

FACT SHEET: BILLINGSLEY PROPERTY

Size: 130.23 +/- acres

Location: The Billingsley Property (Property) is located in unincorporated Santa Clara County along Loma Prieta Road, near Loma Prieta Mountain (34000 Loma Prieta Road, Los Gatos). The Property is surrounded by Sierra Azul Open Space Preserve on three sides and is within the Midpeninsula Regional Open Space District's (District) Sphere of Influence.

Funding: The District's Board of Directors will consider the purchase of the Property, including price and terms, in early 2021. Purchase of the Property supports the District's overall mission and Measure AA Portfolio #25 "Loma Prieta Public Access, Regional Trails and Habitat Projects." The purchase is eligible for Measure AA funding.

EXISTING CONDITIONS

Land Use (see map): The District proposes to purchase 130.23 +/- acres consisting of one parcel that is improved with a single-family residence, a partially built cabin, a shop, and other accessory structures. The residence is a modular home that was constructed in the early 1990s with permits, but the home is in poor condition. The partially built cabin was also permitted but is in very poor condition. The shop is in fair condition. The Property is bisected by Loma Prieta Road with the residence on the west side of the road and the shop on the east side of the road. Dirt roads provide access to both the residence and shop area from Loma Prieta Road. The Property is zoned Hillside (HS).

Landscape: The Property straddles Loma Prieta Ridge with level areas along the top of the ridge and steeper areas sloping to the east and west. The lowest elevation is on the east side of the Property at approximately 2,680 feet above sea level, with the high point on the western side of the Property at approximately 3,320 feet above sea level.

Flora and Fauna: The native vegetation types found on the Property include the fire dependent mixed Manzanita and Canyon Live Oak. The other dominant vegetation community is Douglas-fir. Approximately half of the property is within a Wildfire Influence Zone, which contains wildfire susceptible vegetation up to 1.5 miles from the Wildland Urban Interface or Wildland Urban Intermix. The Property also provides habitat for several large animal species, including deer, coyotes, bobcats, and mountain lions. A wide variety of small mammals, birds, and other species occupy or migrate through the general area. In addition, the Property is part of a landscape level terrestrial linkage between the Santa Cruz Mountains and the Diablo and Gabilan ranges. These linkages are critical for maintaining genetic diversity, facilitating migration and dispersion, and supporting large wildlife home ranges.

Hydrology: As the Property straddles Loma Prieta Ridge, it is located high within both the Upper Los Gatos Creek Watershed to the west and the Alamitos Creek Watershed to the east.

Purchase Terms: The proposed purchase price for the 130.23-acre property is \$1,650,000, or \$12,670 per acre.

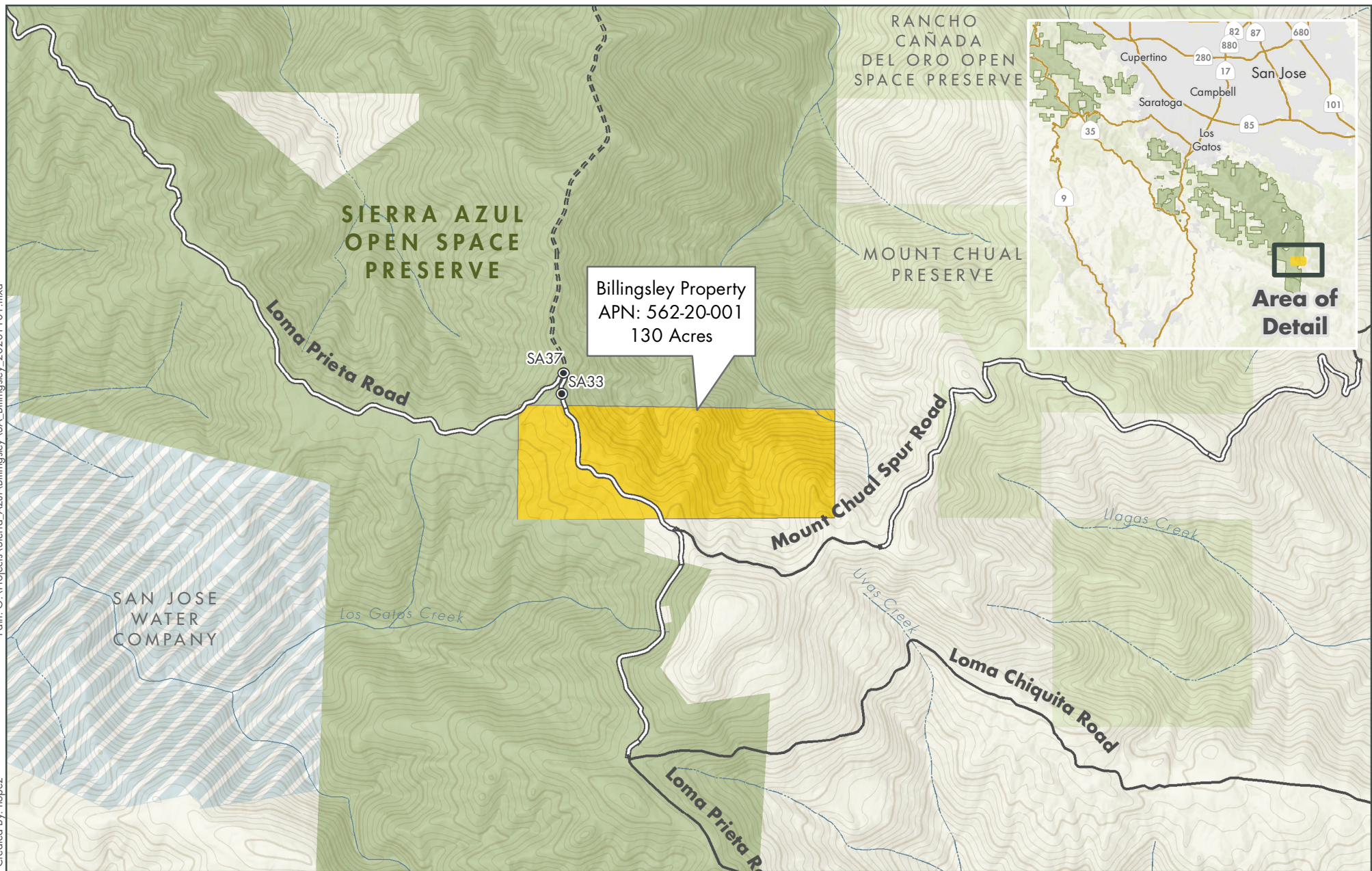
NEXT STEPS

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






Board Action: The District's Board of Directors will consider the purchase of the Property at a public meeting in early 2021. Included for consideration at that time will be a Preliminary Use and Management Plan, which is expected to propose a status quo management approach whereby the Property would be managed for open space, habitat preservation, watershed protection, and for low intensity recreation in the future. 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 Sierra Azul Open Space Preserve. A subsequent planning process will analyze opportunities for natural resource management and public trail use. Subsequent planning will include 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 Jasmine Leong, Real Property Agent I, at the District office (650) 691-1200 x516 to request that their names be added to the public notification list for this proposed property purchase.



ATTACHMENT 1: Billingsley

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|  MROSD Preserves |  Private Watershed Land |
|  Other Protected Lands |  Highlighted Property |
|  Private Property | |

Midpeninsula Regional
Open Space District
(Midpen)
11/3/2020



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