

FACT SHEET

FREUDENBERG PROPERTY

SIERRA AZUL OPEN SPACE PRESERVE

Size: 24.41 acres

Location: The Freudenberg Property is a private in-holding within Midpeninsula Regional Open Space District's (District) 18,871 acre Sierra Azul Open Space Preserve (Preserve) in an area known as the Cathedral Oaks Area, in unincorporated Santa Clara County. The property is located on Weaver Road approximately 1/8 of a mile from its intersection with Soda Springs Road. Both Soda Springs and Weaver Road are County owned and maintained roads.

Funding: The District's Board of Directors will consider the purchase of the Freudenberg Property in July-August 2015, including price and terms. Funding for this proposed purchase is included in Measure AA Project #22 to preserve additional open space in the Cathedral Oaks area of the Preserve, and in the Real Property Budget for Fiscal Year 2015-16.

EXISTING CONDITIONS

Land Use: The property is currently improved with a portion of an in ground pool, pool house, shade structure and shed that encroach from the adjacent 6.5-acre Freudenberg house parcel. Through a settlement agreement with Santa Clara County, all improvements that encroach on the 24.41-acre property will be removed and the land restored. The work is anticipated to begin in early July 2015. The southern portion of the property is improved with a steep but short dirt road and an old single track trail that continues down to Lexington Reservoir. The remainder of the property is steep and undeveloped.

Landscape: The property consists of oak woodland and mixed chaparral on a high ridgeline between two steep canyons. With a high point of approximately 2,300 feet in elevation, the property has excellent views of the Santa Clara valley, the Lexington basin and Santa Cruz Mountains to the west and the Monterey Bay to the southwest.

Flora and Fauna: Oak woodland, including tan oak, canyon live oak and bay laurel, are dispersed over the northern three-quarters of the property and shrub lands of chamise, and other plants associated with mixed chaparral are associated with the southern quarter of the property. The property provides varied habitat for animal species associated with the upper elevations of the Sierra Azul Open Space Preserve, including larger mammals such as deer, coyotes, bobcats, and mountain lions. A wide variety of bird species occupy and migrate through the general area.

Hydrology: Situated within the upper Hendrys Creek and Soda Springs Watersheds, the southern portion drains into Hendrys Creek and the northern portion drains into an upper tributary of Soda Springs Creek. Downstream, both creeks flow into Lexington Reservoir.

NEXT STEPS

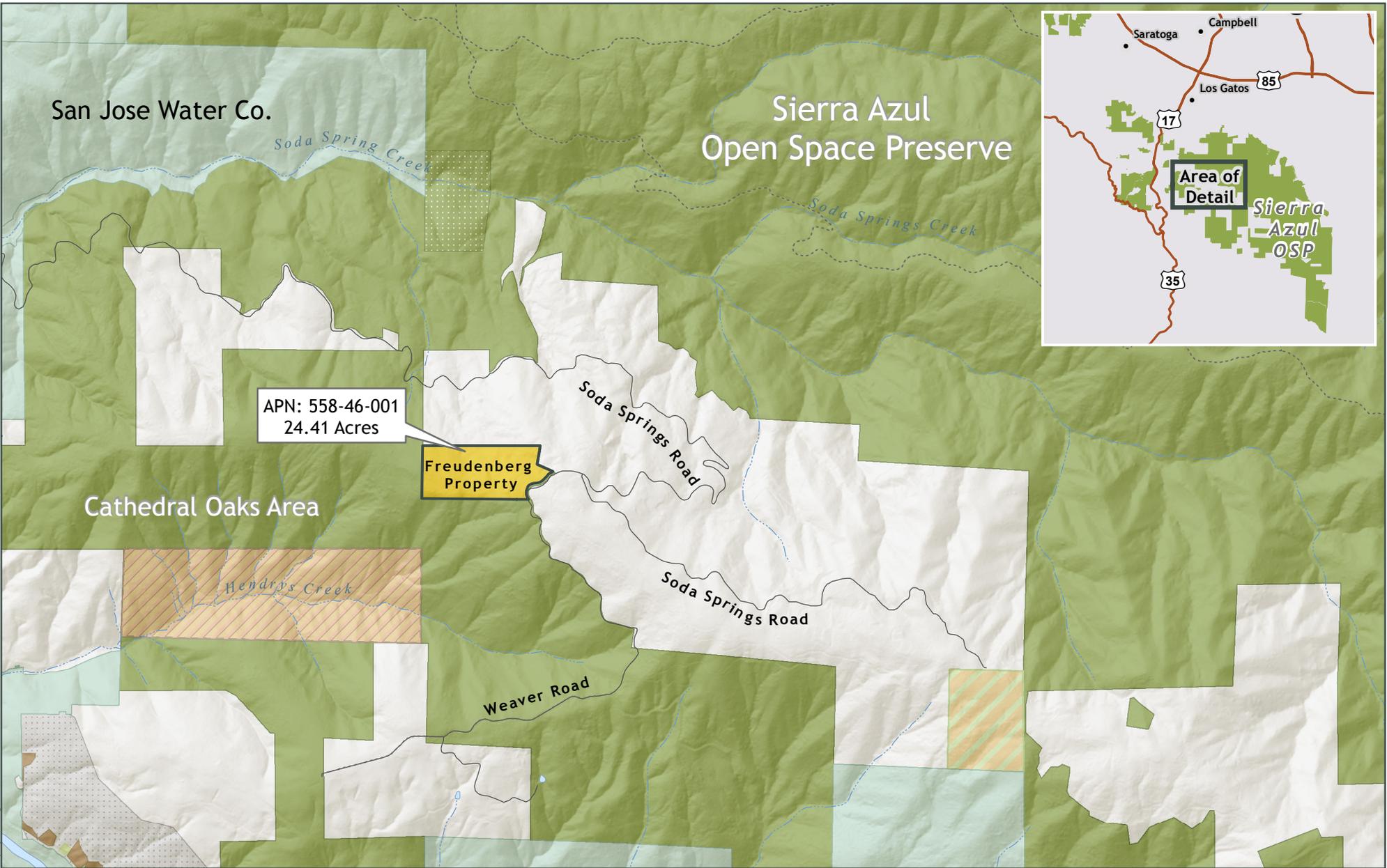
Environmental Review: Environmental review for the purchase of the property and incorporation into the Preserve is underway in compliance with the California Environmental Quality Act (CEQA).

Board Action: The District's Board of Directors will consider the purchase of the property at a public meeting in July-August 2015. Included for consideration at that time will be the property's Preliminary Use and Management Plan, which is expected to propose a status quo management approach. The District will 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. Subsequent planning for the property will be coordinated with the District's planning efforts for the Preserve. The planning effort will analyze opportunities for natural resource management and compatible public trail use. Further environmental review will be prepared as needed. Subsequent planning will include consultation with appropriate agencies and organizations. The planning process will include public meetings to gather input and review draft and final plans.

Public Participation: Interested parties are encouraged to contact Lupe Hernandez, Real Property Administrative Assistant, at the District office (650) 691-1200 x578 to request that their names be added to the public notification list for this proposed property purchase.

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Created By: jmissaghian



Attachment A: Freudenberg Property

-  MROSD Preserves
-  Land Trust
-  Watershed Land
-  Management Agreement
-  Non MROSD Conservation or Agricultural Easement
-  Partial MROSD Ownership
-  Highlighted Property
-  Private Property
-  Developed Land

Midpeninsula Regional
Open Space District
(MROSD)



Miles 0 0.225 0.45

June, 2015

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.