



FACT SHEET: TOEPFER PROPERTY

Size: 38.14 acres

Location: In unincorporated San Mateo County, the property is located on Bear Gulch Road, west of Skyline Boulevard (State Highway 35), between the Midpeninsula Regional Open Space District's (District) 6,073-acre La Honda Creek Open Space Preserve to the south and the 2,906-acre El Corte de Madera Creek Open Space Preserve to the north. The property is located approximately one and half miles northwest of the community of Sky Londa.

Funding: The District's Board of Directors will consider the purchase of the Toepfer Property in July 2015, including price and terms. Funding for this proposed purchase is in the Real Property Budget for Fiscal Year 2015-2016. Purchase of the property will support the District's overall mission and the District's Measure AA Project #5 to pursue Land Conservation Opportunities in the La Honda Creek Open Space Preserve area.

EXISTING CONDITIONS

Land Use: The property is undeveloped, with direct access from Bear Gulch Road. Private parcels surround the property on three sides, though only some of them have been developed. El Corte de Madero Creek Open Space Preserve is located across Bear Gulch Road and the access point to the Preserve's Spring Board Trail is approximately 600' from the property's northwest property line. On-site, there is an existing trail which bisects the property along the northern and eastern boundaries. An old overgrown road bed from Bear Gulch Road leads into the center of the property.

Landscape: The property is steeply sloped and densely wooded, with second growth redwoods and mixed evergreen forest. The property reaches an elevation of approximately 2,320 feet on a knoll of Allen Peak and includes the upper headwaters of La Honda Creek.

Flora and Fauna: Douglas fir, redwoods, tan oaks, and bay trees cover the property's rolling terrain. The woodland provides habitat for animal species associated with the upper elevations La Honda Creek 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: The property possesses watershed and riparian values and includes the headwaters of La Honda Creek, a tributary to San Gregorio Creek. San Gregorio Creek provides spawning habitat for the endangered coho salmon and Steelhead trout.

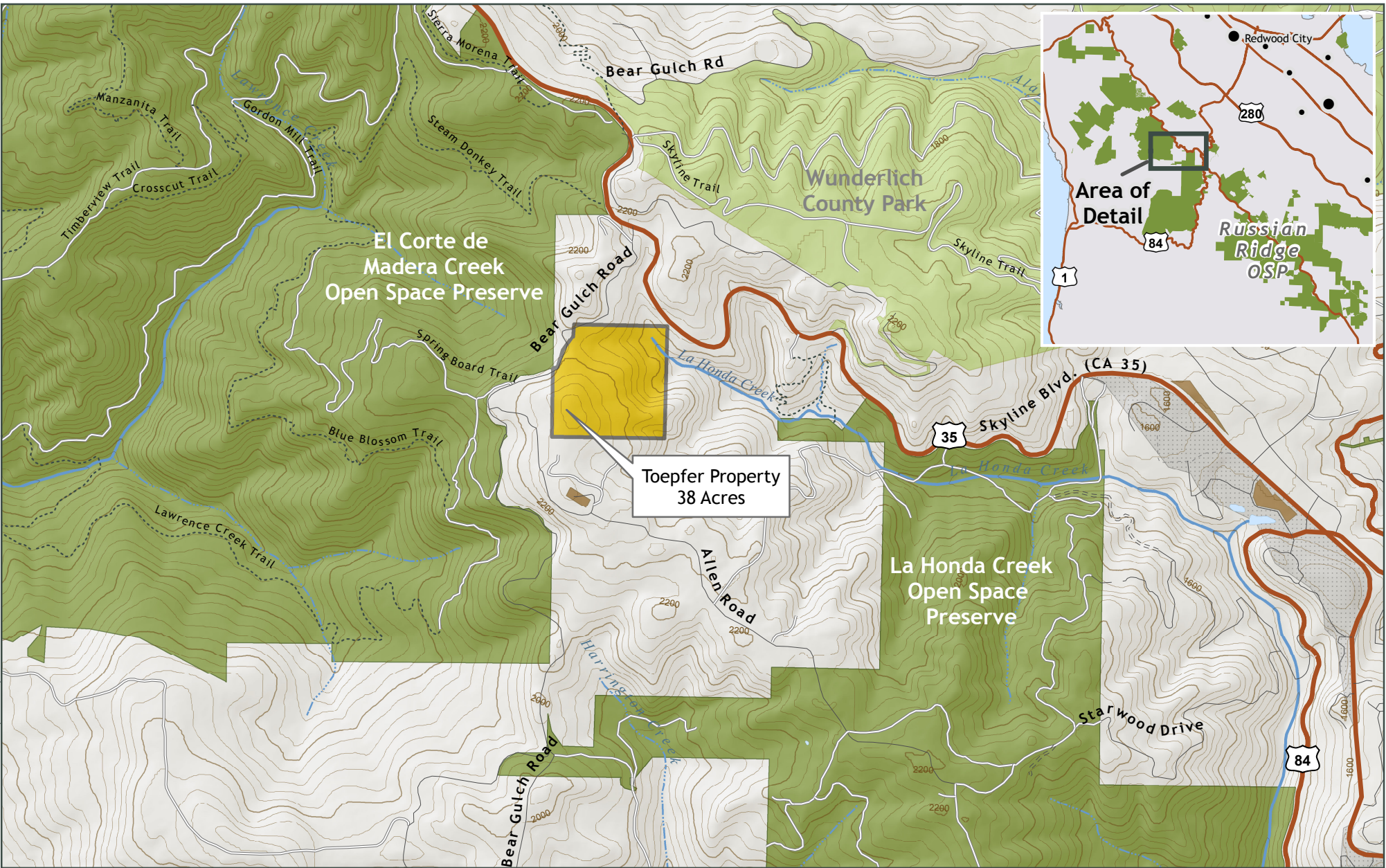
NEXT STEPS

Environmental Review: Environmental review 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 Toepfer property at a public meeting during July of 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 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 Lupe Hernandez, Real Property Administrative Assistant, at the District office (650) 691-1200 to request that their names be added to the public notification list for this proposed property purchase.



Toepfer Property 38 Acres

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|  | Highlighted Property |  | Other Public Agency |  | Private Property |
|  | MROSD Preserves |  | Non MROSD Conservation or Agricultural Easement |  | Developed Land |
|  | Other Protected Open Space or Park Lands |  | MROSD Conservation or Agricultural Easement | | |

Midpeninsula Regional Open Space District (MROSD)



March, 2013

