

Responses provided by Peninsula Open Space Trust
September 11, 2023 AAC Meeting
Agenda Item 9

Why were three (3) parcels excluded from the Wildlife Conservation Board Conservation Easement?
Was it intentional and if so why?

The State of California invested \$10 million, partnering with POST in the protection of the Bolsa Point Ranch portion of Cloverdale. These funds came to POST through a grant from the State Wildlife Conservation Board (WCB). In return, POST granted a Conservation Easement of equivalent value (based on an appraisal completed at the time of the grant) covering parcels totaling 1010 acres. Since the grant funds were less than the value of an easement covering all of Bolsa Point Ranch, lands with existing development were excluded from the WCB Conservation Easement area including the 3 parcels in question.

What is the future intention of the three (3) excluded parcels? Why are they not part of farmland futures and/or can they be offered to farmers?

The 3 parcels are included within the portion of Cloverdale over which Midpen holds a purchase option. These parcels were not in active agricultural production at the time of POST's acquisition of Bolsa Point Ranch, and to the best of our understanding had not been in production for many years prior to that. Portions of the property that were in production at that time were leased and then sold to farmers - subject to a Conservation Easement - a few years after POST's acquisition.