

FACT SHEET: POST (DYER CREEK) PROPERTY

Size: 72.59 +/- acres

Location: Located in unincorporated Santa Clara County, the property is directly west of Bear Creek Road, Highway 17 and Lexington Reservoir. The Midpeninsula Regional Open Space District's (District) Bear Creek Redwoods Open Space Preserve (Preserve) lies directly south of the property. Private properties of upwards 25 acres in size surround the property to the north, east, and west. There is one private property to the south.

Funding: Purchase of the POST (Dyer Creek) Property supports the District's overall mission with Measure AA Portfolio #15, *Redwood Protection and Salmon Fishery Conservation*. The purchase is eligible for Measure AA reimbursement.

EXISTING CONDITIONS

Land Use (see map – Attachment 1): The 72.59-acre property consists of six (6) contiguous parcels zoned Hillside (HS). The property can be accessed via Chase Road, a private, single-lane road that stems from Bear Creek Road. The property is unimproved aside from an unpaved access road off Chase Road.

Landscape: The terrain is very rugged with steep hillsides and deep ravines, ranging from 1,100 feet to 1,500 feet in elevation. There is a small meadow at the highest point of the property.

Flora and Fauna: Fire-adaptive, second growth coast redwood forest dominates most of the property. A small meadow is on the highest point of the property, and a stand of non-native blue and red gum eucalyptus occurs adjacent to the meadow. The remaining areas of the property include mixed evergreen hardwood forest consisting of Douglas fir, tanoak, Pacific madrone, and California bay trees. The property provides habitat for animal species associated with the upper elevations of the Los Gatos Creek watershed, including deer, coyote, bobcat, and mountain lion; common herpetofauna like newts, tree frogs, and garter snakes; and a wide variety of small mammals and birds and are also known to occupy or migrate through the general area. There is also potential for Townsend's big-eared bat, western red bat, California giant salamander, Santa Cruz black salamander, California red-legged frog, and western pond turtle habitat in the riparian drainages.

Hydrology: Briggs Creek runs along the northern side of the property, and Dyer Creek runs along the southern side of the property. Both creeks are tributaries in the Los Gatos Creek Watershed, which is a sub-watershed of the Guadalupe River Watershed. Dyer Creek joins Briggs Creek just outside of the southeastern edge of the property, flows through the Preserve, and drains into Lexington Reservoir.

Purchase Terms: The proposed purchase price for the 72.59-acre property is \$681,000 (\$9,381/acre). The appraised value of the property is \$1,740,000.

NEXT STEPS

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

Board Action: If recommended by the District's Real Property Committee, the full Board of Directors will consider the purchase of the POST (Dyer Creek) Property, including price and terms, in winter 2025/26. Included for consideration will be the property's Preliminary Use and Management Plan, which is expected to propose a status quo management approach whereby the property would likely be managed for open space, habitat preservation, and watershed protection. The District would manage the property as a closed area pending further planning as described below.

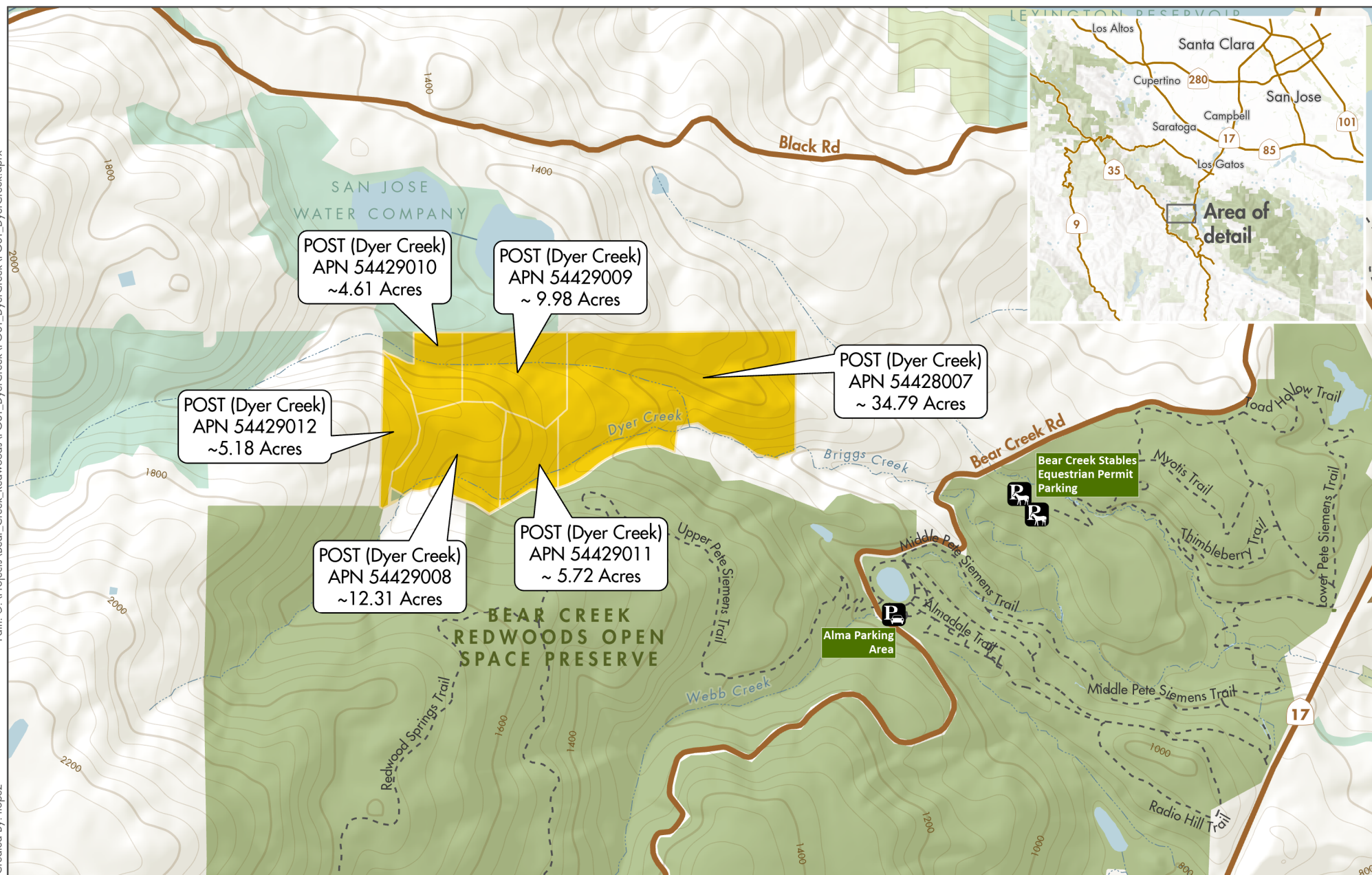
Planning: If purchased, the property will be incorporated into the Bear Creek Redwoods Open Space Preserve. A subsequent planning process would analyze opportunities for natural resource management and compatible public trail use and include consultation with appropriate agencies and organizations. The planning process would include public meetings to gather community input and review draft and final plans. Further environmental review would be prepared as needed.

Public Participation: Members of the public who are interested in receiving future notifications regarding this proposed purchase are encouraged to contact Lu Spigelman, Real Property Administrative Assistant, at the District office, (650) 772-3637, to request that their names be added to the public notification *Interested Parties* list.

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Created By: flopez

**POST (Dyer Creek)**

- Midpen preserves
- POST (Dyer Creek)
- Private property

Midpeninsula Regional
Open Space District
(Midpen)
9/11/2025



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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.