

# **145 Acres Mitigation Land in San Mateo County**

**APN: 036-360-040**

**List Price: \$10,000,000**



**Listing Broker:**

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The property is a 145 acre parcel located adjacent to the west end of the 975 acre San Pedro Valley County Park and the City of Pacifica. On the north, east, and south, it is surrounded by the San Francisco Watershed. The west side property line starts several hundred feet beyond the end of the Weiler Ranch Trail in the San Pedro County Park, and on the east end, the border lies near the private drives through the San Francisco Watershed.

Current zoning for the parcel is Resource Management (RM), which does allow residential development, however; it may require a conservation easement. Up to three residential properties may be developed on this land under the property's current zoning. This property also has significant potential for mitigation banking, which might include various endangered species and wet lands.

The Middle Fork of the San Pedro Creek originates on this property and is sourced through the natural springs on the property. Water starts flowing from the property's northern areas and continues through to the San Pedro Valley County Park, next to the Weiler Ranch Trail, and eventually reaches the ocean. The current owner has obtained a preliminary ecological survey to define the species residing on this parcel. These wetlands will provide excellent habitat for a variety of species, including the likely steelhead trout.

California environmental consulting firm WRA, one of California's largest firms, was engaged for a preliminary review of the potential for a mitigation bank. On March 10 and March 13, 2014, WRA's biologist conducted a visual inspection of the property through parts of the Middle Fork of the San Pedro Creek, in areas near the San Pedro County Park, and on the eastern areas near the San Francisco Watershed. WRA's preliminary report indicates likely foraging/estivation areas for the California red-legged frog and the likelihood of steelhead trout spawning areas. Further research and a habitat modeling have been suggested for the property.

At the entrance to the San Pedro Valley County Park, behind the visitors' center, a special wooden bridge trail was built over the San Pedro Creek for visitors to observe the natural habitat and spawning activities of the steelhead trout. This wooden bridge trail is approximately one mile downstream from property's western border and is known as the Plaskon Nature Trail in the park system.

The Middle Fork of the San Pedro Creek is one of the very few remaining spawning grounds for steelhead trout, which swim from the sea to the creek to give birth. It has been concluded, "that the best spawning habitat [for the Steelhead Trout] was located within the Middle Fork." (Johnson, Richard M., *Basin-Wide Snorkel Survey of the San Pedro Creek Steelhead (Oncorhynchus Mykiss) Population* (2005), Pg. 5, internal citations omitted [the survey observed 749 steelhead in various portions of the creek], available at <http://www.cityofpacific.org/civica/filebank/blobload.asp?BlobID=4603>) The steelhead requires clean, cool, and well-oxygenated water. (*Id.* at 4) The survey describes the subject property's area as the "Best Quality Spawning Habitat." (*Id.* at 15)

Photos from the March 10th and March 13th expeditions are available for download at <http://creforum.info/036-360-040/photos.pdf> The video is available at <http://www.youtube.com/watch?v=hfVxJ-2DOQw>.

There are only two adjacent properties under private ownership. APN: 036-360-050 is a 10-acre piece, which presently has a value of \$396,000 for tax purposes and was last transferred in 2004. However, this 145-acre property is much larger and has more to offer.

**DISCLOSURE:**

Do not attempt to access this property. Some photos accompanying this offering memorandum were taken with San Mateo and San Francisco County permits and the appropriate governmental officials escorted the photographers. Trespassing through the prohibitive sections of the park or watershed by unauthorized individuals is strictly prohibited.

No representations or warranties are made concerning the information or pictures provided herein. Most of the pictures capture the areas leading up to and surrounding the subject parcel.

