



FACT SHEET: WOODRUFF REDWOODS PROPERTY

Size: 190-acres

Location: In unincorporated San Mateo County, the property is east of La Honda Road (State Highway 84), 1 mile north of the Town of La Honda and approximately 2.5 miles south of Skyline Boulevard (Highway 35). The Midpeninsula Regional Open Space District's (District) La Honda Creek Open Space Preserve is located on the north side of Highway 84, and the Russian Ridge Open Space Preserve is located approximately 1 mile to the east. The property is within the Service Area of the District's Coastal Service Plan.

Funding: Purchase of the property supports the District's overall mission with Measure AA Portfolio #8 to Preserve Upper San Gregorio Creek Watershed, and Portfolio #15 Land Conservation Opportunities for Redwood Forest protection and Salmon Fisheries conservation. The purchase is eligible for Measure AA reimbursement.

EXISTING CONDITIONS

Land Use: The 190-acre property is vacant and unimproved. Access to the property is via an unimproved road, which travels through a private property along Highway 84. The property can also be accessed, on a permissive basis, on unpaved private roads from the end of Rapley Ranch Road via Highway 35. The property abuts the Audubon Society on a portion of its northern boundary and is otherwise surrounded by large rural residential parcels.

Landscape: The terrain is generally north facing and moderately steep ranging from 600 feet at its western boundary near Highway 84, and 1,200 feet along its eastern boundary. Woodruff Creek, a perennial stream, runs along the northern boundary, and a seasonal tributary traverses the southwestern portion of the property. The property is densely wooded with mixed hardwood forest including redwood and Douglas fir with areas of coastal scrub and grasslands. There is a network of overgrown roads on the property, which were used for limited cattle grazing in the 1950s and 1960s and as historic logging roads.

Flora and Fauna: Old growth redwoods, young growth redwoods and Douglas fir cover about 51-acres of the property. The understory consists of young trees, sword ferns, and redwood sorrel. Shrubs and grasses associated with coastal forest communities fill small clearings. The woodland provides habitat for animal species associated with the upper elevations of the San Gregorio Creek watershed, 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 drains to La Honda Creek, a tributary in the upper San Gregorio Creek watershed. The property forms part of the watershed's headwaters that support spawning habitat for the endangered Coho salmon and threatened steelhead trout. Surface flow eventually travels to San Gregorio Creek, listed under the federal Clean Water Act as an impaired water body for sediment, before it discharges into the ocean. There is a pond located on the northeastern portion of the property.

Purchase Terms: The proposed purchase price for the property is \$2,150,000 and includes a recoverable timber value of \$747,000, which is based upon an independent fair market value appraisal.

NEXT STEPS

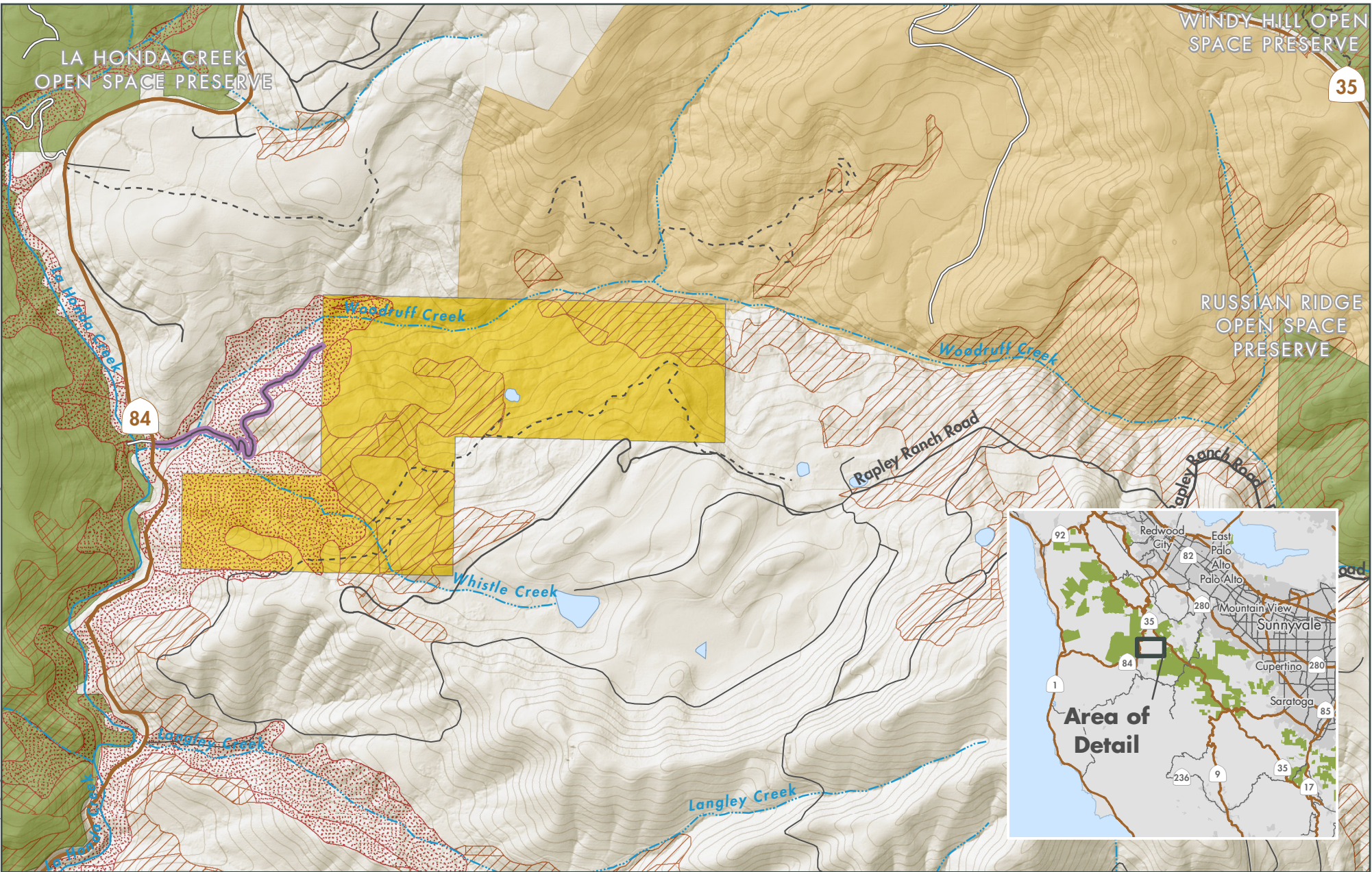
Environmental Review: Environmental review in compliance with the California Environmental Quality Act (CEQA) is underway.

Board Action: If recommended by the District's Real Property Committee, the full Board of Directors will consider the purchase of the Woodruff Redwoods Property, including price and terms, in May or June 2019. Included for consideration will be the property's Preliminary Use and Management Plan, which is expected to propose a status quo management approach. 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 La Honda Creek Open Space Preserve. A subsequent planning process will analyze opportunities for natural resource management, and compatible public trail use. Subsequent planning will be in accordance with the District's Coastside Protection Program Service Plan, including 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 Administrative Assistant, at the District office (650) 691-1200 to request that their names be added to the public notification list for this proposed property purchase.

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Created By: ngreig



Woodruff Redwoods Property

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|  La Honda Creek OSP |  Woodruff Redwoods Property |  Redwood Forest |
|  Audubon Society |  Access Easement |  Douglas-fir Forest |
|  Private Property | | |

Midpeninsula Regional
Open Space District
April 18, 2019



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.