

Conservation Collier Property Summary January 2005

Parcel Name: *Wielhouwer/Shader*

Target Protection Area: *Urban*

Acreeage: *10 acres*

Estimated Market Value: *\$1,600,000*

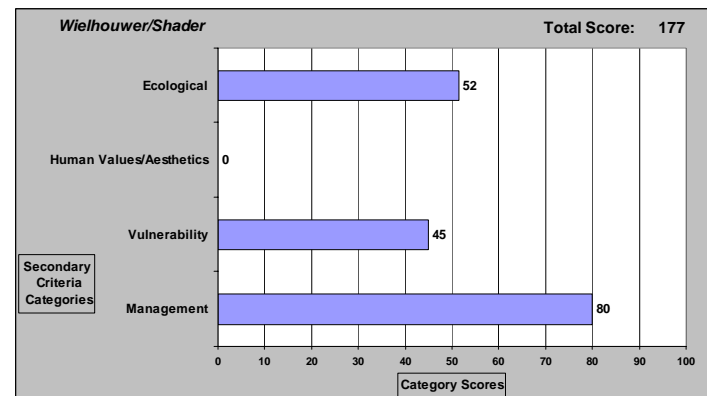
Highlights/Updates:

- Located N of Vanderbilt Dr, W of Wilshire Lakes and E of Tiburon Golf Course
- Met 4 out of 6 Initial Screening Criteria
- Habitat is hydric Pine Flatwood.
- Some listed plant species were observed, no listed wildlife species were observed on the parcel. Species richness score is 4-5 out of 10.
- **Water Resource Values:** Property contributes substantially to surficial aquifer. Wetland indicators present (soils, plants). May provide flood protection for surrounding properties, potential to provide habitat for wetland dependent species in wet season.
- **Restoration potential high** due to low degree (less than 25%) of exotic infestation and high ecological quality of observed plant communities.
- **Connections exist between this and other conservation lands** –Wilshire Lakes Conservation Areas to the NE; to S, other undeveloped parcels (under CC consideration). To W – proposed Pelican Marsh preserve lands. Future Regional Park to N – Tiburon may allow walking access easement but key connector parcels are under contract for development.
- **Partner funding is unlikely.**
- **No legal or physical access exists.** Nearby Road in Wilshire Lakes is private and fenced.
- **Real Estate Agent advises that parcel is under contract and has been assigned to homebuilder, though nothing will be firm until contract signed in Jan 2005.**



Scoring: 177 out of 400

- **Ecological 52** – Mid-range score due to lack of preferred plant communities, low biological diversity, good potential for surficial aquifer recharge, presence of seasonal wetlands. Species richness is 4 out of 10, indicating low to moderate potential for listed species, but restoration potential is high and parcel is connected to existing conservation lands (Wilshire Lakes and Tiburon).
- **Human Values 0** – No score due to no accessibility and no visibility from a public road
- **Vulnerability – 45** – Reflects potential for residential, though recent activity reflects additional un-scored vulnerability
- **Management 80**– Scored high due minimal hydrologic changes needed, low exotics (25%) and moderate management and maintenance needs



Surrounding Land Uses:

N - Wilshire Lakes residential & future Regional Park further north;

W –undeveloped lands part of proposed preservation for Pelican Marsh PUD (Tiburon); **S** - undeveloped Conservation Collier proposed lands & Wilshire

Lakes Preserve; **E** –Wilshire Lakes Conservation & residential.