

FACT SHEET: CUNHA FAMILY TRUST PROPERTY

Size: 30 +/- acres

Location: In unincorporated San Mateo County, approximately one half mile west of the Town of La Honda at the end of Sears Ranch Road; adjacent to Midpeninsula Regional Open Space District's (District) 6,110-acre La Honda Creek Open Space Preserve (Preserve). The property is within the Service Area of the District's Coastal Service Plan.

Funding: The District's Board of Directors will consider the purchase of the Cunha Property in March 2016, including price and terms. Funding for this proposed purchase is included in Measure AA #7 portfolio of projects and in the District's Real Property Budget for Fiscal Year 2015/16.

EXISTING CONDITIONS

Land Use: The property is improved with a 3,000 square foot single-family residence, attached garage, Butler building, and other small ancillary structures typical for a rural property. The structures are in good condition and well maintained. The residence is served by a well, septic system, electrical service, and propane heating. The property is accessed by a driveway off of Sears Ranch Road that is in need of repair. Sears Ranch Road also provides the primary access to the Driscoll Ranch area of the Preserve, La Honda Elementary School, a Catholic church, and single-family residences.

The 29.0+/- acres outside of the house/barn area are also in good condition, comprised of mixed evergreen woodlands and open grasslands. The grassland area of the property (approximately 20 acres) is currently grazed by the Wilson Cattle Company, which also holds the grazing lease for the adjacent property that was acquired by the District in July 2015. Fences, ranch roads, and water sources for livestock are in good repair. Internal ranch roads provide improved access to the Apple Orchard area of the Preserve.

Landscape: The property consists of rolling hills with mixed evergreen woodlands and open grassland. The property abuts the Preserve on three sides. Rising to 800' in elevation, it has views of the pastures and ranching complex within the Preserve and of the surrounding ridgelines. While adjacent to the southern entrance of the Preserve, the house and structures cannot be seen from the road. Views of roof lines on the property from the Preserve are mostly obscured by trees planted on the shared property line.

Flora and Fauna: Mature stands of mixed evergreen and oak woodlands are interspersed with open grassland over the majority of the property. Mature non-native plantings and fruit trees are found closer to the house. As part of the contiguous open space that surrounds the property, the Cunha property provides habitat for a variety of animal species, including mammals such as coyotes and bobcats. With tall trees and dense undergrowth, the property provides both forage and cover for smaller species. A wide variety of birds frequent this landscape and the multi-story tree canopy provides roosting sites for raptors that hunt on the adjacent Preserve.

Hydrology: The La Honda area receives an average of 30" of rainfall per year, and summer fog, like much of the western slopes of the Santa Cruz Mountains. The property is located within the adjudicated San Gregorio Creek Watershed but no blue-line streams occur on the property and no stream-flow water rights follow the

property title. A permitted well provides reliable and good-quality water for domestic and livestock use. Generalized drainage from the property is split between tributaries to Harrington Creek and La Honda Creek.

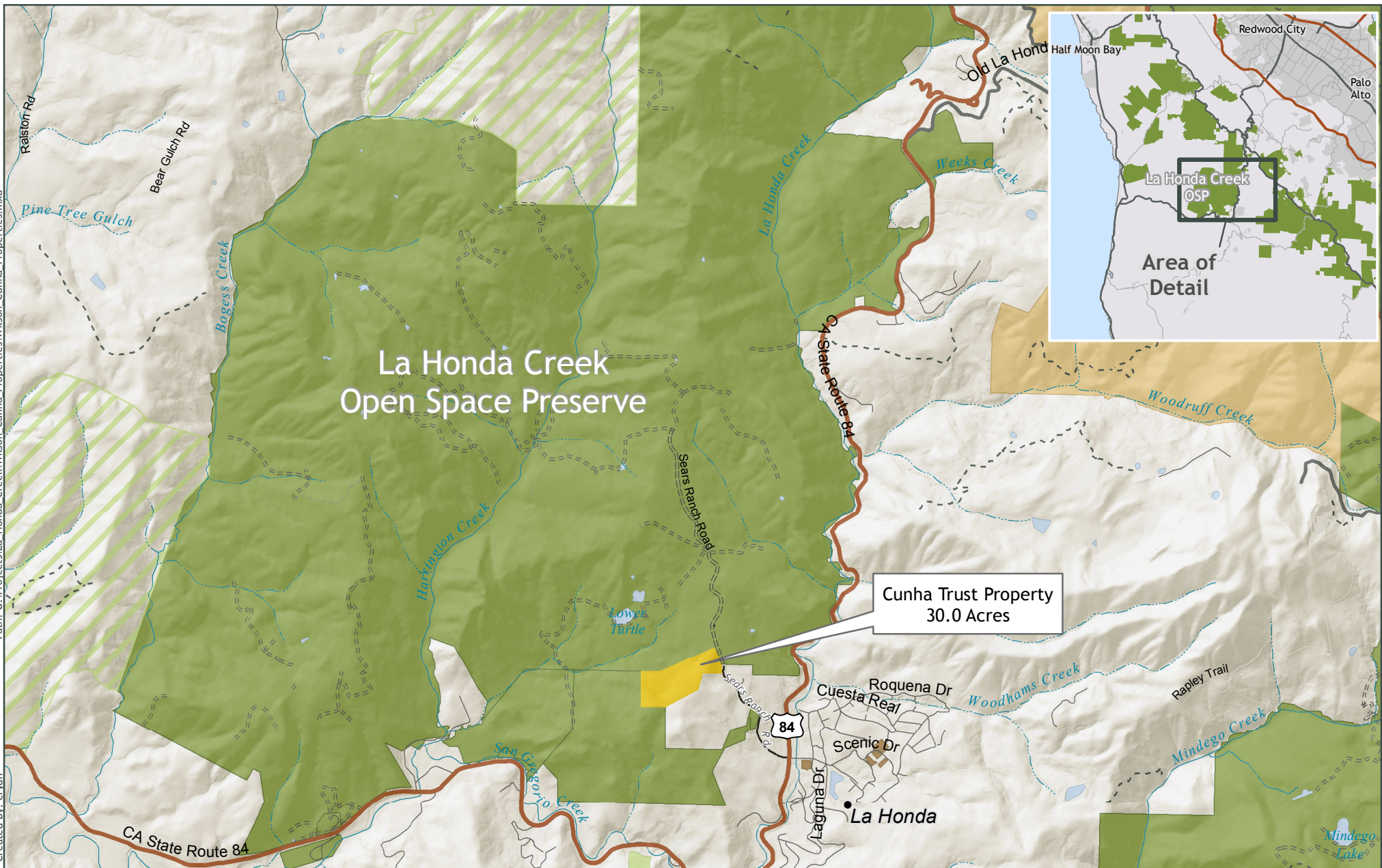
NEXT STEPS

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

Board Action: The District's Board of Directors will consider the purchase of the Cunha property at a public meeting on March 9, 2016 at 7 PM at the La Honda Elementary School. If purchased, the property will be incorporated into La Honda Creek Open Space Preserve. Included for consideration at that time will be the property's Preliminary Use and Management Plan (PUMP). The PUMP is expected to propose managing the property in its natural condition with conservation grazing. The property would be patrolled by staff and closed to general public use pending further planning (as described below). The District may also consider continued use of the existing house and outbuildings to support field operations of the Preserve and the conservation grazing program.

Planning: A Master Plan for the Preserve was approved by the Board of Directors in 2012 and did not include this property. A subsequent planning process will analyze the property's opportunities for natural resource management, compatible public trail use, and integration into the improvements needed to open the southern end of the Preserve to the general public. Further environmental review would be prepared as needed. Subsequent planning would also be done in accordance with the District's Coastside Protection Program Service Plan, including consultation with appropriate agencies and organizations. This planning process includes public meetings to gather input, and to review draft and final plans.

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.



Cunha Trust Property, La Honda, CA

- MROSD Preserves
- Other Protected Open Space or Park Lands
- Private Property
- Highlighted Property

Midpeninsula Regional
Open Space District
(MROSD)



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February, 2016