Policies	One factor to consider is whether the structure under review is consistent with Board-adopted policies. The underlined headings B. through K. below were extracted or inferred from existing Board policies and include a brief summary to help lead a discussion of how they might apply to the disposition of District structures.
B. Compatibility with Open Space Character of the Site	Structure is compatible with the site’s agricultural use for loading and off-loading cattle and as a center for equestrian events.
C. Historic and Educational Value	None; Modular construction build in 1990s.
D. Partnership Opportunities / Cooperation	Existing horse barn is more permanent structure which can fulfill the sites need for event space and use by the grazing tenant.
E. Potential Financial Cost, Including Liability and Management	Minimal, existing structure is in fair condition and is operational.

F. Proposed and Potential Uses	Modular paddocks can potential be reused elsewhere.
G. Public Sentiment and Input	High interest in the continued use of the event center, likely little attachment to a particular building.
H. Regional Importance or Value	None
I. Strategic Fit	Removal supports fulfilling permit conditions which will allow the continued uses of the site in support of agriculture, visitor access and District operations.
J. Tradeoffs and Impacts on District Resources	Permitting the structure would require and significant permitting effort and cost to meet increased permit requirements.
K. Visitor Experience	Currently there is permit visitor use of the site for parking and equestrian events, both removal and retaining would have little impact on visitor experience and would not change the overall feel of the site, which is clearly working ranch infrastructure.
L. Condition of the Structure	Good to fair and reusable at a different site.



Event Center –Cow Barn

Big Dipper Barn- Skyline Ridge Open Space Preserve

The General Manager recommends an expedited disposition decision-making process, pending the results of an historic evaluation of this dilapidated abandoned barn. This barn is not being used. There is another barn on the property adjacent to the District employee residence that is actively used. An additional barn on the property, the former Monotti Barn, is listed for retain in current state in this report.

Purchase the Silva property was approved July 26, 2000. ([R-00-97](#), [minutes](#))

*“To the east of the residence, a second, unpaved road extends in a southeasterly direction from the main ranch road, passing by a stock pond and **cattle barn**, then turning north and connecting back to the main ranch road.”*

The barn is not mentioned in the preliminary use and management plan.

The barn has partially collapsed and is not salvageable. It can either be totally rebuilt or removed. It has no value to a potential grazing tenant.

<u>Factors to Consider for Structures:</u>	
A. Board-Adopted Policies	One factor to consider is whether the structure under review is consistent with Board-adopted policies. The underlined headings B. through K. below were extracted or inferred from existing Board policies and include a brief summary to help lead a discussion of how they might apply to the disposition of District structures.
B. Compatibility with Open Space Character of the Site	In its dilapidated condition it detracts from the open space condition of the site and as part of a grazing lease
C. Historic and Educational Value	None, but no evaluation conducted.
D. Partnership Opportunities / Cooperation	None
E. Potential Financial Cost, Including Liability and Management	Would require an entire rebuild.
F. Proposed and Potential Uses	Currently not used. None
G. Public Sentiment and Input	None
H. Regional Importance or Value	None. Removal is aligned with strategic goals to restore natural resources and reduce fire danger.
I. Strategic Fit	No potential use, removal would restore habitat and remove a fire risk

J. Tradeoffs and Impacts on District Resources	Replacement would provide no benefit.
K. Visitor Experience	No public access at this time, not visible from open areas of the preserve or public roadways.
L. Condition of the Structure	Partially collapsed



Big Dipper Barn

Landre Residential Buildings- Long Ridge Open Space Preserve

The General Manager recommends an expedited disposition decision-making process, pending the results of an historic evaluation of this dilapidated abandoned residential site, consisting of a main house, a secondary apartment and a cabin be demolished due to the infeasibility of reusing the structures and the inaccessibility of the site.

Purchase approved on November 7, 1991, Slate Creek Acquisition. ([R-91-131](#), [minutes](#))

“Parcel two is developed with a 1,360 square foot house in excellent shape, a large carport with an upstairs storage area and studio apartment, and a separate one- room artist ' s studio. Due to the remote nature of the area, public utility services are limited to telephone. Generators and solar cells are used for power.”

Site has three residential structures. Long term tenancy was ended after it became clear the District did not have the resources to maintain the 2 ½ mile access road for all season access. A major slide in 1995 ended the rental use of the property. The road was reopened, and a long-term lease was entered into in 1997. The access road became undrivable in the winter and the long-term agreement was ended. A subsequent slide at the same site repaired in 1997 currently restricts access to small vehicles during dry weather. Buildings have not been maintained for over 20 years. The main building might be salvageable with a complete rebuild the other two structures are not salvageable.

The Board dedicated the site as open space on December 10, 2003 ([R-03-122](#), [minutes](#))

*“Long Ridge Open Space Preserve
The former 40- acre Landre property and 34.42 Peninsula Open Space Trust Property were acquired in 1991 and are located in the western portion of the Long Ridge Open Space Preserve. Situated on both sides of Slate Creek, they provide valuable protection to this pristine watershed, as well as opportunities for regional trail connections. The Landre property has been withheld from dedication while staff investigated the possibility of transferring a long- term interest in the residential portion of the site but, due to the remote location of the residence and access problems, staff has determined this to be undesirable. The road that provides access to the residence is difficult to maintain on a year- round basis and is the planned route for a public trail. Since the District has acquired a number of other properties in Slate Creek area and hopes to someday establish a trail connecting to Portola Redwoods State Park, it is appropriate to dedicate these properties at this time.”*

<u>Factors to Consider for Structures:</u>	
A. Board-Adopted Policies	One factor to consider is whether the structure under review is consistent with Board-adopted policies. The underlined headings B. through K. below were extracted or inferred from existing Board policies and include a brief summary to help lead a discussion of how they might apply to the disposition of District structures.

B. Compatibility with Open Space Character of the Site	Residential complex of buildings dominates the site. Even though it is extremely remote it has the feel of a compound. Three separate residential structures and additional outbuildings
C. Historic and Educational Value	None known, not evaluated.
D. Partnership Opportunities / Cooperation	None
E. <u>Potential Financial Cost, Including Liability and Management</u>	Primary factor in ending rental use was the difficulty in maintaining the 2 ½ mile dirt road for all season use. Major slide would need to be repaired before beginning structure repairs. Structures would need extensive rehabilitation. No power on site. Expensive to repair and maintain.
F. Proposed and Potential Uses	Currently vacant, only potential reuse residential but access makes it impractical for residential use.
G. Public Sentiment and Input	None
H. Regional Importance or Value	None
I. Strategic Fit	No strategic fit with reuse of structures, removal supports open space restoration and reduced fire risk.
J. Tradeoffs and Impacts on District Resources	Residential structures are much more manageable in close proximity to public roads.
K. Visitor Experience	No current public access location could provide potential trail access in the future, but no plans for public access.
L. Condition of the Structure	Poor, power and water would have to be reestablished. Off the grid property. Entire deck would need to be removed and rebuilt, stairs accessing structures have collapsed, extensive rodent and water damage would require complete gutting and structural repairs.



Landre House



Landre Carport/ Apartment



Landre Cabin

Lobitos Agriculture Barn- Purisima Creek Open Space Preserve

The General Manager recommends returning to the Board with an analysis of disposition options for this barn in the future. The focus of the analysis on this historic barn that will be on repairs and improvements to continue use as part of the agricultural lease and evaluate other options as alternatives.

Purchase approved on March 17, 2010 ([R-10-32](#), [minutes](#))

*“A number of existing farm- related structures and improvements are found near Purisima Creek, with no structures on the Lobitos Creek side of the property. Agricultural irrigation infrastructure is present, and separate agricultural and residential water pumps draw water directly from Purisima Creek. Buildings on the property include a two- story farmhouse (circa T 1870), single- story cottage (1925), **barn**, garage, and several wood-frame sheds of varying sizes...*

*...Based upon the Historic Resources Report, the 1870's farmhouse appears to be historically significant as a rare example of a simple vernacular styled Victorian-era farmhouse. It is one of the few remaining farmhouses from this era near the former town of Purisima. The farmhouse is also representative of local construction methods, as it was constructed using redwood (likely locally milled) and features an unusual redwood stump foundation which is amazingly well preserved considering its age. **The barn** is the only other building on the property which may have historical significance, since it is typical of other historic barns in the area and supports the farmhouse's historic significance as an example of a Victorian-era farm on the San Mateo Coast. Originally used as **a cow barn**, it appears to have been built in the late nineteenth century, and has been little altered since its original construction...
...**The barn** is being cleaned up and stabilized...”*

Preliminary Use and Management Plan

Structures and Improvements: Preserve the historic integrity of the farmhouse and barn.

The Lobitos Barn is in fair to poor condition and is also being actively being used for storage. The barn has been deemed eligible for listing as a historically significant structure. The barn is not recommended for demolition at this time, but the Board will likely need to make a disposition in the next 5 to 10 years. Although not in immediate danger of collapse significant repairs would be required in the future too continue to use it as part of the agriculture operation.

<u>Factors to Consider for Structures:</u>	
A. Board-Adopted Policies	One factor to consider is whether the structure under review is consistent with Board-adopted policies. The underlined headings B. through K. below were extracted or inferred from existing Board policies and include a brief summary to help lead a discussion of how they might apply to the disposition of District structures.

B. Compatibility with Open Space Character of the Site	Compatible with use as farmland. Adds to historic aspect of homesite, barn, and active cultivation. Deterioration of the barn may detract from appearance of a maintained active farm
C. Historic and Educational Value	Historically significant, Page and Turnbull Inc, September 2009
D. Partnership Opportunities / Cooperation	Use as part of the farm operation.
E. Potential Financial Cost, Including Liability and Management	This is a large barn in poor condition which would require a major rehabilitation. Stabilization would be less expensive, but still a major project but might limit its use for ag storage.
F. Proposed and Potential Uses	Currently used for storage. Rehabilitation and reuse as active ag barn primarily for storage or stabilization for historic preservation.
G. Public Sentiment and Input	Likely local public attachment to the barn and house.
H. Regional Importance or Value	Represents early farming development of San Mateo coast.
I. Strategic Fit	Retention supports sustainable agriculture, and rural character.
J. Tradeoffs and Impacts on District Resources	Cost to rehabilitate and reuse will be expensive.
K. Visitor Experience	No visitor access at this time. It is part of the rural agricultural scene while driving along Purisima Creek Road
L. Condition of the Structure	Poor but appears currently stable.



Lobitos Agriculture Barn (front)



Lobitos Agriculture Barn (back)

October Farms Barn- Purisima Creek Open Space Preserve

The General Manager recommends returning to the Board with an analysis of disposition options for this barn in the future, which would likely require a total rebuild or replacement to allow use as part of the agricultural lease.

Purchase approved March 14, 2012 ([R-12-30](#), [minutes](#))

In the acquisition report the barn is listed as a structure but no condition is given.

The PUMP doesn't mention the barn specifically. *“Structures and Improvements: Rent the single family residence, greenhouse, pond house and chicken coop, and associated premises under District month-to-month residential rental agreements. Maintain the **other structures** in usable condition.”*

The barn is in extremely poor condition and is in danger of collapse. It is not currently used.

<u>Factors to Consider for Structures:</u>	
A. Board-Adopted Policies	One factor to consider is whether the structure under review is consistent with Board-adopted policies. The underlined headings B. through K. below were extracted or inferred from existing Board policies and include a brief summary to help lead a discussion of how they might apply to the disposition of District structures.
B. Compatibility with Open Space Character of the Site	The barn is right on Lobitos Creek Road and contributes to the rural character and fits with the being property operated as a conservation grazing unit.
C. Historic and Educational Value	Not evaluated, condition may affect eligibility
D. Partnership Opportunities / Cooperation	Could be used by grazing tenant if rehabilitated.
E. Potential Financial Cost, Including Liability and Management	Likely would require a total rebuild, may not be feasible to be stabilized.
F. Proposed and Potential Uses	Not currently used. None
G. Public Sentiment and Input	Likely recognized and may be valued by locals who travel on Lobitos Creek Road
H. Regional Importance or Value	None
I. Strategic Fit	None, removal is aligned with strategic goals to reduce fire danger.
J. Tradeoffs and Impacts on District Resources	

K. Visitor Experience	No current public access, visitor wouldn't typical use Lobitos Creek Road to access preserves
L. Condition of the Structure	Poor condition, in danger of collapse.



October Farms Barn



October Farms Barn

Gordon Ridge Barn- Tunitas Creek Open Space Preserve

Purchase approved on April 22, 2020 ([R-20-41](#), [minutes](#))

The General Manager recommends that staff continue to do biannual inspections of the barn and return to the Board with an analysis of disposition options in the future focused on any repairs need to keep the barn in use.

*“The larger 535.47-acre parcel is located north of Highway 84 and improved with a single-family home, **barn**, garage, horse paddock, cattle grazing infrastructure, several sheds and access roads. The barn is approximately 5,500 square feet and was likely constructed circa 1870- 1890...*

...Under POST’s ownership, a Historic Resources Evaluation (HRE) of the existing house and barn was completed by Page and Turnbull, a historic preservation consulting firm. The HRE concluded that the house, while more than 50 years old, is not of historical significance and is not eligible for listing as a historic resource. The barn appears to qualify for listing in the California Register of Historic Resources under the Secretary of the Interior’s Criteria 1 (Events) for its contribution to the broad patterns of local history of the growth of farming and ranching in the San Gregorio area, Criteria 3 (Architecture) as an example of architecture typical of the area’s agricultural heritage, and as the structure retains integrity under the established standards. R-20-41 Page 3 The overall condition of the barn is good and is an integral component of the existing working ranch, as determined by the certified rangeland manager, current grazing tenant, the historic consultant, and District staff. There are no immediate maintenance or repair items that need to be addressed, but thorough inspections should occur at least every other year by District staff...

...Preliminary Use and Management Plan

Routinely inspect existing ranch structures as part of management of the assigned grazing lease. Inspect the barn every 2 years. Retain and preserve the existing barn under the assigned grazing lease as part of the working ranch. As the structure is eligible for listing in the California Register of Historic Resources, any future significant repairs shall be in compliance with Secretary of the Interior’s Standards for the Treatment of Historic Properties and the State’s Historic Resource Building Code, and subject to CEQA.”

This barn is in fair condition and actively used by the grazing tenant. It is included in this list because the Board will likely have to make a disposition decision in the next 5 to 10 years.

<u>Factors to Consider for Structures:</u>	
A. Board-Adopted Policies	One factor to consider is whether the structure under review is consistent with Board-adopted policies. The underlined headings B. through K. below were extracted or inferred from existing Board policies and include a brief summary to help lead a discussion of how they might apply to the disposition of District structures.

B. Compatibility with Open Space Character of the Site	Barn fits in with the rural character and agricultural use of the site for conservation grazing.
C. Historic and Educational Value	Does appear to qualify as a historic resource, Page and Turnbull May 2020
D. Partnership Opportunities / Cooperation	Currently used by grazing tenant.
E. Potential Financial Cost, Including Liability and Management	Cost dependent on further structure evaluation.
F. Proposed and Potential Uses	Currently used as storage barn for grazing tenant use.
G. Public Sentiment and Input	Highly visible along Hwy 84 and likely some attachment for regular users of the road.
H. Regional Importance or Value	None
I. Strategic Fit	Supports sustainable agriculture and rural character.
J. Tradeoffs and Impacts on District Resources	May be expensive to repair/rehabilitate
K. Visitor Experience	Currently no public access but visible from visitors travelling on Hwy 84
L. Condition of the Structure	Fair.



Gordon Ridge Barn

Big Dipper Ranch Barn (AKA Monotti Ranch Barn)- Skyline Ridge Open Space Preserve

The General Manager recommends keeping the barn in its current state. It currently has no functional use and is in fair condition. While it is inaccessible there is potential for some use of the barn for storage by the next grazing tenant.

Purchase of remaining interest in Big Dipper property approved November 13, 2002. ([R-02-127, minutes](#))

*“Some of the structures located in the Retained Home Site and a **large barn** located some distance to the north of the ranch complex are used in conjunction with grazing activities that currently exist on the majority of the property under an arrangement between the seller and the property caretaker.”*

“Preliminary Use and Management Plan Recommendations...

...Structures: Maintain barn, the only structure located on the area being acquired by the District, in current condition; if utilization of the barn is a necessary component of the cattle grazing operation, work with grazing operator to ensure barn is retained in current condition.”

<u>Factors to Consider for Structures:</u>	
A. Board-Adopted Policies	One factor to consider is whether the structure under review is consistent with Board-adopted policies. The underlined headings B. through K. below were extracted or inferred from existing Board policies and include a brief summary to help lead a discussion of how they might apply to the disposition of District structures.
B. Compatibility with Open Space Character of the Site	Barn fits in with the rural character and agricultural use of the site for conservation grazing.
C. Historic and Educational Value	Unknown, it has not been evaluated. No educational use value.
D. Partnership Opportunities / Cooperation	Potential remote use for grazing tenant, not accessible enough for any other use. Was not utilized by last grazing tenant.
E. Potential Financial Cost, Including Liability and Management	Cost for repair or upkeep dependent on further structure evaluation. Minimal cost to retain in current state. The barn is in a remote area with no public access and is not exposed to trespass or vandalism.
F. Proposed and Potential Uses	Potential use by next grazing tenant
G. Public Sentiment and Input	May be local sentiment for retention from those aware of its existence, not visible from public roads or trails.
H. Regional Importance or Value	None

I. Strategic Fit	Primary value as scenic backdrop and potential use by grazing tenant.
J. Tradeoffs and Impacts on District Resources	May be expensive to repair/rehabilitate
K. Visitor Experience	Currently no public access. If access is added in the future barn adds to rural character and fits in with the surrounding grasslands.
L. Condition of the Structure	Fair to poor.



Big Dipper Ranch Barn (AKA Monotti Ranch Barn)



Big Dipper Ranch Barn (AKA Monotti Ranch Barn)

Alsberge Barn- Sierra Azul Open Space Preserve

The General Manager recommends that the Alsberge barn be retained in its current state. The barn is poor condition but is structurally sound enough to stand for several decades. The barn provides bat roosting and is so remote and inaccessible that it isn't at risk for trespass and vandalism. There is no reuse potential for the barn.

Purchase of Alsberge Property was authorized March 28, 1989 ([R-89-48](#), [minutes](#))

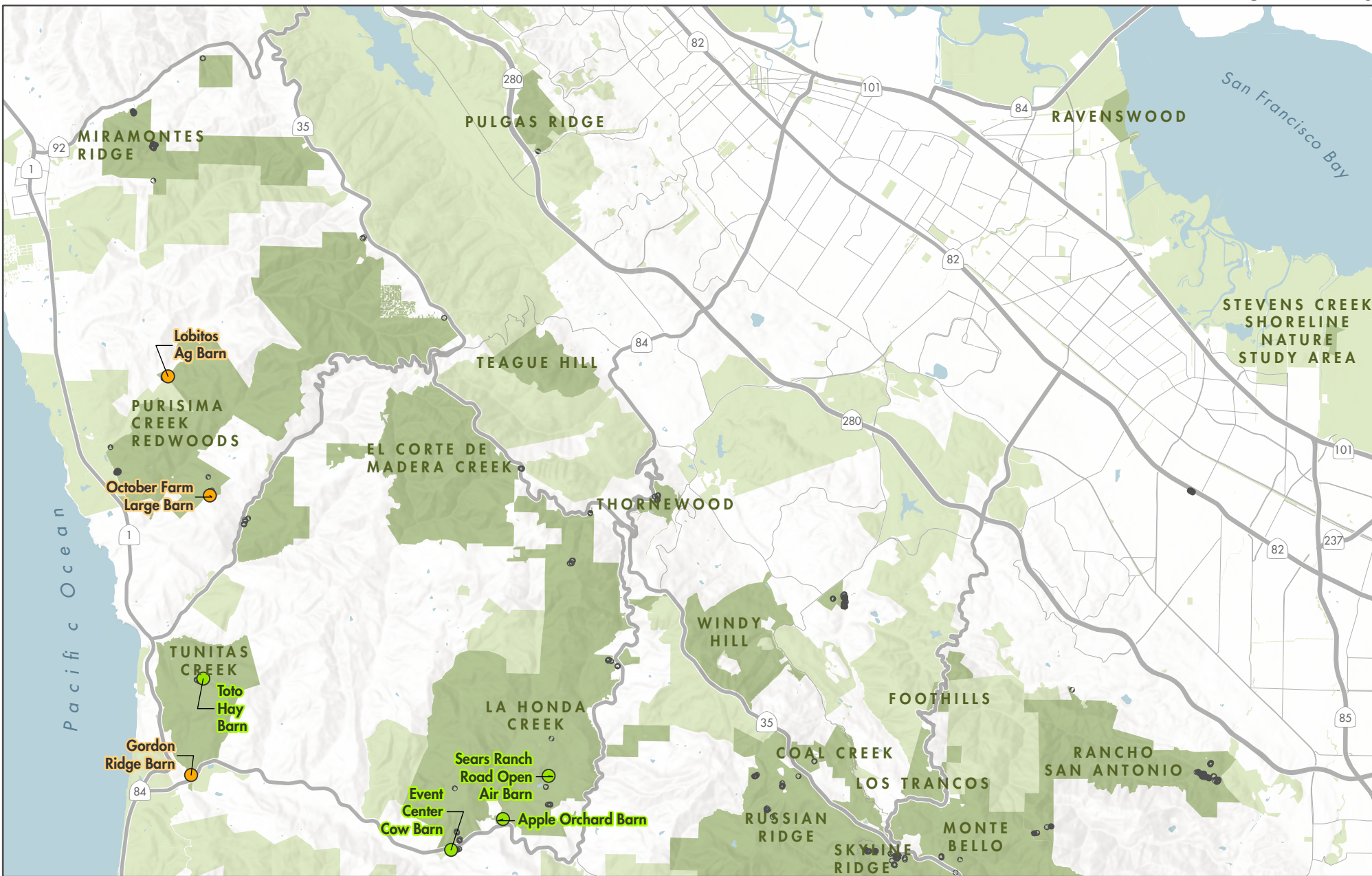
“A spur road continues up the western side of the canyon to a large barn. Just below the barn is a level area, possibly intended as a future building site. The barn is in good condition and will remain on the property.”

<u>Factors to Consider for Structures:</u>	
A. Board-Adopted Policies	One factor to consider is whether the structure under review is consistent with Board-adopted policies. The underlined headings B. through K. below were extracted or inferred from existing Board policies and include a brief summary to help lead a discussion of how they might apply to the disposition of District structures.
B. Compatibility with Open Space Character of the Site	Barn detracts from the open space character of the site, but it is only visible from when right next to the barn.
C. Historic and Educational Value	Not assessed. Modern construction, unlikely to have historic value.
D. Partnership Opportunities / Cooperation	None, remote and inaccessible
E. Potential Financial Cost, Including Liability and Management	No cost to retain in current state. The 0.6-mile road is currently unmaintained so making access could be costly for removal or repair.
F. Proposed and Potential Uses	None
G. Public Sentiment and Input	None
H. Regional Importance or Value	None
I. Strategic Fit	None.
J. Tradeoffs and Impacts on District Resources	No value for repair and removal hard to justify.
K. Visitor Experience	None
L. Condition of the Structure	Poor overall, with solid poured foundation but some structural wood starting to rot.



Alsberge Barn

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District Structures - North

- Midpen preserves
- Other protected lands
- Private property

- GM recommends preliminary approval for demolition
- GM recommends expedited process for disposition
- GM recommends board evaluation
- GM recommends retain in current state

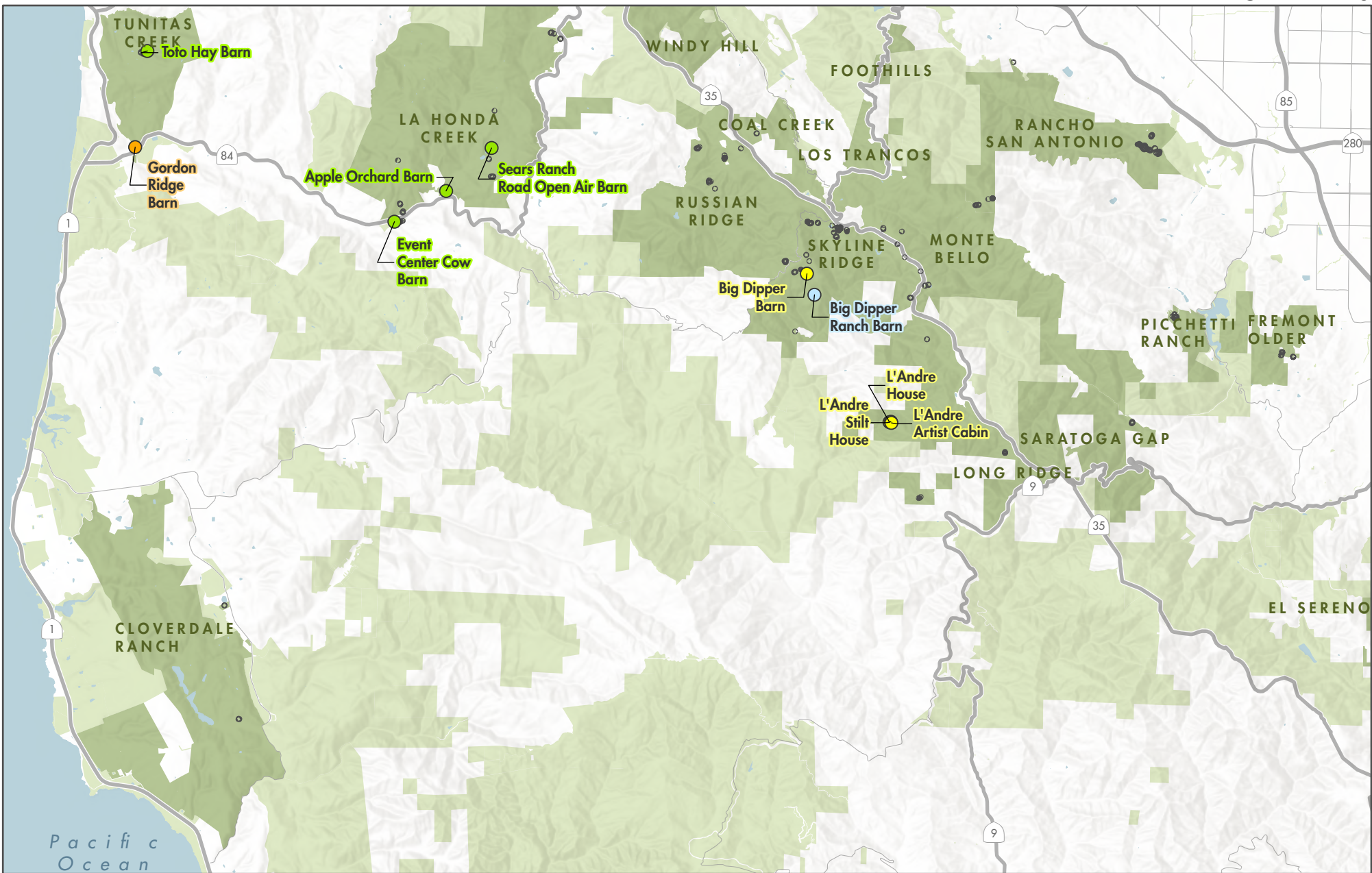
- Existing Midpen-owned structure

Midpeninsula Regional
Open Space District
(Midpen)
4/4/2024



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.

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District Structures - Central

- Midpen preserves
- Other protected lands
- Private property
- GM recommends preliminary approval for demolition
- GM recommends expedited process for disposition
- GM recommends board evaluation
- GM recommends retain in current state
- Existing Midpen-owned structure

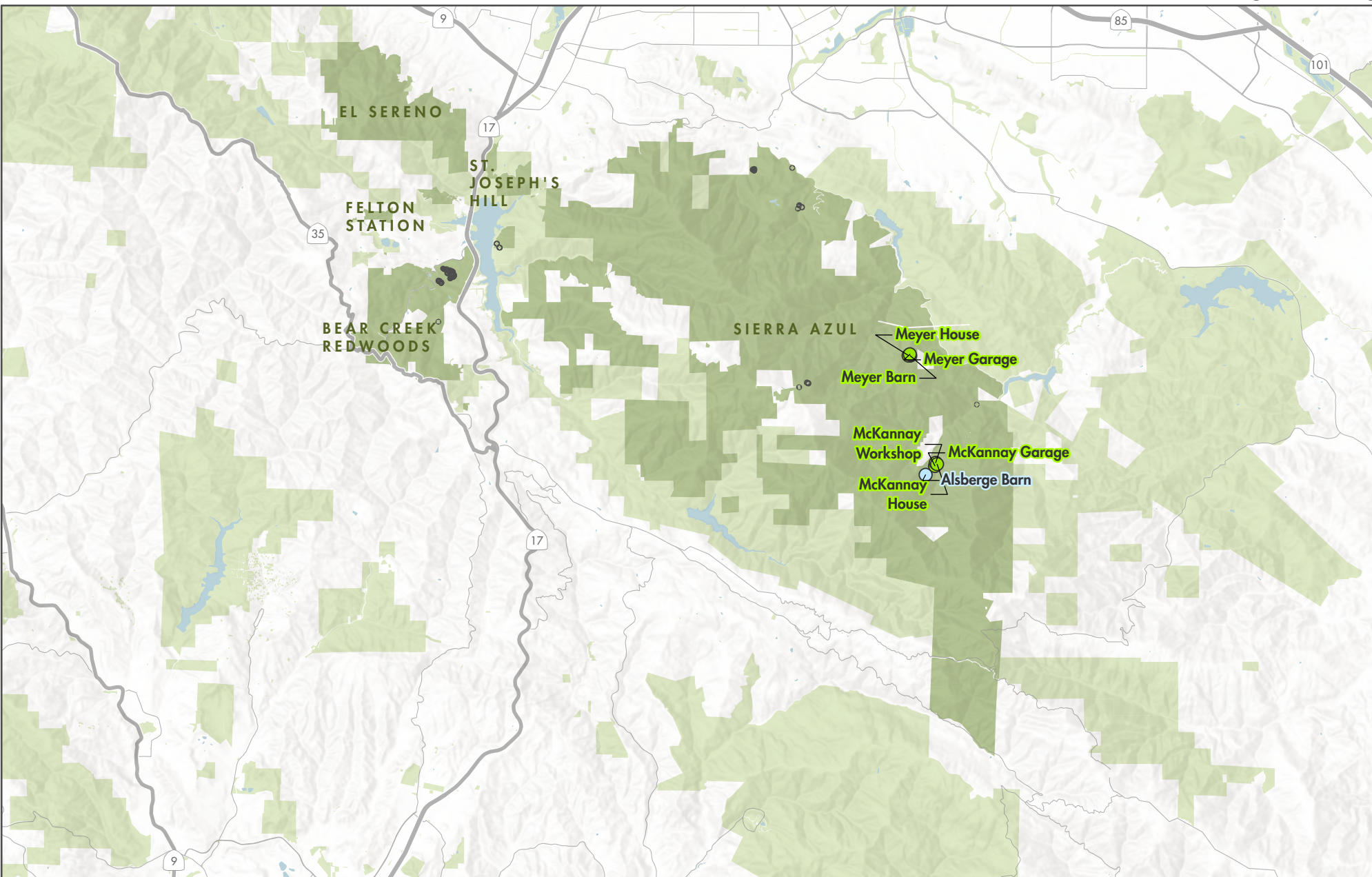
Midpeninsula Regional
Open Space District
(Midpen)
4/4/2024



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District Structures - South

- Midpen preserves
- Other protected lands
- Private property
- GM recommends preliminary approval for demolition
- GM recommends expedited process for disposition
- GM recommends board evaluation
- GM recommends retain in current state
- Existing Midpen-owned structure

Midpeninsula Regional
Open Space District
(Midpen)
4/4/2024



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