




Midpeninsula Regional
Open Space District

Memorandum

DATE: July 14, 2015

MEMO TO: Planning and Natural Resources Committee

THROUGH: Stephen E. Abbors, General Manager 

FROM: Aaron Hébert, Project Manager

SUBJECT: Upper La Honda Demolitions

SUMMARY

The FY2015-16 Action Plan includes the demolition of structures in La Honda Creek Open Space Preserve as a Key Project, which first originated as one of the management recommendations under the Preserve Master Plan. The former “Paulin” property contains a small house built in the 1970s, as well as an outbuilding, and both are located adjacent to the “Redwood Cabin.” The demolition will only include the house and the outbuilding. The former “Houghton” property contains a rented residence and garage, a separate second garage, the “White Barn,” and a small, vacant house. The demolition will only include the small, vacant house. The total demolition cost for both properties is estimated at \$200,000.

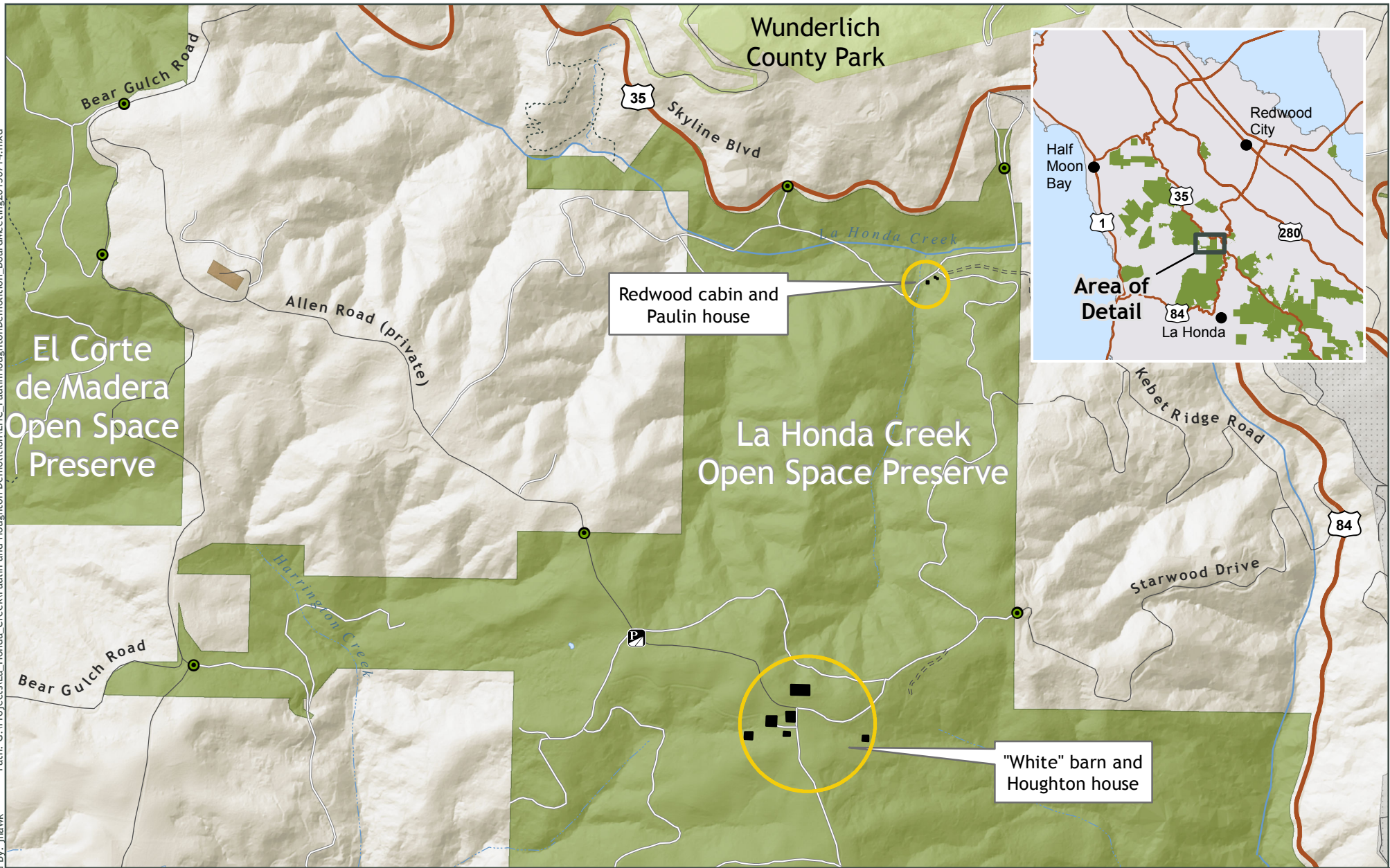
DISCUSSION

The La Honda Creek OSP Master Plan analyzed all of the structures in the Preserve. The plan recommended preservation of the Red Barn, White Barn, and Redwood Cabin, and the utilization of a number of structures as District residences or farm and grazing infrastructure. The plan also included the demolition of a number of buildings determined to be unusable given their condition and location, including the three buildings discussed above located on the Houghton and Paulin properties. These structures contain lead and asbestos. The Houghton structure, though more than 50 years old, has been determined by an architectural historian and the San Mateo County Historic Resource Advisory Board to not be historically significant. No bats are present in the Houghton house. Salvage and recycling potential is limited by the deteriorated condition of the house. The Paulin structures are less than 50 years old. Bat surveys have confirmed the presence of a single day roosting Townsend’s big-eared bat and three day-and-night roosting *Myotis* in the Paulin outbuilding. Pre-construction bat surveys and exclusions measures will be required immediately prior to demolition. The project is scheduled for after maternity roosting season ends in August. The degraded condition of the structures limits the salvage potential.

NEXT STEPS

Staff will forward this memorandum to the Board of Directors, develop the bid package, and take the projects out to bid. An award of contract for the demolition work is expected to be brought to the full Board for consideration in September. Staff also anticipates returning to the Committee in August with an analysis of the Redwood Cabin and proposed management recommendations for this historic structure.

Attachments: Maps and Pictures



Paulin and Houghton Demolition Map

- | | | |
|--|---------------------|-----------------|
| MROSD Preserves | Urban Area | Demolition area |
| Other Protected Open Space or Park Lands | Other Public Agency | Structure |
| Private Property | MROSD Gate | Parking Lot |

Midpeninsula Regional
Open Space District
(MROSD)



Miles
0 0.125 0.25

July, 2015

EXHIBIT A: MAP AND PICTURES OF PAULIN AND HOUGHTON DEMOLITIONS



Paulin House



Paulin Outbuilding



Houghton House