

## FACT SHEET: CONLEY PROPERTY

**Size:** 191 +/- acres

**Location:** In unincorporated San Mateo County, the property is located west of Skyline Boulevard (State Highway 35), near the intersection of Shingle Mill Road and Big Basin Way (State Highway 9). The Midpeninsula Regional Open Space District's (District) Long Ridge Open Space Preserve lies to the north and east of the property. Portola Redwoods State Park lies to the northwest. Castle Rock State Park lies to the southeast, across Highway 9. 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 and Measure AA Portfolio #15 to pursue regional Land Conservation Opportunities for Redwood Forest protection and Salmon Fisheries conservation. The purchase is eligible for Measure AA reimbursement.

### EXISTING CONDITIONS

**Land Use:** The property consists of three parcels, mostly undeveloped. The largest parcel (113.5 +/- acres) has a small summer cabin, outhouse, and storage shed; an unpaved road provides direct access from Shingle Mill Road to the interior of the parcel. Access to the two smaller parcels (each approximately 39 acres) is via unpaved roads through adjoining private parcels. One of the smaller parcels abuts the Boy Scouts of America Camp Chesebrough, but there is no access to the camp from the property.

**Landscape:** The property averages 1,800 feet in elevation, with a generally northwest orientation. The property is sloped and densely wooded, mostly with second-growth redwood and Douglas fir. The exact date of previous logging is unknown. The network of unpaved roads on the property are likely the result of that logging activity.

**Flora and Fauna:** Douglas fir and coast redwoods cover the property, with larger specimens of coast redwoods still in the deeper drainages. 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 Pescadero 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 Oil Creek, a tributary in the upper Pescadero Creek watershed. A portion of Oil Creek traverses the northwest parcel of the property. 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 Pescadero Creek, listed under the federal Clean Water Act as an impaired water body for sediment, before it discharges into the ocean.

**Purchase Terms:** The proposed bargain-sale purchase price for the property is \$500,000 with a gift component of \$450,000. The property has a fair market appraised value of \$950,000.

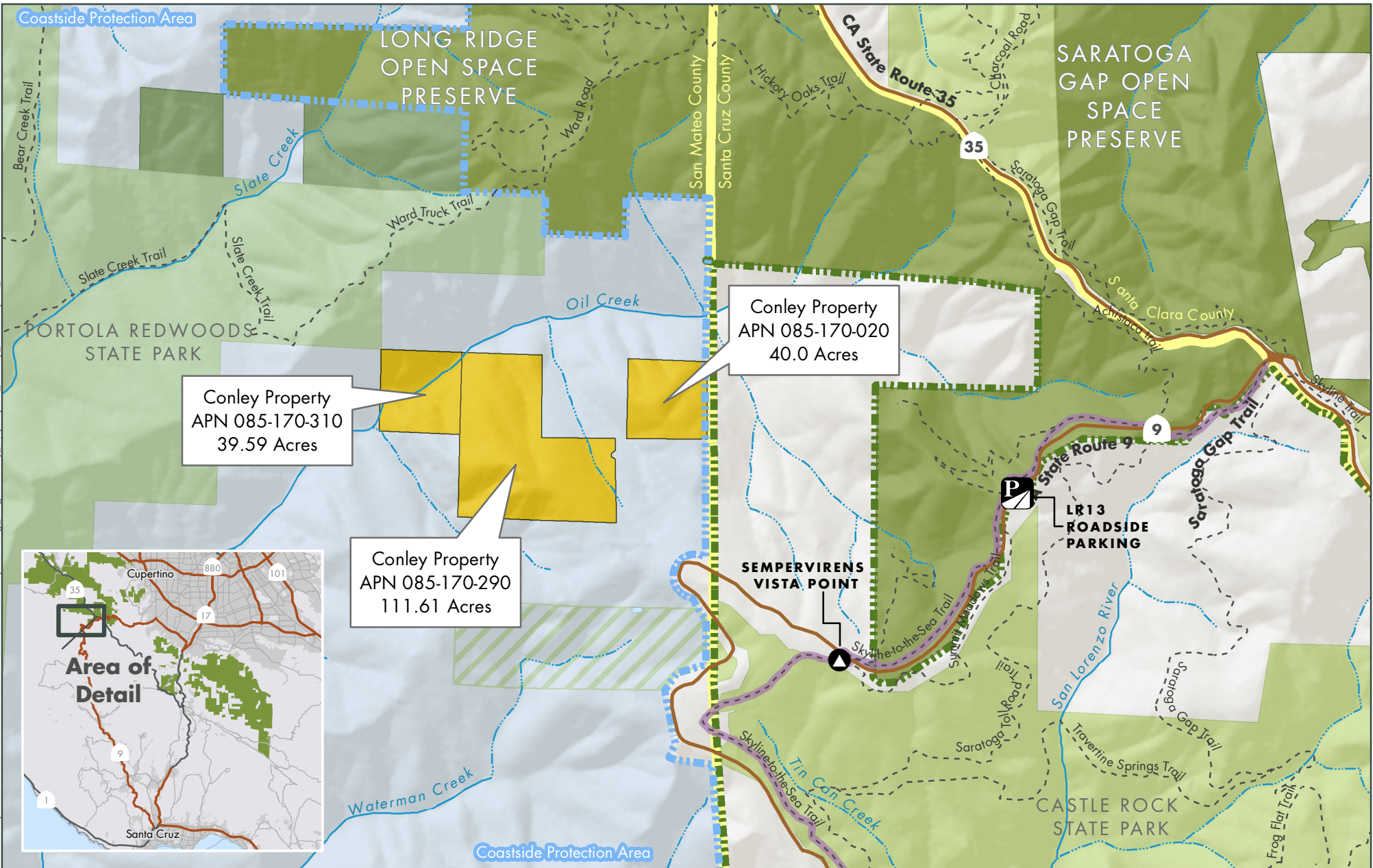
## NEXT STEPS

**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 Conley Property, including price and terms, in April 2017. 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 Long Ridge 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 Coastsides 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 Lupe Hernandez, 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.



## Conley Property Proposed Acquisition

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|---|---|--|
|  MROSD Preserves       |  Management Agreement                            |  Skyline-to-the-Sea Trail |
|  Other Protected Lands |  Conley Properties w/ POST Conservation Easement |  MROSD Boundary           |
|  Private Property      |  Coastside Protection Boundary                   |  County Boundaries        |

Midpeninsula Regional  
Open Space District  
(MROSD)  
January 2017



Miles  
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