



## FACT SHEET: TABACHNIK PROPERTY

**Size:** 149 +/- acres

**Location:** The property is located in unincorporated San Mateo County, south of Lobitos Creek Road and west of Tunitas Creek Road. The Midpeninsula Regional Open Space District's (District) Purisima Creek Redwoods Open Space Preserve is directly north of the property, and the District's Tunitas Creek Open Space Preserve is located immediately to the southeast.

**Funding:** The District's Board of Directors will consider the purchase of the Tabachnik Property, including price and terms, in early 2020. Purchase of the property supports the District's overall mission with Measure AA Portfolio #15 to pursue regional Land Conservation Opportunities for Salmon Fisheries Conservation. The purchase is eligible for Measure AA reimbursement.

### EXISTING CONDITIONS

**Land Use (see map):** The District proposes to purchase 149.56 +/- acres consisting of would be two mostly undeveloped parcels that form a part of the larger Tabachnik land holdings. The larger 211.81 +/- acre Tabachnik parcel (APN: 066-300-010) zoned Planned Agricultural District/Coastal Development (PAD/CD) is to be divided into a 147.71 +/- acre open space property that the District proposes to purchase with the Tabachniks retaining a 64.1-acre property that is improved with a single family home, shop, green house and several one-room cabins. The second smaller parcel, an undeveloped 1.85-acre property zoned Resource Management/Coastal Zone (RM/CZ) is also proposed for purchase by the District. A paved road provides direct access from Lobitos Creek Road to the interior of the larger parcel. Access to the 1.85-acre parcel is via an unpaved road that also connects to Lobitos Creek Road.

**Landscape:** The property reaches a height of 1,600 feet and forms a connection between Lobitos and Tunitas Creeks, two watersheds that support Steelhead trout. A majority of the property slopes towards and drains into Tunitas Creek.

**Flora and Fauna:** Along the creek tributaries on the property are stands of sensitive Red Alder series and Arroyo Willow series vegetation communities. The remaining property consists of coastal scrub over hillsides and one large stand of eucalyptus trees. The property provides habitat for a number of larger animal species, 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:** A majority of the property drains to Tunitas Creek, and a half mile of Tunitas Creek traverses the southeast boundary of the property. The property possesses watershed and riparian values important for spawning habitat for the endangered Coho salmon and Steelhead trout.

**Purchase Terms:** A condition of the proposed purchase is the County's approval of a land division of the larger 211.81-acre parcel into a 64.1-acre residential parcel retained by the sellers, and a 147.71-acre parcel that would be purchased by the District. The 1.85-acre parcel would also be purchased in its entirety. The proposed purchase price for the 149.56-acre property, after the County-approved land division, is \$1,562,000.

## **NEXT STEPS**

**Environmental Review:** Environmental review in compliance with the California Environmental Quality Act (CEQA) is underway.

**Board Action:** The District's Board of Directors will consider the purchase of the Tabachnik property at a public meeting in late 2019 or early 2020. 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 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 Tunitas 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 Jasmine Leong, Real Property Administrative Assistant, at the District office (650) 691-1200 x516 to request that their names be added to the public notification list for this proposed property purchase.