

FACT SHEET

FOX CREEK FUND LLC (BARTH) PROPERTY

SIERRA AZUL OPEN SPACE PRESERVE

Size: 4.13 acres

Location: The Barth Property is a private parcel adjacent to the Midpeninsula Regional Open Space District's (District) 18,910-acre Sierra Azul Open Space Preserve (Preserve) in an area of the Preserve known as the Rancho de Guadalupe Area, in unincorporated Santa Clara County. The property is located on Hicks Road directly across from Guadalupe Reservoir and Almaden Quicksilver County Park.

Funding: The District's Board of Directors will consider the purchase of the Barth Property in May or June of 2016, including price and terms. This proposed purchase is eligible for Measure AA funding under Portfolio #24, Sierra Azul: Rancho de Guadalupe Family Recreation, as it serves to acquire lands in order to "protect cultural and natural resources." The Real Property Budget for Fiscal Year 2015-16 includes sufficient funds for this proposed purchase.

EXISTING CONDITIONS

Land Use: The County of Santa Clara General Plan Land Use designation for this unincorporated property is Hillside and the Zoning designation is Hillside-Scenic Road Combined District (HS-sr). The property is vacant, with a graded dirt road that provides direct access from Hicks Road to the interior of the property. The access road is contained within an easement that also serves a separate small parcel to the south and continues onto the adjacent District Preserve. While the parcel is fenced, it is not gated, and there is evidence of trespassing on the property by 4-wheel drive vehicles. Left uncontrolled, this illegal use may create sedimentation and erosion issues and degradation of the adjacent Preserve's natural resources.

Landscape: Similar to much of the larger surrounding Preserve, the 4.13-acre property resides within the Santa Cruz Mountains-Diablo Range Linkage, one of 14 Bay Area critical wildlife linkages that have been identified for conservation. It is also adjacent to Guadalupe Reservoir, supporting aquatic linkage between upland habitats to the San Francisco Bay. The property rises to an elevation of approximately 840 feet, and has an excellent view of the higher elevations within the Preserve, Guadalupe Reservoir, and Almaden Quicksilver County Park.

Flora and Fauna: More than 50% of the parcel is dominated by the Blue Oak/California Grasslands Association. This native vegetation type is biologically highly significant due to its fire adaptations, and is locally unique to the Santa Cruz Mountains. The remainder of the parcel is a mix of oak woodland and other plants associated with mixed chaparral. The property provides varied habitat for animal species associated with the lower elevations of the Sierra Azul Open Space Preserve, including larger mammals such as deer, coyotes, bobcats, and mountain lions. A wide variety of bird species occupy and migrate through the general area.

Hydrology: The property is situated within the Guadalupe Creek Watershed and includes a small tributary that flows towards Guadalupe Reservoir.

NEXT STEPS

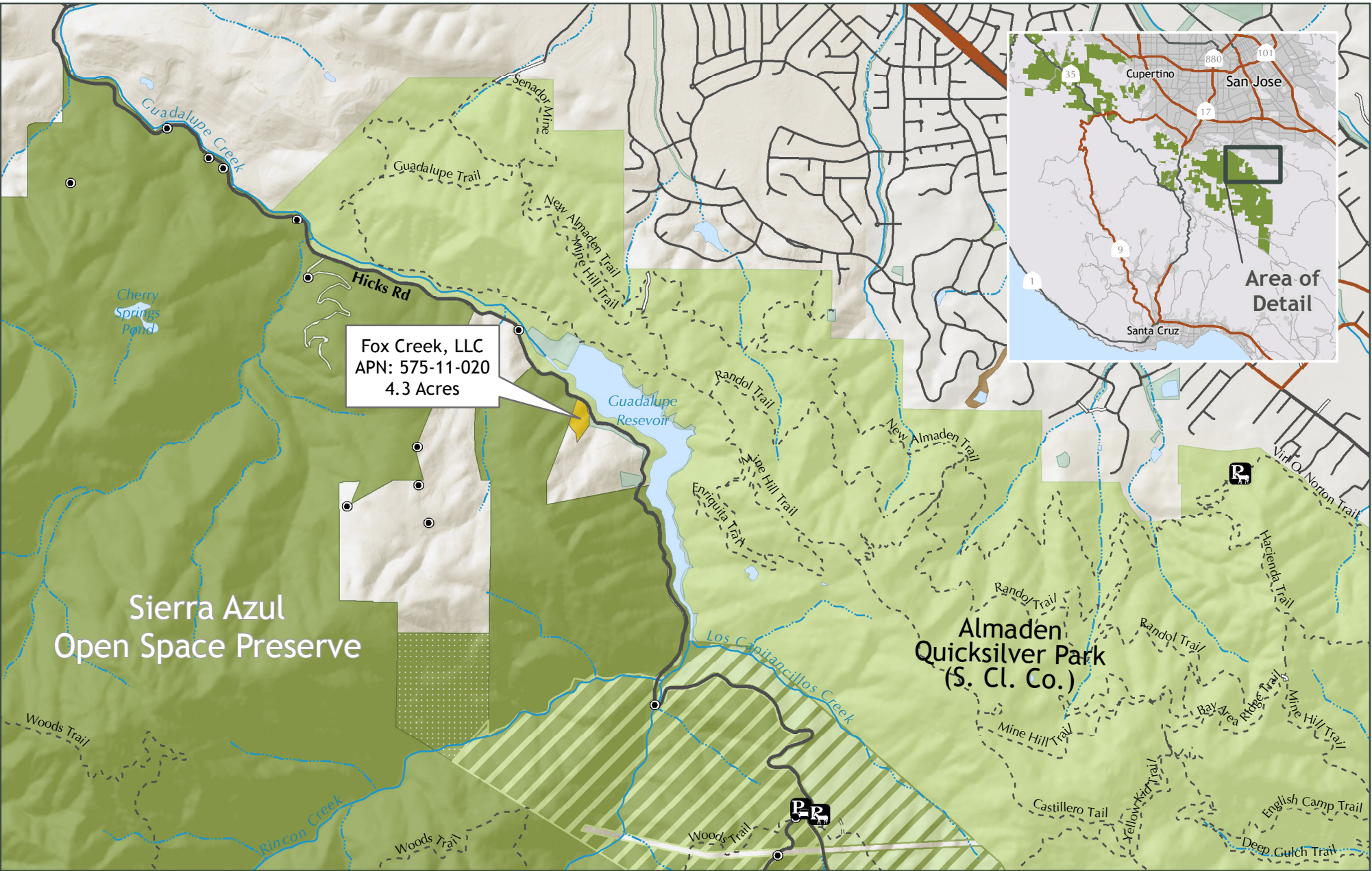
Environmental Review: Environmental review for the purchase of the property and incorporation into the Preserve is underway in compliance with the California Environmental Quality Act (CEQA).

Board Action: The District's Board of Directors will consider the purchase of the property at a public meeting in May or June 2016. Included for consideration at that time will be the property's Preliminary Use and Management Plan, which is expected to propose a status quo management approach. The District will manage the property as a closed area pending further planning as described below.


Planning: If purchased, the property will be incorporated into the Rancho de Guadalupe Area of the Sierra Azul Open Space Preserve. Subsequent planning for the property will be coordinated with the District's planning efforts for the Preserve. The planning effort will analyze opportunities for natural resource management and compatible public trail use. Further environmental review will be prepared as needed. Subsequent planning will include consultation with appropriate

agencies and organizations. The planning process will include public meetings to gather input and 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 x578 to request that their names be added to the public notification list for this proposed property purchase.



Fox Creek, LLC Property and Surrounding Area

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|  MROSD Preserves |  MROSD Conservation or Agriculture Easement |  Private Property |
|  Other Protected Open Space or Park Lands |  Non MROSD Conservation or Agricultural Easement |  Fox Creek, LLC Property |
|  Watershed Land |  Partial MROSD Ownership | |

Midpeninsula Regional
 Open Space District
 (MROSD)



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April, 2016