



DATE: October 22, 2015

MEMO TO: MROSD Board of Directors

FROM: Assistant General Managers and Department Managers

THROUGH: Stephen E. Abbors, General Manager

SUBJECT: District Efforts on the San Mateo County Coast

This memorandum describes the District's work on the San Mateo County coast. The District is engaged in a significant amount of activity in the Coastal Area. Following an overview of the District's goals for the Coastal Area, a summary and highlights of key program areas is provided, with more detailed lists of activities provided in attachments. In summary, the District's success in protecting open space and agricultural lands on the San Mateo Coast continues to require ongoing engagement of the Coastal Area agricultural community to maintain a balance in protecting the natural resources, support viable agriculture, and provide ecologically sensitive public enjoyment of open space lands on the San Mateo Coast.

Coastal Area Goals in the 2004 Service Plan

The District's mission for the 2004 Coastal Annexation Area as defined by the Coastsides Protection Area Service Plan is:

To acquire and preserve in perpetuity open space land and agricultural land of regional significance, protect and restore the natural environment, preserve rural character, encourage viable agricultural use of land resources, and provide opportunities for ecologically sensitive public enjoyment and education.

Through the Service Plan, the District is committed to:

- Protect watershed integrity and water quality
- Protect sensitive resources such as habitats for special-status species
- Provide key links to existing District and other public open space and park lands
- Provide visitor-serving facilities (unpaved trails and small, gravel-surfaced parking lots) for low-intensity recreation (hiking, bicycling and horseback riding)
- Support development of an integrated regional trail system coordinated with the San Mateo County Trails Plan
- Provide opportunities for scientific research, resource conservation demonstration projects, outdoor environmental education programs, and interpretive programs, and
- Preserve existing and potential agricultural operations in order to keep the maximum amount of prime agricultural land and other lands suitable for agriculture in agricultural production

More detailed information about the Service Plan is provided in the attachment to this memorandum.

Land Purchases

Over the last 10 years, the District has purchased or protected 10,409 acres of open space and agricultural land in the coastal area (see map and table attached). In 2015, the District acquired 703.84 acres, including the District’s first two conservation easements in the Coastsides Protection Area. While outside the Coastal Protection Area boundaries, two additional purchases at La Honda Creek Open Space Preserve in 2015 (Toepfer and Ashworth), totaling 43.21 acres, provided additional protection in the headwaters of La Honda and Harrington Creeks, both of which are in the San Gregorio Creek Watershed.

2015 Coastal Area Property Acquisitions	Preserve	Fee/Easement	Acres
POST (Alpine Ranch)	Pescadero Park Complex	Easement	353.00
Riggs	Purisima Creek Redwoods	Fee	40.20
Apple Orchard & Event Center	La Honda Creek	Fee	307.64
San Gregorio Creek	La Honda Creek	Pending Easement	3.00
Total 2015 Coastal Area Property Acquisitions			703.84

Going forward in 2016, Real Property will work toward the following objectives in the coastal area:

- Completing the 240-acre Purisima Uplands property transfer to complete the Purisima to the Sea corridor (MAA #3) from the Purisima Creek Redwoods Open Space Preserve at Skyline Blvd. to Verde Road with trail easement connection held by POST to the Cowell Coastal Trail.
- Work with POST, San Mateo County Parks, State Parks and the Coastsides Land Trust to identify a long term manager (not District) and funding for the Cowell Coastal Trail.
- Further protect the Lobitos Creek watershed at Purisima Creek Redwoods OSP (MAA#3).
- Begin work on future property additions to Miramontes Ridge OSP (MAA#1).

Conservation Grazing Program

The District now owns and manages approximately 10,045 acres of grazing lands with 8,011 acres located in the coastal area, and 2,034 acres in the District’s original boundaries on the former McDonald Ranch at La Honda Creek OSP and the Big Dipper/Silva Ranch at Skyline Ridge OSP. In addition, the District has purchased 33 acres of agricultural land including 31 acres of row crops and 2 acres of tree farm (see map and table attached). In 2007, the District Board of Directors developed a Grazing Management Policy as part of the District-wide Natural Resource Management policies. The District now administers 10 grazing leases and 3 agricultural leases in the coastal area to ensure that these lands remain in sustainable agricultural production consistent with Board policy and the Coastsides Protection Area Service Plan. Details regarding current and planned grazing activities are provided under the Restoration/Stewardship section of this memo, in addition to more detail about past activities in the attachment.

Public Access Projects

Current and planned public access projects in the coastal area are focused on the Mindego area of the Russian Ridge OSP, La Honda Creek OSP, and Purisima Creek Redwoods OSP. Cattle grazing will begin on Mindego November 1, 2015, followed by public access to the Mindego Trail spring 2016. Restoration work in La Honda Creek OSP is underway (more detail is provided under the Restoration/Stewardship section of this memo), and work on opening the La Honda Creek Open Space Preserve to the public is scheduled to begin in Fiscal Year 2017-18. Purisima Creek Redwoods OSP efforts are focused on the Purisima to the Sea corridor. More detail regarding these projects is provided in the attachment.

Restoration/Stewardship Projects

The District is currently undertaking the following restoration/stewardship related activities in the Coastal Area:

- La Honda Creek OSP Watershed Protection project – upgrades to Driscoll Ranch Roads to reduce/control sediment.
- Completion of the El Corte de Madera Creek OSP Watershed Protection project.
- Selection of new grazing tenant for the Mindego Hill area of Russian Ridge OSP.
- New grazing tenant selection for former POST Apple Orchard area of La Honda Creek OSP.
- Grazing infrastructure improvements to facilitate grassland management with livestock grazing at Tunitas Creek OSP, Mindego Hill area of Russian Ridge OSP, Big Dipper Ranch area of Skyline Ridge OSP, October Farm area of Purisima Creek Redwoods OSP.
- Funding to continue the San Gregorio Creek stream gage.

The following activities are planned:

- Agricultural water use efficiencies and improvements, including reduction in diversions and withdrawals at recently-purchased POST Muzzi property.
- Fisheries habitat restoration at recently-purchased POST Muzzi property.
- Fisheries habitat restoration at the POST Apple Orchard and Event Center property additions to La Honda Creek Open Space Preserve (OSP).
- Pond improvements to enhance California red-legged frog and San Francisco garter snake habitat at the Mindego Hill area of Russian Ridge OSP.
- Grazing infrastructure improvements at the former McDonald Ranch area of La Honda Creek OSP and Lobitos Ridge area of Purisima Creek Redwoods OSP to facilitate grassland management with livestock grazing.
- Riparian habitat restoration, pond restoration, and steelhead fisheries restoration at the Madonna Creek area of Miramontes Ridge OSP.
- Agricultural well construction at the Madonna Creek area of Miramontes Ridge OSP.

Detailed information about past restoration/stewardship activities is provided in the attachment.

Patrol

Rangers perform routine patrols of Coastal Area preserves. They are also assigned to monitor specific grazing leases to assist the Natural Resources Department's goals. In addition, rangers conduct outreach programs for local schools and community groups. As additional public access opens in the Coastal Area, staff will be evaluating opportunities to locate a Coastal Area outpost/office to make the District's work on coastal properties more efficient.

Partnerships & Outreach

In addition to the requirements of the 2004 Coastside Protection Area Service Plan, the District's activities in the Coastal Area also involve numerous partnerships and related agreements, such as

a Memorandum of Understanding with the San Mateo County Farm Bureau, a service agreement with the La Honda–Pescadero Unified School District, and an agreement with San Mateo County regarding Fire Services. The District has also recently partnered with and/or sponsored the Vida Verde Nature Education Center in La Honda, the Half Moon Bay Chamber of Commerce, the La Honda Educational Foundation, and may have a partnership opportunity with the Puente Community Resource Center to participate in educational and interpretive programs for youth.

The District is actively engaged in outreach efforts in the Coastal Area, attending and participating in numerous community fairs, forums, and meetings.

More details about the District’s partnerships and outreach efforts are provided in the attachment.



Midpeninsula Regional
Open Space District

Memorandum

DATE: October 22, 2015

MEMO TO: MROSD Board of Directors

FROM: Assistant General Managers and Department Managers

THROUGH: Stephen E. Abbors, General Manager

SUBJECT: ***Supplemental Information*** Concerning the District's Efforts on the San Mateo County Coast

This supplement provides additional details about the District's efforts on the San Mateo County Coast

Service Plan for the San Mateo Coastal Annexation Area

The Service Plan provides Guiding Principles that reflect the conditions of the San Mateo County Coast's unique agricultural and open space resources, and the needs of the area's community. The Guiding Principles direct Land Acquisition, Services and Funding, Agriculture, and Representation. The Guiding Principles include Permanent Policies that prohibit the use of eminent domain to acquire property within the Service Plan area, prohibit the District from imposing any property tax within the Coastal Annexation Area without a vote of the residents of that area, retain agricultural uses on lands purchased by the District, work with agricultural lessees or underlying landowners to facilitate improvement of viable agricultural practices, water rights, and farm labor housing, and direct the District to actively pursue easements and leases with interested parties that benefit both the mission of the District and the sustainability of the agricultural community on the San Mateo County Coast.

Conditions imposed by the San Mateo County Local Agency Formation Commission (LAFCo) in 2004 included amendments to the District's Good Neighbor Policy in 2004 that increased the Board's commitment to work with Coastside constituents, improve communication, and foster more opportunities for community participation in District decisions. The conditions also resulted in the appointment of a citizen Ombudsperson to facilitate issue resolution between the District and members of the community, and the creation of a position within the District with agricultural management expertise in 2008 which was fulfilled with the hiring a Rangeland Ecologist.

Acquisitions by the District from willing sellers trigger a review by the County to ensure that purchases are in compliance with the San Mateo County's General Plan, an identification of any Williamson Act Contracts in place on the property (which also requires prior consultation with

the San Mateo Agricultural Advisory Committee on properties including agricultural uses), and initiation of Contract non-renewal if not yet initiated by previous land owner. Properties in the upper reaches of the Service Plan area are also reviewed for possible inclusion in a State-designated Timber Preserve Zone and if any Timber Harvest Plans have been approved on the property.

As a condition of the Service Plan, the District also developed a Memorandum of Understanding (MOU) with the San Mateo County Farm Bureau which pertains to agriculture and land use issues on District lands located within the Coastsides Protection Area.

Coastal Land Purchase Program

Coastal Area land purchase map and table provided as Attachment 1.

Conservation Grazing Program

Grazing and agricultural land map and table provided as Attachment 2.

Public Access Projects

Mindego Area of Russian Ridge OSP: Mindego Ranch was purchased by the District as an addition to Russian Ridge Open Space Preserve in July of 2008. In 2011, the District purchased the Silva property and entered into a partnership with POST to plan and construct public parking and access to the Mindego Ranch area (known as the Mindego Gateway Project). The District consulted with the Farm Bureau regarding the Mindego Hill Trail in March 2012, to fulfill the intent of the MOU. In August of 2012, the Board adopted an Amendment to the Use and Management Plan to facilitate effective stewardship of Mindego Ranch, which includes re-introduction of cattle grazing scheduled for November 1, 2015, as well as future public access to the Mindego Trail scheduled for the Spring of 2016.

La Honda Creek OSP: The La Honda Creek Open Space Preserve Master Plan retains the existing 3.7 miles of hiking and equestrian trails currently open to the public, and opens over 25 miles of new trail, including 9.3 miles of multi-use trail open to bicycles, and 16.7 miles of hiking and equestrian only trail. Trails in the northern portion of the Preserve, which is grazed, would also be opened to dogs on leash to facilitate effective integration of the two uses. Additionally, the Master Plan also includes two interim parking areas to expedite public access, three new permanent parking lots over the life of the Master Plan, easy access trails, a new segment of the Bay Area Ridge Trail, interpretive signage, horse troughs, and picnic areas. Work on opening the La Honda Creek Open Space Preserve to the public is scheduled to begin in Fiscal Year 2017-18.

Purisima Creek Redwoods OSP: Once the 240 acre Purisima Uplands (Giusti) property is transferred to the District, the Purisima to the Sea corridor from Purisima Creek Redwoods Open Space Preserve at Skyline Blvd. to Verde Road and the Cowell Coastal Trail will be complete. A public staging area at Verde Road and a multi use trail approximately 8 miles in length connecting to the Bald Knob Trail will be identified and planned in FY2017-19 for anticipated construction and opening in FY2020-21.

Restoration/Stewardship Activities

In addition to the current and planned activities listed in the main memorandum to which this supplement is attached, past restoration/stewardship activities have included:

- Fisheries restoration and sediment control at Big Dipper Ranch area of Skyline Ridge OSP.
- Stockwater pond restoration – Driscoll Ranch area of La Honda Creek OSP.
- Installation of water meters and gages within San Gregorio Creek watershed preserves.
- Invasive bullfrog eradication to improve habitat for San Francisco Garter Snake – Mindego Hill area of Russian Ridge OSP.
- Purple Starthistle control – Mindego Hill area of Russian Ridge OSP, Driscoll Ranch area of La Honda Creek OSP.
- Grazing infrastructure improvements to facilitate grassland management with livestock grazing at Tunitas Creek OSP; Mindego Hill area of Russian Ridge OSP; Big Dipper Ranch area of Skyline Ridge OSP; Lobitos Ridge, former UC Elkus, and Blue Brush areas of Purisima Creek Redwoods OSP; Driscoll Ranch and McDonald Ranch areas of La Honda Creek OSP.
- Collaborative and cooperative work with neighbors and local fire agencies to install and maintain shaded fuel-breaks and defensible space around structures.
- Restoration of a portion of the Skyline Ridge Tree Farm at Skyline Ridge OSP.
- Closure of unpermitted landfill in the Mindego Hill area of Russian Ridge OSP.
- Restoration of grassland habitats using prescribed fire, mechanical treatments, and native plant species re-seeding at Russian Ridge OSP.

Partnerships & Outreach

San Mateo County Farm Bureau MOU: In January 2004, the Board of Directors approved a MOU with the Farm Bureau which requires the District to consult with the Farm Bureau on new land purchases and planning for public access projects to avoid adverse impacts to adjacent agricultural operations. The Real Property Department regularly consults on new land purchases and grazing & agricultural leases with Natural Resources Department staff on projects in the Coastside Protection Area. These consultations usually involve a site visit with Farm Bureau members and a presentation and discussion to the full Farm Bureau Board as well as Real Property Committee field trip meetings and Board meetings. The District has also consulted on projects where livestock grazing has been reintroduced on fallowed District lands such as the McDonald Ranch at La Honda and the Big Dipper and Silva Ranches at Skyline Ridge. Natural Resources and Real Property Department staff also regularly attend monthly Farm Bureau meetings.

Most recently, Planning and Real Property Department staff consulted with the Farm Bureau on the proposed Priority Conservation Area (PCA) for the Southern San Mateo County Coast and the other 14 PCAs within San Mateo County proposed acquisitions and conservation easements, awareness of process for selection of grazing tenants, partnership with San Mateo County to promote farm labor housing, onsite grazing infrastructure improvements, and capital improvement projects to extend season of vehicular access and reduce erosion on internal ranch roads.

In the PCA consultation, the District collaborated with San Mateo County Parks to share the benefits of the PCA program in supporting future grant opportunities for sustaining agricultural operations within the South San Mateo County Coast. The District also shared the partnership with POST in identifying PCAs within San Mateo County. The Farm Bureau recommended support of the PCAs to the San Mateo County Agricultural Advisory Committee and ultimately

to the San Mateo County Board of Supervisors for a Resolution of Support for the PCAs nominated in San Mateo County.

As the District begins to develop public trail access plans and open lands with grazing and agricultural uses for public use, the Planning, Operations and Natural Resources Department staff will need to initiate consultations with the Farm Bureau and work with grazing and agricultural tenants and neighbors as part the public outreach process to avoid adverse agricultural impacts and better understand the agricultural communities concerns. Measure AA projects such as the Mindego Ranch Area of Russian Ridge, La Honda Creek OSP Master Plan implementation and the Purisima to the Sea project will require consultation and ongoing communication with the Farm Bureau and the Coastside agricultural community.

In October 2014, Planning, Natural Resources and Real Property Department staff met with members of the Farm Bureau Executive Board at Mindego Ranch Area to provide an update on the District's continued work to re-introduce livestock grazing to this coastal property, which include upgrades to the livestock water system infrastructure to allow for grazing, enhancements to ponds to improve habitat for sensitive species, and road repairs to allow patrol and maintenance access, as well as the removal of the True residence and Grandma residence to facilitate public access and recreation. There was a great deal of discussion with the Farm Bureau regarding the access constraints to this site given the endangered species and the USFWS take permit for San Francisco Garter Snakes. This consultation provided the Farm Bureau members an opportunity to understand the complexity of addressing interdependencies related to grazing, resource management, public access and recreation, and allowed staff to demonstrate the District's commitment to re-introduce cattle to the coastal property before opening the Mindego Ranch Area to public access at Russian Ridge OSP.

La Honda - Pescadero School District Service Agreement: In March of 2004, the District entered into an Agreement with La Honda – Pescadero Unified School District to meet the following goals:

1. Tax Compensation Fee – For lands purchased in the School District boundaries and within the Coastside Protection Area, the District will pay a service fee to offset tax revenues received by the School District. These fees will increase annually by 2%.
2. Environmental Education – The District will work with the School District to support environmental education such as “field trips to local fish habitat or a study of erosion control methods.” The District's annual costs are currently approximately \$16,000.

The term of this Agreement is 20 years and in year 19 (2023), the District and School District are to begin negotiations on a Successor Agreement.

San Mateo County Fire Service Fee Agreement: In March of 2004, the District entered into an Agreement with San Mateo County regarding Fire Services to meet the following goals:

1. Fire Service Fee – For lands purchased in the County's District boundaries not covered by Cal Fire's State Responsibility Area, and within the Coastside Protection Area, the District will pay a service fee to offset tax revenues received by the County. These fees will increase annually by 2%. The District's annual costs are currently approximately \$6,300.
2. County will provide Fire and Medical Services on District lands within the Coastside Protection Area.
3. District and County have entered into a Mutual Aid Agreement.
4. District will consult with County on its Fuel Management Program.

5. District will consult with County on installation of additional water resources for fire suppression.

The term of this Agreement is 15 years and after 10 years (2014), the District and County are to begin negotiations on a Successor Agreement.

Outreach and Sponsorships: The District has engaged in the following:

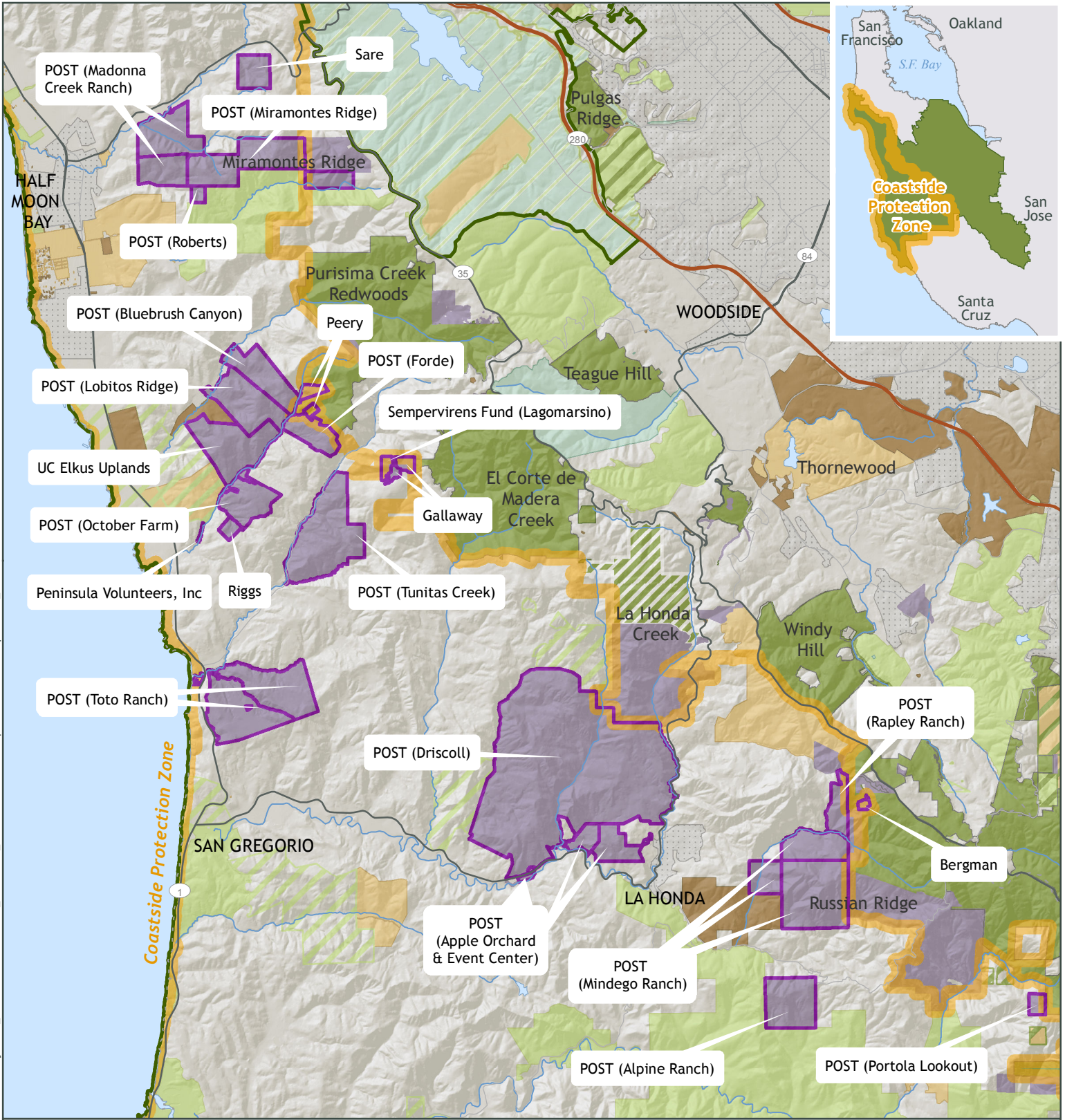
- Vida Verde Nature Education in La Honda - \$10k sponsorship issued September 2015 for outdoor environmental education programs.
- Participant in the Half Moon Bay Chamber of Commerce; sponsoring October event.
- La Honda Educational Foundation sponsorship – \$5k issued August 2015 to sponsor fundraising event for outdoor education and outdoor garden programs.
- September 13, 2015 Healthy Kids Fair, Half Moon Bay
- September 19, 2015 Volunteer Recognition Event, La Honda Creek Event Center
- September 26, 2015 San Mateo County Latino Collaborative Community Healthy Equity Forum, Half Moon Bay
- February 19, 2015 San Mateo County Resource Conservation District 75th Anniversary, Half Moon Bay
- 2014 and 2015 aired Room to Breathe videos on Pacific Coast TV
- March 27, 2014 - Devil's Slide Tunnel Trail Opening, Montara
- April 9, 2014 - Mid-Coast Community Council Meeting, El Granada
- May 14, 2014 - Presentation to the Pescadero Municipal Advisory Council
- May 17, 2014 - Rock the Block Event, Half Moon Bay
- August 16, 2014 - Pescadero Arts & Fun Festival, Pescadero

The District is also considering involvement with the following groups if/when staff capacity allows:





- Puente Community Resource Center – outreach to farmworker families, farmers and other residents of the coastside
- Outreach to high school and middle school green clubs

Path: G:\Projects\Districtwide\Coastside_Protection_Zone\MROSDownershipWithinCoastalAcquisitions_20150928.mxd

Created By: ihawk



Coastal Land Purchases Exhibit A-1

- | | |
|--|---|
|  MROSD Coastal Property |  MROSD Property, Closed to Public |
|  MROSD Preserves |  Coastside Protection Zone |
|  Other Protected Open Space or Park Lands |  MROSD Property, Permit Only |
|  Land Trust |  MROSD Conservation or Agricultural Easement |
|  Watershed Land |  Non MROSD Conservation or Agricultural Easement |
|  Other Public Agency |  Private Property |

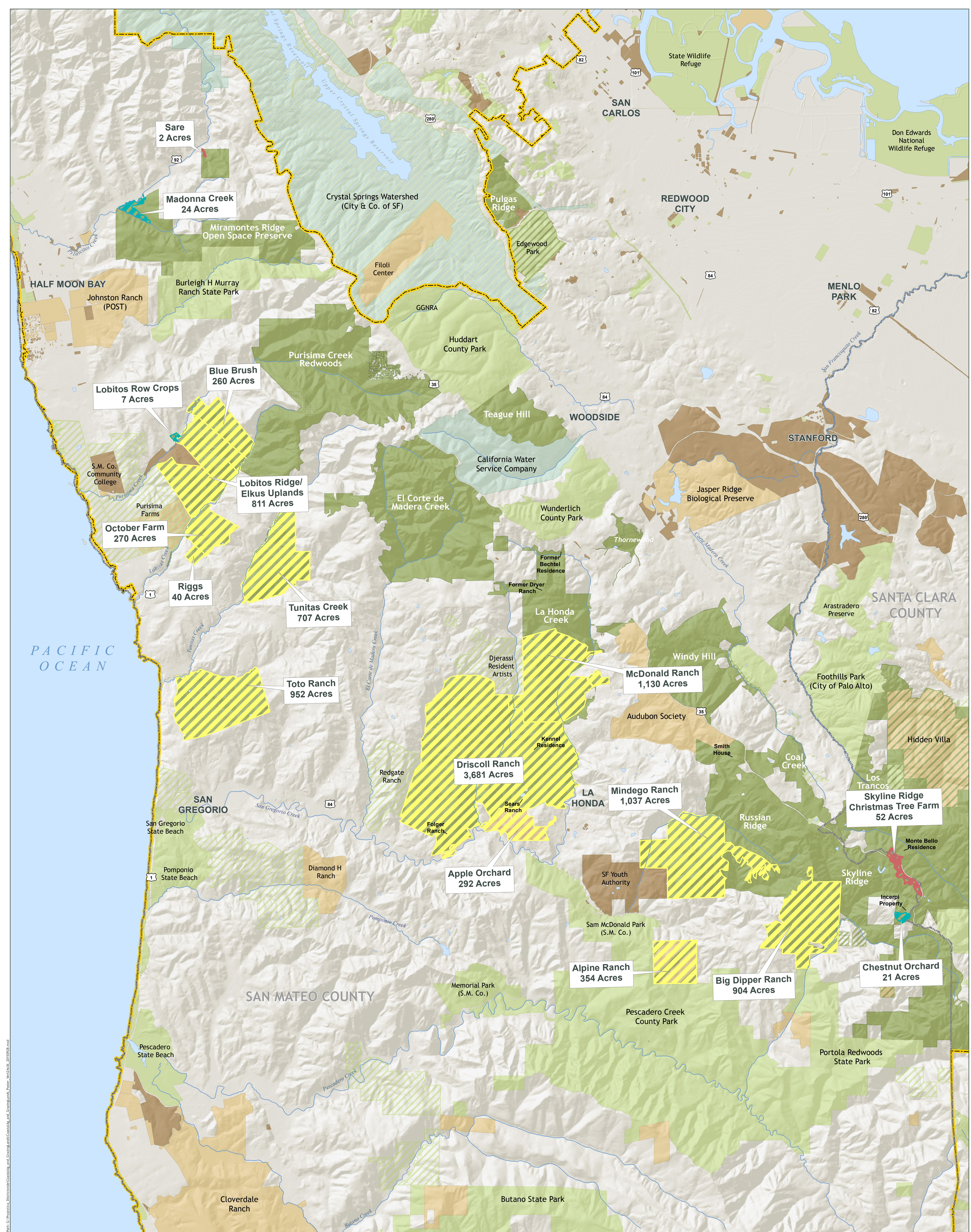
Midpeninsula Regional Open Space District (MROSD)



September, 2015
 Miles 0 1 2

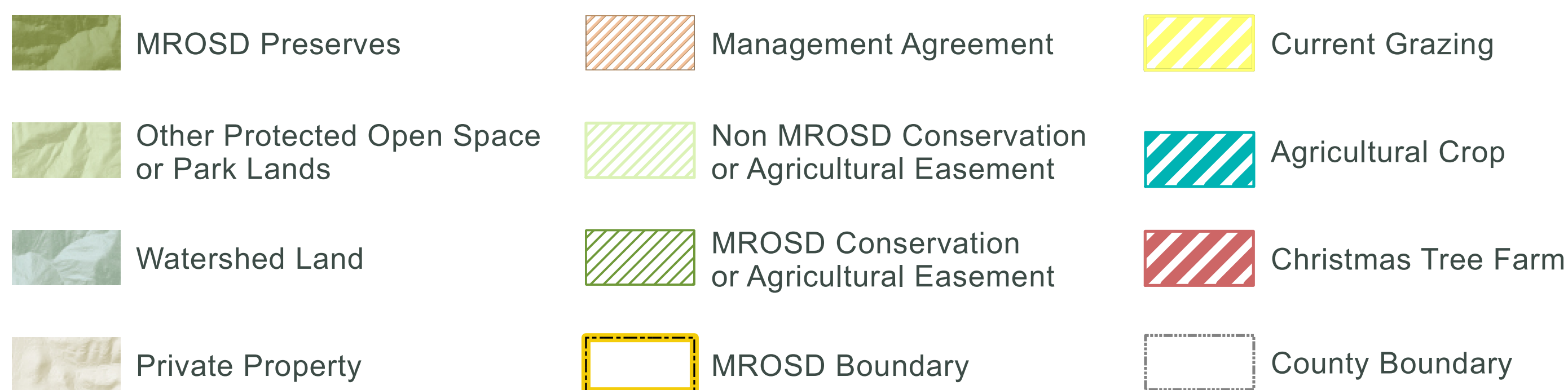
While the District strives to use the best available digital data, this data does not represent a legal survey and is merely a graphic illustration of geographic features.

Preserve/Grantor	Acreage	Appraised Value	Cash	Financed	Grant	Gift	Other	Board Approval	Close Of Escrow	Fee	Easement	Other
El Corte de Madera Creek												
Galloway	58.700	\$1,408,100.00	\$1,033,100.00	\$0.00	\$375,000.00	\$0.00	\$0.00	5/23/2012	9/5/2012	Fee		
Sempervirens Fund (Largomarsino)	30.780	\$1,030,000.00	\$515,000.00	\$0.00	\$0.00	\$515,000.00	\$0.00	5/23/2012	6/15/2012	Fee		
	89.480	\$2,438,100.00	\$1,548,100.00	\$0.00	\$375,000.00	\$515,000.00	\$0.00					
La Honda Creek												
POST (Apple Orchard & Event Center)	307.640	\$5,840,000.00	\$5,840,000.00	\$0.00	\$0.00	\$0.00	\$0.00	7/22/2015	8/28/2015	Fee		
POST (Driscoll)	2,387.350	\$25,455,000.00	\$8,884,635.00	\$0.00	\$115,365.00	\$16,455,000.00	\$0.00	1/12/2006	12/15/2006	Fee		
POST (Driscoll)	1,293.350	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	1/12/2006	12/15/2006	Fee		
	3,988.340	\$31,295,000.00	\$14,724,635.00	\$0.00	\$115,365.00	\$16,455,000.00	\$0.00					
Long Ridge												
POST (Portola Lookout)	50.000	\$600,000.00	\$600,000.00	\$0.00	\$0.00	\$0.00	\$0.00	12/20/2005	1/6/2006	Fee		
	50.000	\$600,000.00	\$600,000.00	\$0.00	\$0.00	\$0.00	\$0.00					
Miramontes Ridge												
POST (Madonna Creek Ranch)	564.000	\$3,600,000.00	\$100,000.00	\$0.00	\$500,000.00	\$3,000,000.00	\$0.00	2/8/2012	3/16/2012	Fee		
POST (Miramontes Ridge)	675.730	\$4,648,000.00	\$0.00	\$0.00	\$2,050,000.00	\$2,598,000.00	\$0.00	6/29/2005	8/30/2005	Fee		
POST (Roberts)	31.900	\$650,000.00	\$400,000.00	\$0.00	\$0.00	\$250,000.00	\$0.00	6/24/2009	6/30/2009	Fee		
Sare	160.000	\$1,420,000.00	\$1,420,000.00	\$0.00	\$0.00	\$0.00	\$0.00	2/24/2010	3/12/2010	Fee		
	1,431.630	\$10,318,000.00	\$1,920,000.00	\$0.00	\$2,550,000.00	\$5,848,000.00	\$0.00					
Purisima Creek												
Peery	53.200	\$800,000.00	\$325,000.00	\$0.00	\$325,000.00	\$150,000.00	\$0.00	11/15/2006	12/1/2006	Fee		
Peninsula Volunteers, Inc	4.350	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00		11/4/2011	Fee		
POST (Bluebrush Canyon - De Cesare)	259.920	\$3,225,000.00	\$3,225,000.00	\$0.00	\$0.00	\$0.00	\$0.00	6/24/2009	6/30/2009	Fee		
POST (Forde)	183.480	\$2,250,000.00	\$500,000.00	\$0.00	\$1,750,000.00	\$0.00	\$0.00	4/6/2005	10/31/2006	Fee		
POST (Lobitos Ridge - Beffa)	340.000	\$3,675,000.00	\$3,175,000.00	\$0.00	\$500,000.00	\$0.00	\$0.00	3/17/2010	3/31/2010	Fee		
POST (October Farm)	270.000	\$3,564,000.00	\$3,564,000.00	\$0.00	\$0.00	\$0.00	\$0.00	3/14/2012	3/30/2012	Fee		
Riggs	40.200	\$725,000.00	\$362,500.00	\$0.00	\$0.00	\$362,500.00	\$0.00	2/11/2015	3/31/2015	Fee		
UC Regents/Elkus 4-H Ranch	470.000	\$4,500,000.00	\$4,500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	8/12/2009	8/28/2009	Fee		
	1,621.150	\$18,749,000.00	\$15,661,500.00	\$0.00	\$2,575,000.00	\$512,500.00	\$0.00					
Russian Ridge												
Bergman, Barbara	14.250	\$1,700,000.00	\$850,000.00	\$850,000.00	\$0.00	\$0.00	\$0.00	10/27/2010	11/29/2010	Fee		
Boyd, Alicia	0.385	\$2,500.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	12/8/2008	12/19/2008	Fee		
POST (Alpine Ranch)	353.000	\$0.00	\$2,500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	1/28/2015	2/27/2015	Easement on Private Land		
POST (Mindego Ranch)	1,047.000	\$22,500,000.00	\$14,436,000.00	\$0.00	\$8,064,000.00	\$0.00	\$0.00	3/25/2008	7/10/2008	Fee		
POST (Rapley Ranch)	151.000	\$3,475,000.00	\$0.00	\$0.00	\$500,000.00	\$2,975,000.00	\$0.00	12/20/2005	1/6/2006	Fee		
	1,565.635	\$27,677,500.00	\$17,788,500.00	\$850,000.00	\$8,564,000.00	\$2,975,000.00	\$0.00					
Tunitas Creek												
POST (Toto Ranch)	952.490	\$7,144,000.00	\$3,500,000.00	\$0.00	\$0.00	\$3,644,000.00	\$0.00	11/14/2012	11/30/2012	Fee		
POST (Tunitas Creek)	707.480	\$4,245,000.00	\$0.00	\$0.00	\$462,500.00	\$3,782,500.00	\$0.00	2/7/2007	2/23/2007	Fee		
	1,659.970	\$11,389,000.00	\$3,500,000.00	\$0.00	\$462,500.00	\$7,426,500.00	\$0.00					
	Acreage Grand Total Sum:	Appraised Value Grand Total Sum:	Cash Grand Total Sum:	Financed Grand Total Sum:	Grant Grand Total Sum:	Gift Grand Total Sum:	Other Grand Total Sum:					
	10,406.205	102,466,600.00	55,742,735.00	850,000.00	14,641,865.00	33,732,000.00	0.00					



Coastal Agriculture and Grazing Properties EXHIBIT B-1

Midpeninsula Regional Open Space District



Midpeninsula Regional
Open Space District
(MROSD)



September, 2015



San Mateo County Coastside Protection Area Grazing and Agriculture on District Lands

Grazing	Preserve	Acreage
Blue Brush	Purisima Creek Redwoods	260
Lobitos Ridge	Purisima Creek Redwoods	340
Elkus Uplands	Purisima Creek Redwoods	471.16
October Farm	Purisima Creek Redwoods	270
Tunitas Creek	Tunitas Creek	707.48
Toto	Tunitas Creek	952.49
Driscoll	La Honda Creek	3681
Apple Orchard	La Honda Creek	292
Mindego Ranch	Russian Ridge	1037
Big Dipper/Silva	Skyline Ridge	904
McDonald Ranch	La Honda Creek	1130
Total		10045.13

Agriculture-Row Crops	Preserve	Acreage
Madonna Creek Ranch	Miramontes Ridge	24
Lobitos Ridge	Purisima Creek Redwoods	7
Sare(Tree Farm)	Miramontes Ridge	2
Total		33