

FACT SHEET

GUPTA-KHAN PROPERTY

EL SERENO OPEN SPACE PRESERVE

Size: 9.37-acres of fee and approximately 1.87-acre trail easement

Location: In unincorporated Santa Clara County, the Gupta-Khan properties are located at the intersection of Bohlman Road and McGill Road, and situated between the Midpeninsula Regional Open Space District's (District) 1,418-acre El Sereno Open Space Preserve (Preserve), and Santa Clara County's 3,453-acre Sanborn County Park.

Funding: The fee and trail easement properties provide a potential regional trail connection between the Preserve and the County Park. Purchase of the property interests 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 #19, El Sereno Open Space Preserve: "Dog trails, and connection to Skyline/Sanborn County Park and Lexington Reservoir". Measure AA funding is available during Fiscal Year 2017-18 for the purchase.

EXISTING CONDITIONS

Land Use: The fee and trail easement properties are vacant. The property has access directly from Bohlman Road (public road) and McGill Road (private road). There are several older road cuts on the property that provide access from Bo Gill Road, which is a private road. The adjacent residential property at 17070 Bohlman Road has a water well and easement for this use on the northeast corner of the subject fee property.

The County of Santa Clara General Plan Land Use designation for this unincorporated property is Hillside and the zoning designation is Hillside Scenic Road Combined District (HS-sr). The property is also within the County's Wildland Urban Interface Fire Area, County Landslide Hazard Zone, and the State's Seismic Hazard Zone. While the zoning allows the development of one residential building site, the additional designation and site constraints would require site-specific engineering studies. 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 2,500 feet. It has views of the surrounding El Sereno Open Space Preserve, Sanborn County Park and Lyndon Canyon. The terrain is steep and slopes toward Lyndon Canyon.

Flora and Fauna: The vegetation on the property is mainly comprised of chamise chaparral and mixed broadleaf hardwood forest. Chamise chaparral is a fire dependent vegetation community. The property provides varied habitat for animal species associated with the upper 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 Lyndon Canyon Creek Watershed and includes a small tributary that flows into Lyndon Canyon Creek and eventually Lexington Reservoir. This is part of the larger Los Gatos Creek and Guadalupe Creek watersheds.

Purchase Terms: The proposed purchase price for the 9.37-acre fee property and 1.37-acre trail easement is \$400,000. In addition, the District is discussing potential partnership funding with Santa Clara County Parks of trail connections between the El Sereno Open Space Preserve and Sanborn County Park.

NEXT STEPS

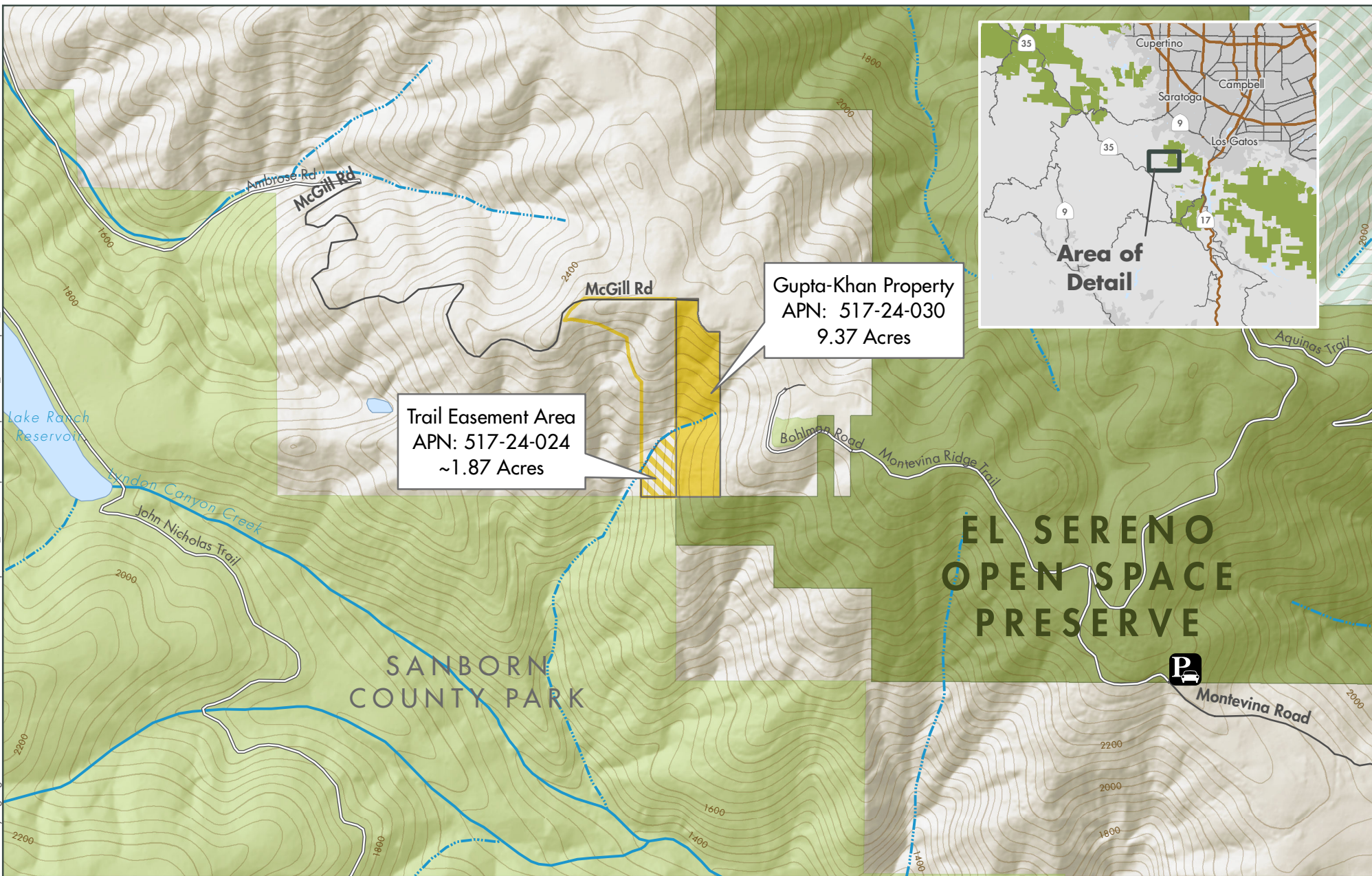
Environmental Review: Environmental review for the potential purchase of the property and incorporation into the Preserve is underway in compliance with the California Environmental Quality Act (CEQA).

Board Action: The District's Board of Directors will consider the purchase of the property at a public meeting in February 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 El Sereno 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. A future Bay Area Ridge Trail connection between El Sereno Open Space Preserve and Sanborn-Skyline County Park has been scouted and identified in this area. In particular, the proposed Bay Area Ridge Trail alignment crosses the property. 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: ngreig









Gupta-Khan Property
 APN: 517-24-030
 9.37 Acres

Trail Easement Area
 APN: 517-24-024
 ~1.87 Acres

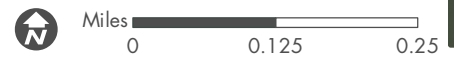
SANBORN
 COUNTY PARK

EL SERENO
 OPEN SPACE
 PRESERVE

Gupta-Khan Property

-  MROSD Preserves
-  Other Protected Lands
-  Private Property
-  Private Watershed Land
-  Gupta-Khan Property
-  Trail Easement Area

Midpeninsula Regional
 Open Space District
 (MROSD)
 December 2017



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