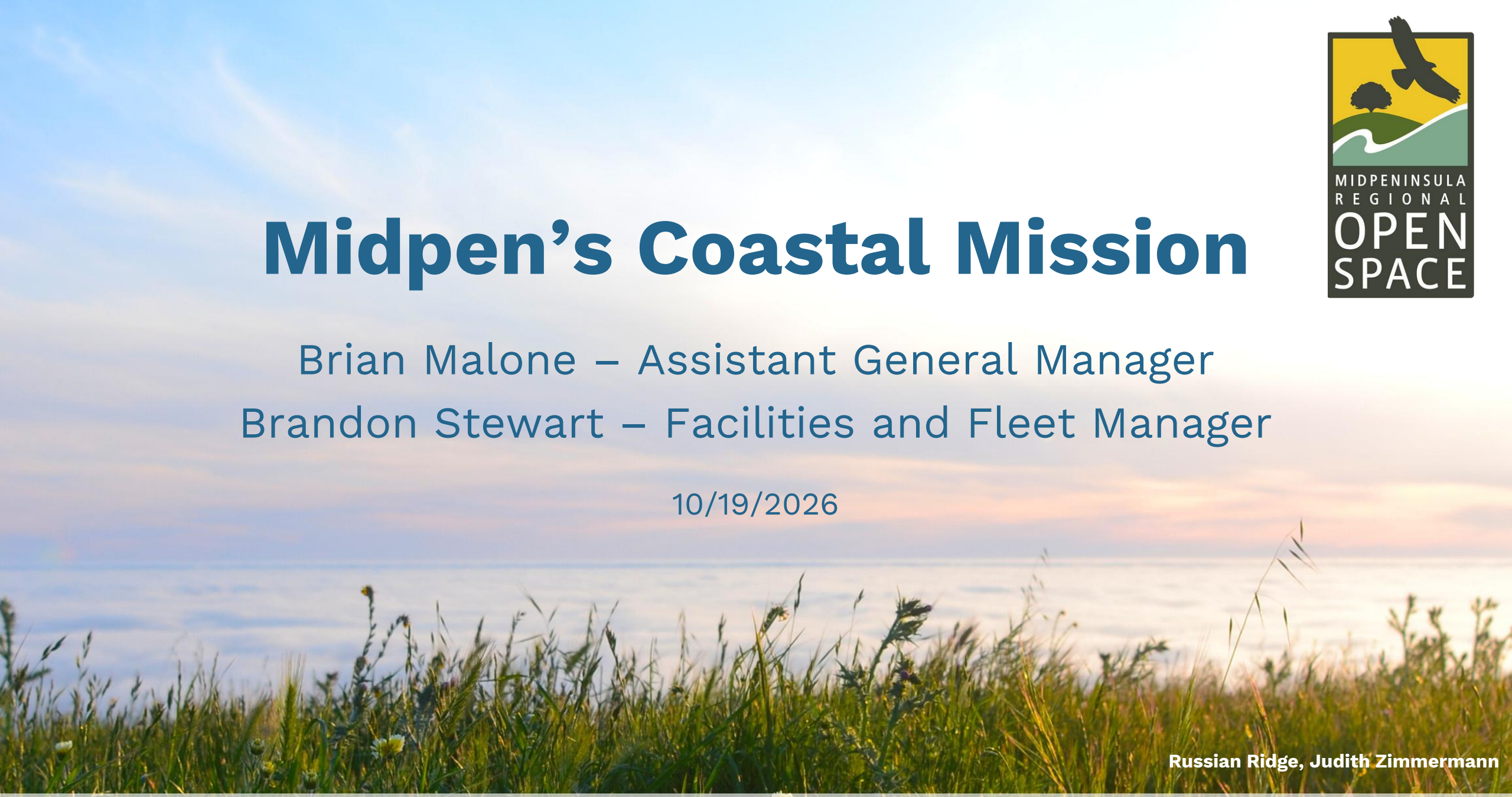
Midpen's Coastal Mission

Brian Malone – Assistant General Manager
Brandon Stewart – Facilities and Fleet Manager

10/19/2026

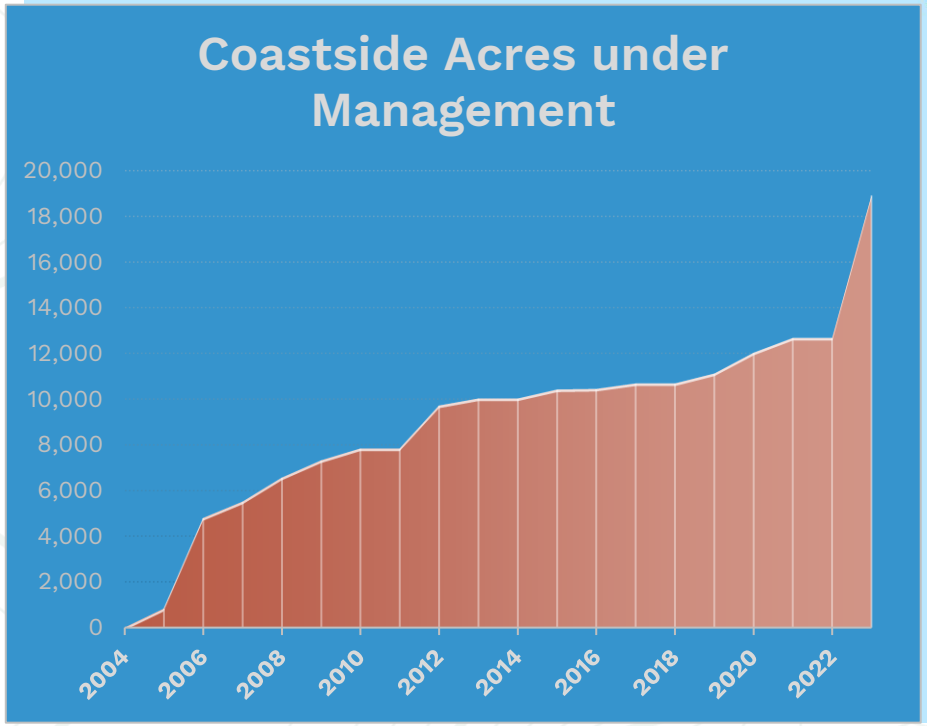


Russian Ridge, Judith Zimmermann

Service Plan: Coastal Protection Area (2003)

On the Coast, Midpen has an expanded mission: To acquire and ***preserve agricultural land*** *of regional significance, protect and restore the natural environment,* ***preserve rural character*** *and* **encourage viable agricultural uses of land resources** *and provide opportunities for ecologically sensitive public enjoyment and education.*

District Growth on the Coastside



Midpen Investments in Coastside Agriculture



Midpen Agriculture and Ranching Investments, 2009-2025

Total: $4.4 million

Brush	Fences	Road/Trail	Structure	Water
$779,180	$1,657,300	$691,544	$774,740	$444,719







Ag Policy Outreach and Engagement: Local Stakeholders

- San Mateo County Farm Bureau
- Ayudando Latinos A Sonar (ALAS)
- Puente de la Costa Sur
- Farm Worker Affairs Coalition
- San Mateo Farmworker Advisory Commission
- San Mateo Food Systems Alliance
- Sustainable Pescadero
- Conservation Council
- San Mateo Ag. Advisory Committee
- Pescadero Municipal Advisory Council
- San Mateo Resource Conservation District & NRCS
- Peninsula Open Space Trust

















Agricultural Policy Elements and Implementation Actions: Goal 1

Goal 1: Preserve Agricultural Operations

- AG-1: Agricultural Land Protection
- AG-2: Public Access
- AG-3: Agricultural Housing
- AG-4: Agricultural Infrastructure
- AG-5: Leases
- AG-6: Marketing and Promotion



Agricultural Policy Elements and Implementation Actions: Goal 2

Goal 2: Environmentally Sensitive and Sustainable Agriculture



- AG-7: Water Quality
- AG- 8: Natural Resource Protection
- AG-9: Sustainable Agriculture and Climate Resilience
- AG-10: Research

Agricultural Policy Elements and Implementation Actions: Goal 3

Goal 3: Enhance Diversity, Equity, Inclusion

- AG-11: Farmworker Advocacy and Engagement
- AG-12: Diversity, Equity and Inclusion
- AG-13: Partnerships, Representation and Agreements





Conservation Grazing Program

2004 – San Mateo County Coastal Annexation

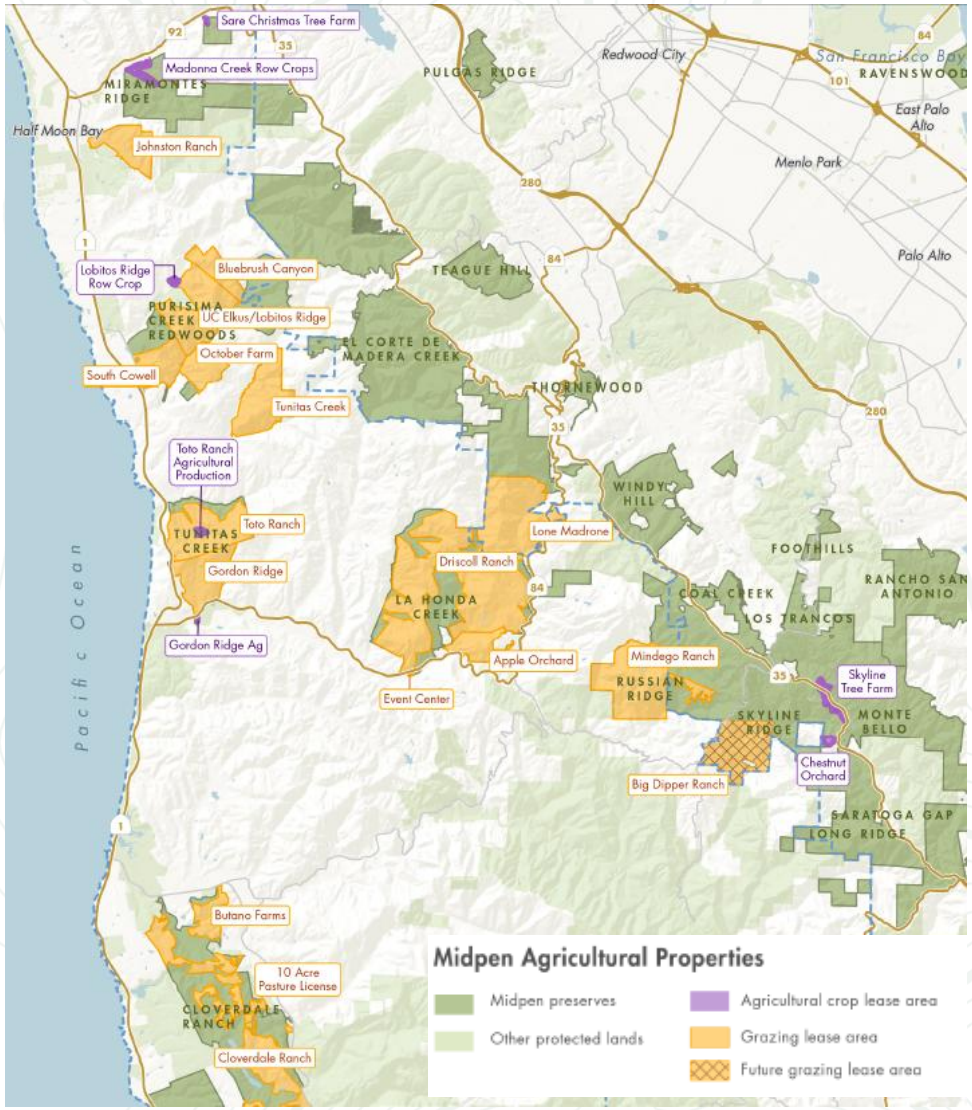
- Coastside Protection Area Service Plan
- Conserve open space and agricultural land
- Encourage viable agricultural use of the land
- Preserve agricultural operations on the coast

2007 – District Board of Directors approved a Grazing Management Policy as part of the Natural Resource Management Policies

- Enhance and maintain grassland habitat
- Improve the diversity of native plant and animal communities
- Manage fuel for fire protection
- Sustain the local agricultural economy
- Appreciate the region's agricultural heritage



Properties Currently Grazed



- More than **15,500 acres** leased to ranching tenants under Midpen's Conservation Grazing Program, over 9,480 acres of pasture.
- To date, Midpen has protected over **19,000 acres** of natural and agricultural lands on the San Mateo County coast, which is over **one-third** of the County's remaining coast-side ranchlands.
- This land contributes to the area's rural identity, natural beauty, quality of life, and agricultural heritage.


Photo: Frances Freyberg

Properties Currently Grazed

Grazing Unit	Year first grazed under Midpen management	Acres	Animal Units
Harrington	2006	3,595	127
Big Dipper/Mindego	2007/2014	2,027	56
Tunitas Creek Ranch	2008	703	41
Bluebrush Canyon	2009	273	14
Lobitos	2009/2010/2020	1,210	72
October Farm	2012	280	16
Toto Ranch	2012	903	53
Apple Orchard	2013	298	24
Lone Madrone	2014	1,076	74
Gordon Ridge	2020	544	40
Johnston Ranch	2021	412	31
Cloverdale	2023	3,375	105
Butano Farms	2023	783	46

Currently supports 669 animal units across 13 grazing units operated by 8 ranchers.

Policy AG-5: Leases





"Structure agricultural leases to accomplish land management objectives and establish leases that promote conservation goals balanced with economically viable agricultural uses."



Leases: Implementation Measures

a) In the coastside protection area, in accordance with the Coastal Service Plan, after the purchase of active agricultural lands, the land **shall be subject to continued use** by the existing agricultural operator until such time as the District either sells the property or issues a request for proposals and awards a new long-term agricultural lease. (Service Plan PA.1)

b) After the acquisition of a property and the **development of an agriculture production plan or rangeland management plan**, solicit a request for proposals to enter into a new long-term lease for agricultural lands.

c) At the **end of a lease, resolicit a request for proposals** to enter into a new long-term lease.

d) Long term leases shall be structured with **periodic options to allow renewal or ending the lease** and provisions for terminating leases for poor performance or violations of lease terms.

e) Enter into agricultural leases with term durations that **support the financial viability of agricultural operations** so as to promote tenant investments that are beneficial for the land and the agricultural production; the lease term length should be based on the type of agricultural operation. (Resource Management Policies CGM-5)

Leases: Implementation Measures

f) Work with local organizations to ensure that **agricultural lease opportunities are well publicized**, including to new/early-career producers and agricultural workers.

g) When soliciting for new agricultural tenants, **include selection criteria pertaining to local preference**, Diversity/Equity/Inclusion (DEI), **tenant in-good-standing**, and environmental sustainability as well as the ability to manage and operate the agricultural operation.

h) When awarding leases, the District shall **factor in the performance of existing/prior agricultural tenants**, including their stewardship practices, implementation of Board-approved resource management plans/actions, accommodation of low intensity public access, and use of sustainability practices in their agricultural operations.

i) Consider setting aside appropriate leases for the purpose of **providing an opportunity for farm workers and communities that have not typically had opportunities to lease** and operate agricultural operations.

Thank you.
Questions?



La Honda Creek, Patty Clavijo