



FACT SHEET: LOBITOS CREEK CONSERVATION EASEMENT CHAMBERLAIN / LUNDELL PROPERTY

Size: 45-acres

Location: In unincorporated San Mateo Coast, the Chamberlain / Lundell Property is approximately eight miles southeast of the City of Half Moon Bay at the end of Lucy Lane; adjacent to Midpeninsula Regional Open Space District's (District) 4,752-acre Purisima Creek Redwoods Open Space Preserve (Preserve).

Funding: The property possesses significant scenic, open space, riparian, habitat, natural, and recreational values. Purchase of a conservation easement over the property supports the District's overall mission and Measure AA Portfolio #3 Purisima-to-Sea Trail, Watershed Protection and Conservation Grazing. The purchase is eligible for Measure AA reimbursement.

EXISTING CONDITIONS

Land Use: The proposed 45-acre conservation easement property covers an undeveloped portion of a larger 60-acre property located near the end of Lucy Lane, a private road. The underlying property is zoned Planned Agricultural District/Coastal Development (PAD/CD). The parcel contains a single-family residence, onsite water system and water storage tanks, a septic system, and an unpaved driveway to the house. The residence and improvements are on the southwestern knoll of the property. No improvements are located within the proposed conservation easement. The Preserve is adjacent to the northeast and southeast. The South Cowell Conservation Easement (held by Peninsula Open Space Trust) runs along a section of Lobitos Creek and forms the common property boundary to the northwest. Two other PAD/CD parcels with residences are located along Lucy Lane to the southwest and southeast.

Landscape: The landscape of the proposed conservation easement property consists of a mix of coastal scrublands, steep brushy canyons and lush creek corridors. Rising approximately 600 feet, the property has excellent views of the coastline, Lobitos Creek watershed, Lobitos Ridge, and the western Santa Cruz Mountains.

Flora and Fauna: Twinberry, coyote brush and other coastal scrub plants grow within the proposed conservation easement, interspersed with occasional grassy areas. The densely vegetated riparian corridor includes thick groves of alders, willows, Douglas fir and Eucalyptus trees. The property provides varied habitat for wild animals to roam, including mammals such as coyotes, mountain lion, bobcats, badgers and dusky-footed woodrats. California red-legged frog inhabit the property's marsh areas. A wide variety of birds frequent this landscape, such as Black Shouldered Kite, and Cooper's and Sharp-Shinned Hawks.

Hydrology: The conservation easement covers over 2,000 feet of Lobitos Creek along its northwestern boundary and Rogers Gulch, which drains into Lobitos Creek along its eastern boundary. Lobitos Creek provides spawning and rearing habitat for steelhead trout and resident rainbow trout.

Purchase Terms: The proposed purchase price of the 45-acre conservation easement property is \$150,000 based on a fair market value appraisal. The conservation easement protects the scenic, open space, riparian watershed and recreational values of the property. The conservation easement includes the rights to conduct creek management and restoration activities and to construct and develop, and manage a future public trail on the easement property.

NEXT STEPS

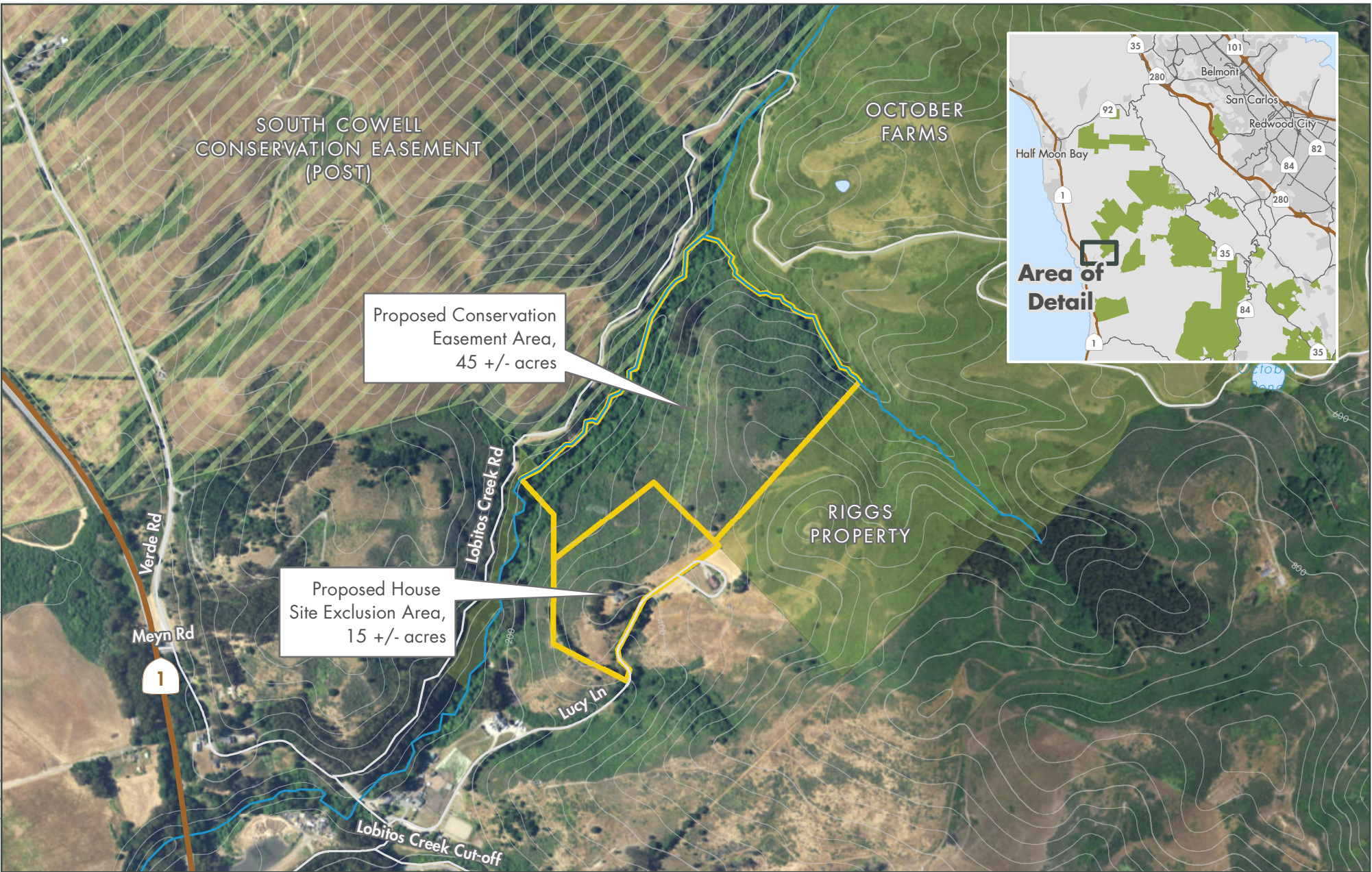
Environmental Review: Environmental review for the purchase of the property and incorporation into the Preserve is underway in compliance with California Environmental Quality Act (CEQA).

Board Action: The District's Board of Directors will consider the purchase of the conservation easement at a public meeting in December 2017. The conservation easement will remain as a closed area pending further planning as described below.



Planning: If purchased, the conservation easement will be over a property adjacent to the Purisima Creek Redwoods Open Space Preserve. A base line report with photo monitoring will be prepared at the time of purchase to document the current natural condition of the easement and used for conducting periodic monitoring. Further planning for the easement will be coordinated with the District's planning efforts for the Preserve. Any future planning effort will analyze opportunities for natural resource management and compatible public trail use as outlined in Measure AA Priority Project # 3. Subsequent planning will include consultation with appropriate agencies and organizations. The planning process will include public workshops to gather input and 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 conservation easement purchase.

Attachment: Location Map



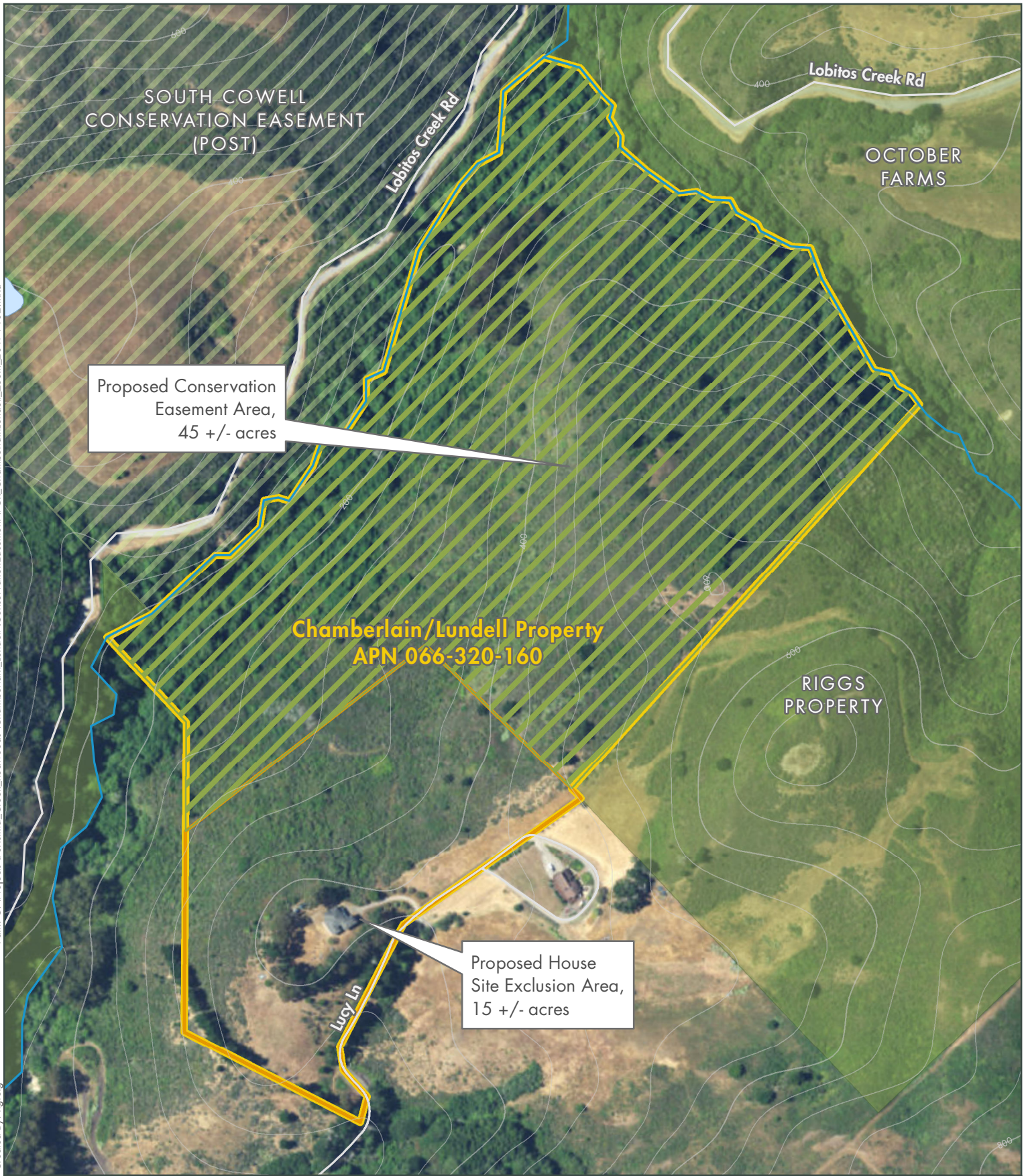
Lobitos Creek Conservation Easement Property, Half Moon Bay

-  Purisima Creek Redwoods OSP
-  Chamberlain/Lundell Property
-  Non-MROSD Easement over Private Property
-  Private Property

Midpeninsula Regional
Open Space District
(MROSD)
November 2017



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Created By: ngreig



Proposed Conservation Easement Area, 45 +/- acres

Chamberlain/Lundell Property
APN 066-320-160

Proposed House Site Exclusion Area, 15 +/- acres

Lobitos Creek Conservation Easement Property, Half Moon Bay

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-  Chamberlain/Lundell Property
-  Proposed Conservation Easement Area
-  Proposed House Site Exclusion Area

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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.