

FACT SHEET: EBERHARD PROPERTY

Size: 96.77 +/- acres

Location: Located in unincorporated San Mateo County, the property is directly south of Skyline Boulevard (Highway 35) and east of Allen Road. The Midpeninsula Regional Open Space District's (District) Upper La Honda Creek Open Space Preserve is to the south and east of the property, and El Corte de Madera Creek Open Space Preserve is a quarter-mile to the northwest. A handful of private properties, 12 to 20 acres in size, dot portions of the west, east, and southern boundaries of the property.

Funding: Purchase of the Eberhard Property supports the District's overall mission with Measure AA Portfolio #5, La Honda Creek: Habitat Restoration and Conservation Grazing Projects. The purchase is eligible for Measure AA reimbursement.

EXISTING CONDITIONS

Land Use (see map): The 96.77-acre property consists of four (4) unimproved parcels within a Timber Preserve Zone (TPZ). Three of the four parcels would be purchased in whole: Assessor's Parcel Numbers (APNs) 072-343-010 (5.40 acres), 072-343-020 (38.3 acres), and 075-330-100 (39.37 acres). The last parcel, APN 075-340-130 (21.2 acres), requires a lot-line adjustment where the District would purchase 13.7 of the 21.2 acres and the seller would retain 7.5 acres. The main access to the property is via dirt roads from Skyline Boulevard. The interior of the property is also improved with additional dirt access roads.

Landscape: The terrain on the property is generally west-facing and steep, ranging from 1,740 feet to 2,200 feet. The property is densely wooded with mixed hardwood forest, including redwood, tanoak and California live oak.

Flora and Fauna: Fire-adaptive redwood forest covers over 90% of the property. The remaining property consists of stands of evergreen hardwoods (tanoaks and live oaks). The woodland provides habitat for animal species associated with the upper elevations of the San Gregorio watershed, including deer, coyotes, bobcats, and mountain lions. A wide variety of small mammals, birds, and other species occupy or migrate through the general area.

Hydrology: The headwaters of La Honda Creek, a perennial stream in the San Gregorio watershed, runs southeast through two of the four parcels proposed for purchase. The greater watershed supports spawning habitat for the endangered Coho salmon and threatened steelhead trout. Surface flow eventually travels to San Gregorio Creek, listed under the federal Clean Water Act as an impaired water body for sediment, before it discharges into the ocean.

Purchase Terms: A condition of the proposed purchase is the County's approval of a land division of the 21.2-acre parcel (13.7 acres to the District and 7.5 acres retained by the seller). The 5.40-acre parcel, the 38.3-acre parcel, and the 39.37-acre parcel would be purchased in their entirety. The proposed purchase price for the 96.77-acre property, after the County-approved land division, is \$3,290,180 (\$34,000/acre). In addition, as part of the purchase, the seller will grant the District a

patrol and maintenance easement over the retained parcel for the existing access road that exits onto Allen Road, and the District shall grant the seller an access easement over the purchased property for the existing access road that exits onto Skyline Boulevard.

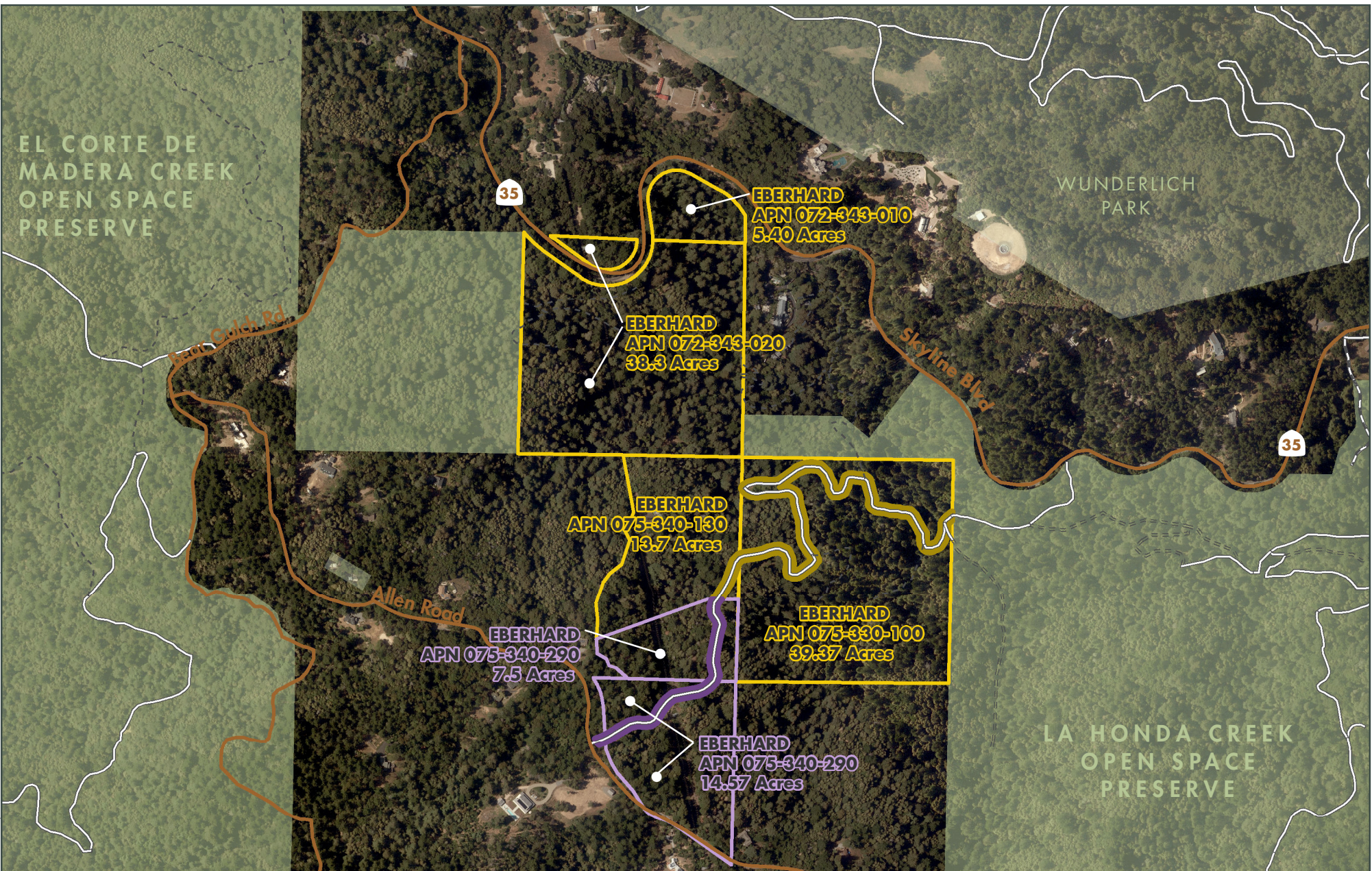
NEXT STEPS

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 Eberhard Property, including price and terms, in early 2023. 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 be managed for open space, habitat preservation, watershed protection, and contemplated for low intensity recreation (trails) 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 La Honda Creek Open Space Preserve. A subsequent planning process will analyze opportunities for natural resource management and compatible 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 Ariel Starr, Real Property Administrative Assistant, at astarr@openspace.org, to request that their names be added to the public notification list for this proposed property purchase.



Eberhard

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|---|-----------------------|---|-----------------------------|--|-------------------------|
|  | Midpen preserves |  | MROSD fee interest |  | Minor unpaved road |
|  | Other protected lands |  | Retained by owner |  | Unmaintained road width |
| | |  | Access easement to Eberhard |  | Trail |
| | |  | Access easment to Midpen | | |

Midpeninsula Regional
Open Space District
(Midpen)
10/25/2022



Feet
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