



PROPOSED PURCHASE OF CONSERVATION EASEMENT FOR THE POST (ALPINE RANCH) PROPERTY

Size 353 acres

Location The Alpine Ranch property is located at 8700 Alpine Road, approximately 2 miles south east of the Town of La Honda and approximately 6 miles west of Skyline Boulevard (Highway 35), and adjacent to the 7,026-acre Pescadero Creek Park Complex, which includes Memorial, Sam McDonald and Pescadero Creek County Parks. Portola Redwoods State Park is located approximately 1/2 mile south east, and Russian Ridge Open Space Preserve is located approximately 3/4 of a mile north east.

Funding The Midpeninsula Regional Open Space District Board of Directors will consider the purchase of a conservation easement for the Alpine Ranch Property later this year, including price and terms. Funding for this proposed conservation easement purchase is included in the Real Property Budget for Fiscal Year 2014/15.

Landscape The property contains diverse habitats and vegetation and is characterized by steep redwood forested drainages and ravines, coast live oak woodlands, open grasslands, and densely wooded mixed evergreen forest. The elevation of the property ranges from 530 feet along the southern boundary of Pescadero Creek County Park and rises to a height of 1,300 feet along the ridgeline, which crosses the northern portion of the property.

Flora and Fauna The plant communities consist of dense mixed evergreen forest of redwood, Douglas fir, Monterey pine, and madrone, with chaparral and grassland openings running along the ridgeline through the middle of the property that include California bunch grasses.

Of the 16 special-status wildlife species known in the area, three have been identified on the property: California Red-Legged Frog, Dusky-Footed Woodrat and Pallid Bat.

Hydrology The property includes one seasonal pond, three seasonal creeks, and one perennial creek, Tarwater Creek, which crosses the south east portion of the property. The three tributaries drain into Pescadero Creek, which provides spawning habitat for Steelhead and Coho Salmon.

Land Use and Structures The property is improved with an 1880's era, 2,100 square foot house in good condition with three-bedrooms, two-bathrooms and a large barn located at the lower meadow. A 1,100 square foot cabin is located at the high point of the property along the grassy ridgeline near the western boundary.

NEXT STEPS FOR THE CONSERVATION EASEMENT PURCHASE

Conservation Easement The conservation easement will protect the property in its current natural open condition providing for future public trails, a hikers hut, and parking, which will connect to the trail system at the Pescadero Creek Park Complex, and allow for compatible agricultural uses.

Environmental Review Environmental review is underway to comply with the California Environmental Quality Act (CEQA).

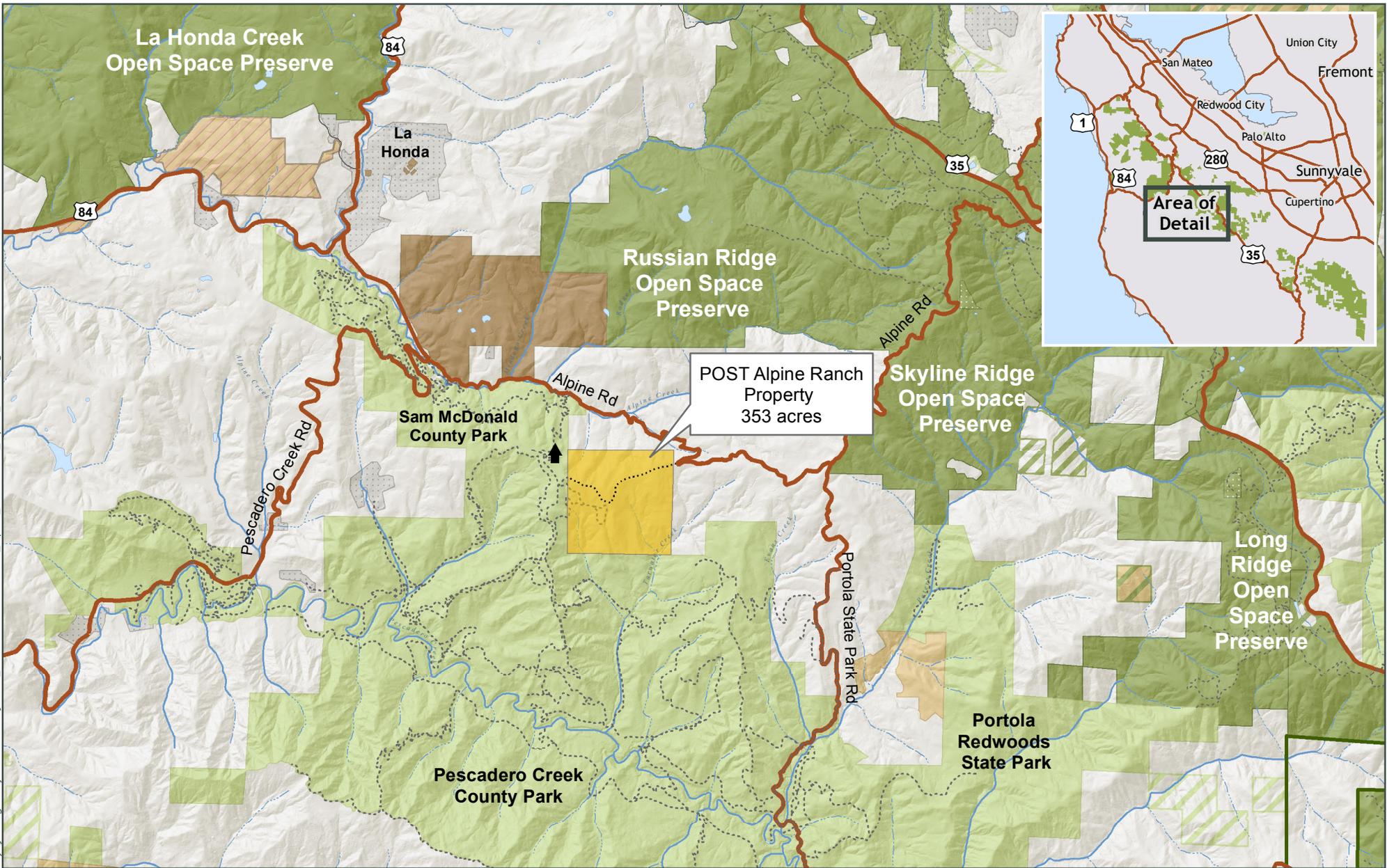
Board Action The District's Board of Directors will consider the purchase of a conservation easement over the property later this year. Included for consideration will be the property's Preliminary Use and Management Plan, which is expected to include monitoring of the conservation easement annually, consulting with the property owner on future public trail improvements and agricultural uses to ensure these uses are compatible with the conservation easement.

NEXT STEPS FOR USE AND MANAGEMENT PLANNING

Planning If a conservation easement purchase is approved, a base line report with photo monitoring will be prepared to document the current natural condition of the property for conducting annual monitoring. Further environmental review would be prepared as needed.

Public Participation Interested parties are encouraged to contact Lupe Hernandez, Real Property Administrative Assistant, at the District office at (650) 691-1200 to request that their names be added to the public notification list for this proposed property purchase.

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POST Alpine Ranch Property

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|  | POST Alpine Ranch Property |  | Private Property |
|  | MROSD Preserves |  | Developed Land |
|  | Other Protected Open Space or Park Lands |  | Other Public Agency |

Midpeninsula Regional Open Space District (MROSD)



October, 2014



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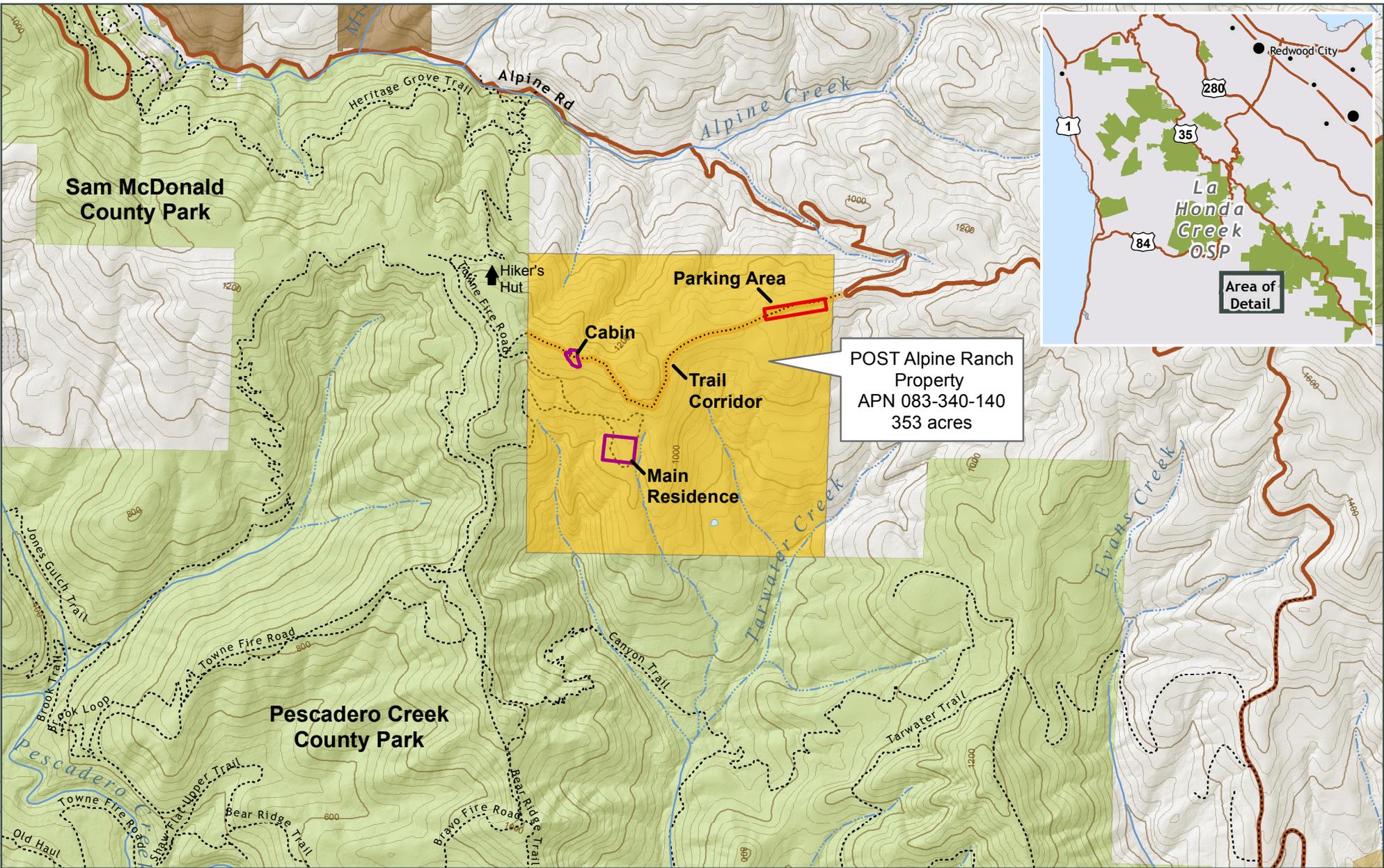
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While the District strives to use the best available digital data, this data does not represent a legal survey and is merely a graphic illustration of geographic features.

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POST Alpine Ranch Property

- POST Alpine Ranch Property
- Private Property
- Building Envelopes
- MROSD Preserves
- Developed Land
- Parking Envelope
- Other Protected Open Space or Park Lands
- Other Public Agency

Midpeninsula Regional Open Space District (MROSD)



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