

FACT SHEET KAHN PROPERTY SIERRA AZUL OPEN SPACE PRESERVE

Size: 24.02 acres

Location: The Kahn Property is a private parcel adjacent to the Midpeninsula Regional Open Space District's (District) 19,000-acre Sierra Azul Open Space Preserve (Preserve), in an area of the Preserve known as Rancho de Guadalupe. The property is located on Hicks Road directly across from Guadalupe Reservoir and Almaden Quicksilver County Park.

Funding: The District's Board of Directors will consider the purchase of the Kahn Property in May 2017, including price and terms. Purchase of the property will support the District's overall mission "to acquire and preserve a regional greenbelt of open space land in perpetuity" and further Measure AA Portfolio #24, Sierra Azul: Rancho de Guadalupe Family Recreation, by "protecting cultural and natural resources". Measure AA funding is available during Fiscal Year 2016-17 for the purchase.

EXISTING CONDITIONS

Land Use: The property is vacant, with no utility services, in an unincorporated area of Santa Clara County. A dirt road provides access from Hicks Road through an adjoining property, but there is no legal access to the property. Some grading has occurred for interior access and potential building pads. The parcel is partially fenced and there is evidence of motorcycle use on the property.

The County of Santa Clara General Plan Land Use designation for this unincorporated property is Hillsides and the zoning designation is Hillside-Design Review-Scenic Road Combined District (HS-d1-sr). The property is also within the County's Wildland Urban Interface Fire Area, Fault Rupture Hazard Zone, Landslide Hazard Zone, and the State's zone for earthquake-induced landslides. While the zoning allows the development of one residential building site, the additional designations require site-specific engineering studies and design review. The property can accommodate one approved building site per the County.

Landscape: The property is located on the east side of the Santa Cruz Mountains and rises to an elevation of 1200 feet. It has views of the surrounding Rancho de Guadalupe area of the Preserve, Guadalupe Reservoir, and Almaden Quicksilver County Park. Southern Santa Clara Valley is visible from upper portions of the property. Slopes onsite exceed an average of 20%. A wooded ravine runs down the middle of the property with steep side slopes.

Flora and Fauna: Blue Oak/California Grasslands Association vegetation dominates the property. This vegetation association is biologically highly significant due to its fire adaptations, and is locally unique to the Santa Cruz Mountains. The remainder of the parcel is a mix of oak woodland and chaparral. The property provides varied habitat for animal species associated with the lower elevations of the 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 is within the Guadalupe Creek Watershed and includes a small tributary that flows towards Guadalupe Reservoir.

Purchase Terms: The proposed purchase price for the property is \$550,000 (\$22,897 per acre).

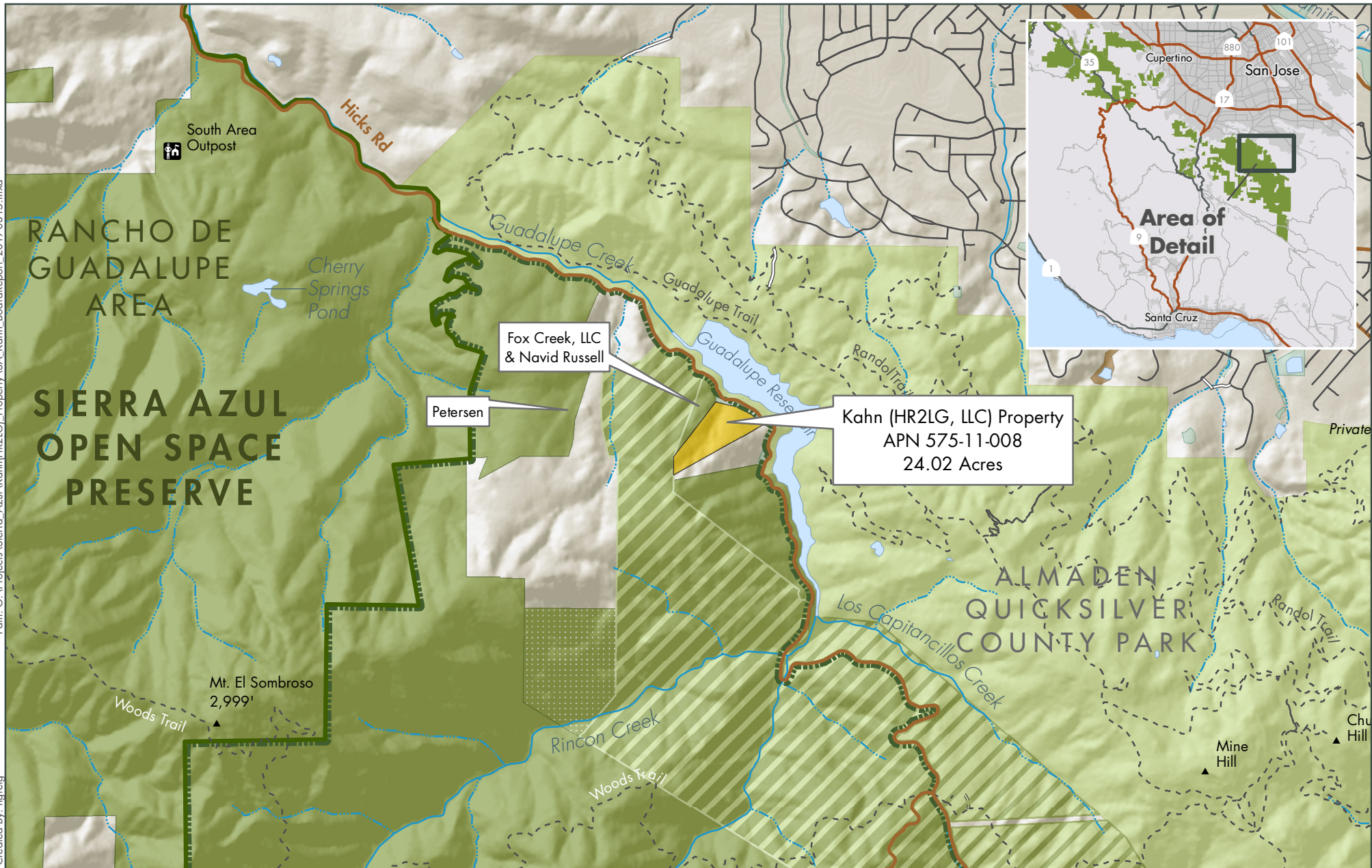
NEXT STEPS

Environmental Review: Environmental review for the potential 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 May 2017. 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 would manage the property as a closed area pending further planning as described below.

Planning: If purchased, the property will be incorporated into the Rancho de Guadalupe Area of the Sierra Azul Open Space Preserve. Subsequent planning for the property will be coordinated with District 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.



Kahn (HR2LG, LLC) Property

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|  MROSD Preserves |  Non-MROSD Easement over MROSD |  Kahn (HR2LG, LLC) Property |
|  Other Protected Lands |  MROSD Easement over Other Protected Land |  MROSD Boundary |
|  Private Property |  Partial MROSD Ownership |  MROSD Sphere of Influence |

Midpeninsula Regional
Open Space District
(MROSD)
April 2017



Miles
0 0.25 0.5

