



FACT SHEET: GORDON RIDGE PROPERTY

Size: 540.34 +/- acres

Location: The Gordon Ridge Property (property) is located in unincorporated San Mateo County, near the intersection of La Honda Road (Highway 84) and Stage Road in San Gregorio (811 La Honda Road, San Gregorio). The Toto Ranch area of the Midpeninsula Regional Open Space District's (District) Tunitas Creek Open Space Preserve is directly north of the property.

Funding: The District's Board of Directors will consider the purchase of the property, including price and terms, in the spring of 2020. Purchase of the property supports the District's overall coastal mission with Vision Plan portfolios #32 Tunitas Creek: Additional Watershed Preservation and Conservation Grazing, and #39 La Honda Creek/El Corte de Madera Creek: San Gregorio Watershed and Agricultural Preservation Projects. The purchase will be funded from the District's general fund. The purchase is not eligible for Measure AA reimbursement.

EXISTING CONDITIONS

Land Use (see map): The District proposes to purchase 540.34 +/- acres consisting of three mostly undeveloped parcels that are zoned Planned Agricultural District/Coastal Development (PAD/CD). The larger 535.47 +/- acre parcel is located north of Highway 84 and improved with a single-family home, barn, sheds, grazing infrastructure, and horse paddock. The rolling grasslands are actively grazed with cattle. A dirt driveway and network of ranch roads provide direct access from Highway 84 to the interior of the larger parcel. Two smaller parcels totaling 4.87-acres are located south of Highway 84 and includes approximately 0.70-acres in active agricultural production and a lush segment of San Gregorio Creek. With the exception of the 0.70-acre cultivated area, there are no formal roads located on the parcels south of the highway.

Landscape: The property consists of rolling hills and valleys that slope upward to a maximum height of 800 feet near the northern property boundary. Overall, the property drains into San Gregorio Creek.

Flora and Fauna: The native vegetation types include the sensitive and biologically significant community of Arroyo Willow in low-lying and riparian areas. The remaining property consists of California annual grassland, coastal scrub, stream-side riparian vegetation, tilled fields, and one large stand of eucalyptus trees. The property provides habitat for a number of larger animal species, including deer, coyotes, bobcats, and mountain lions. A wide variety of small mammals, birds, and other species occupy or migrate through the general area.

Hydrology: The property is located within the San Gregorio Creek Watershed. A majority of the property drains to San Gregorio Creek, with a tributary to San Gregorio Creek located on the largest parcel. Approximately 400 feet of the main channel of San Gregorio Creek traverses the southwest boundary of the property. San Gregorio Creek is one of only three streams in San Mateo County that support Federally-Endangered Coho Salmon and Federally-Threatened Steelhead Trout. This watershed is an important spawning and nursery habitat for both species and is a core focus area for Coho Salmon recovery efforts.

Coastal Service Plan Compliance: The property is within the boundaries of the District's Service Plan for the San Mateo County Coastal Annexation Area (Service Plan), adopted in June 2003. The mission of the 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."* The purchase of the property complies with and furthers the mission of the Service Plan.

Purchase Terms: The proposed purchase price for the 540.34-acre property is \$9,165,000, or \$16,961 per acre. In anticipation of this purchase, the District has applied for and is expecting to receive a \$1,960,000 grant (net funds) from the State of California through the California Natural Resources Agency to help protect the scenic and natural resources of this property (R-19-135). The grant funds would be applied to the purchase price. As part of this transaction, an existing five-year farm lease for the 0.70-acre cultivated area and an existing five-year grazing lease with a local rancher will be assigned to the District. The property will be held in fee title by the District.

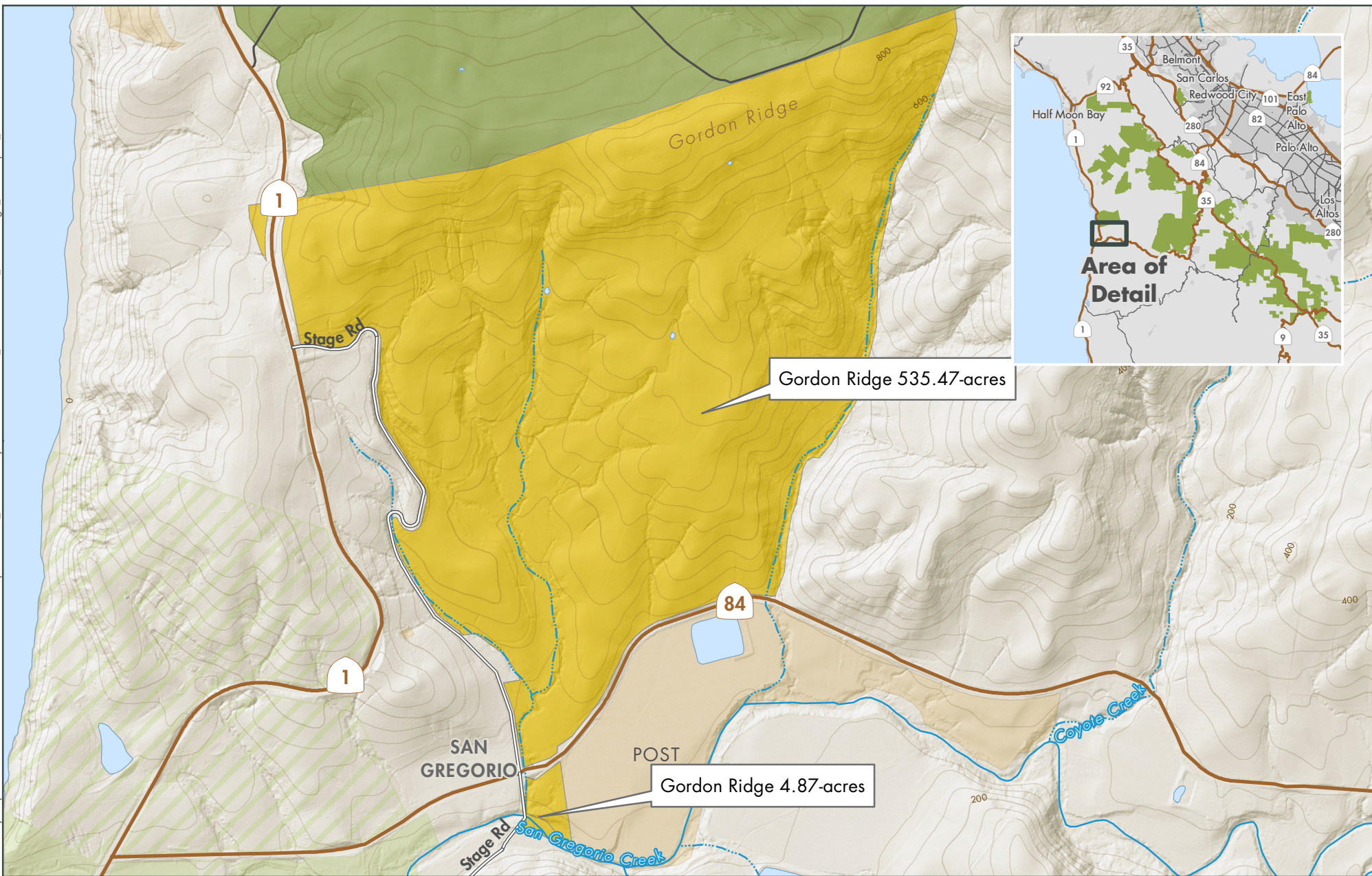
NEXT STEPS

Environmental Review: Environmental review in compliance with the California Environmental Quality Act (CEQA) is underway.

Board Action: The District's Board of Directors will consider the purchase of the Gordon Ridge property at a public meeting in the spring of 2020. Included for consideration at that time will be a Preliminary Use and Management Plan which is expected to propose a status quo management approach whereby the property would be managed for open space, habitat preservation, watershed protection, conservation grazing, agriculture, and will be contemplated for low intensity recreation (trails) in the future. The District would manage the property as a closed area pending further planning as described below.

Planning: If purchased, the property will be incorporated into the Tunitas Creek Open Space Preserve. A subsequent planning process will analyze opportunities for natural resource management and compatible public trail use. Subsequent planning will include consultation with appropriate agencies and organizations. The planning process will include public meetings to gather input and to review draft and final plans. Further environmental review will be prepared as needed.

Public Participation: Interested parties are encouraged to contact Jasmine Leong, Real Property Agent I, at the District office (650) 691-1200 x516 to request that their names be added to the public notification list for this proposed property purchase.



Gordon Ridge Property: San Gregorio, CA

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| MROSD Preserves | Carey Property | Stage Road |
| Other Protected Lands | Peninsula Open Space Trust | Unmaintained Road |
| Private Property | Non-MROSD Easement over Private | |

Midpeninsula Regional
Open Space District
(MROSD)
March 2020



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.