





Midpeninsula Regional
Open Space District

CLOSING MEMORANDUM

To: Ana M. Ruiz, General Manager 

From: Lupe Hernandez, Real Property Agent II 

Date: December 16, 2024

Subject: Maher Property Additions, Purisima Creek Redwoods Open Space Preserve

The General Manager approved the Acceptance of Low Value Interest in Real Property on December 11, 2024, for two 0.06-acre, non-contiguous, Maher parcels within the “Redwood Park” subdivision of Purisima Creek Redwoods Open Space Preserve. This gift is in accordance with the District Rules of Procedure. The Gift Deeds were recorded on December 12, 2024, and title to and possession of the properties have passed to the District. In accordance with the District Use and Management Planning policy, the Preliminary Use and Management Plan was approved by the General Manager on December 11, 2024. Recordation of the Gift Deeds marks the final adoption of the Preliminary Use and Management Plan.

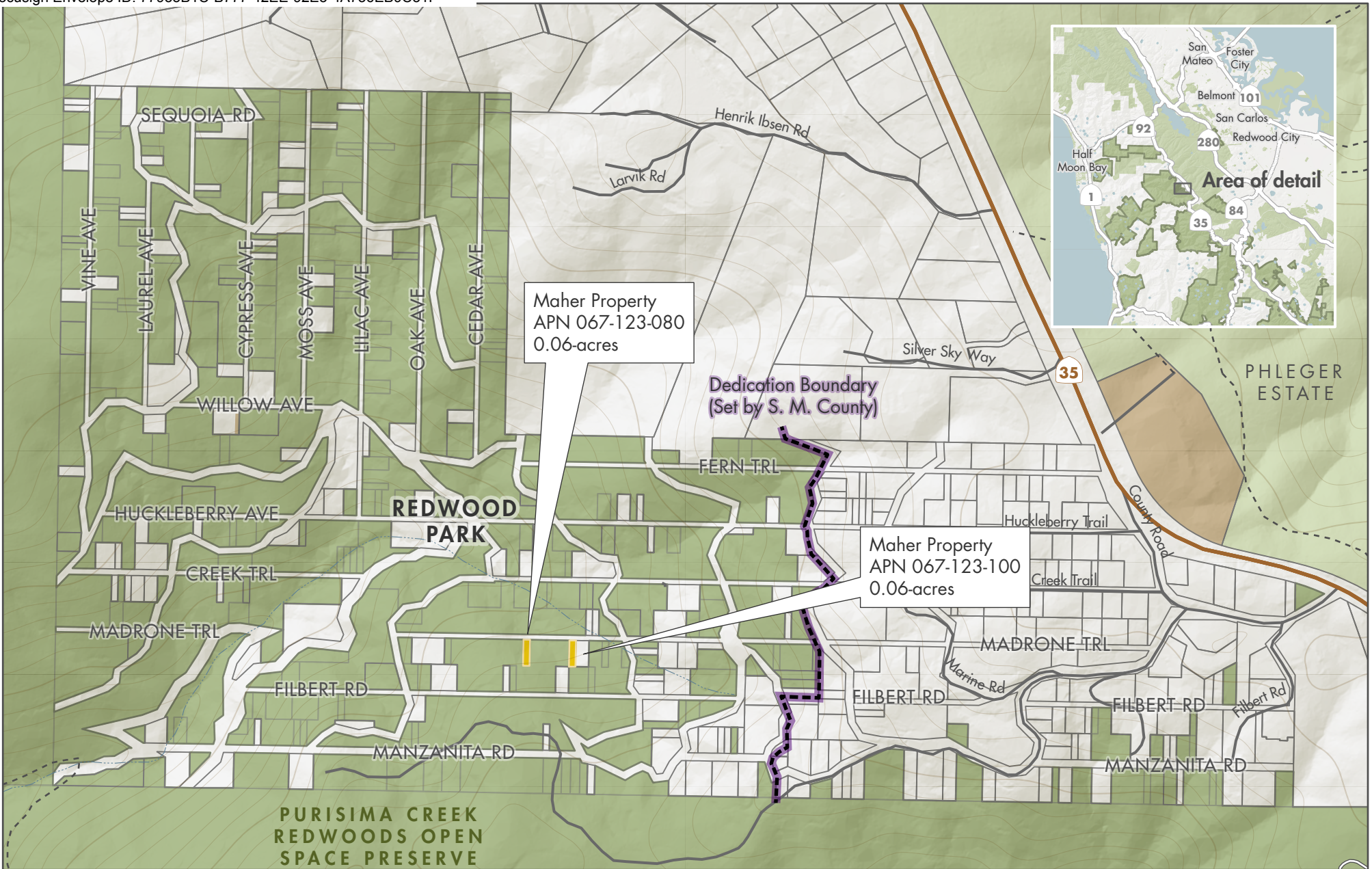
The following chart presents dedication and acquisition details for these properties:

DEDICATION & ACQUISITION INFORMATION						
Preserve & Area	County & A.P.N.	Grantor	Acres	Ownership Status: (Fee, Easement, Lease, Mgmt Agreement)	Board Approval Date & Resolution Number or General Manager Approval Date	
Purisima Creek Redwoods Redwood Park Subdivision	San Mateo 067-123-080 067-123-100	Maher	0.06 0.06	Fee	General Manager December 11 th , 2024	
Closing Date	Mgmt. Status: (Open, Closed, CMU, or Other)	Dedication Date & Status (Intended or Withheld)	Type	Funding	Value	GIS Code
December 12 th , 2024	Closed	Withheld	Gift	\$0	\$5,000 (each)	2442
Misc. Notes:						

Attachment: Map

- | | | |
|--------------------|---------------------|----------|
| cc: Administration | Land and Facilities | Legal |
| Natural Resources | Visitor Services | Planning |
| Public Affairs | Real Property | GIS |
| Board of Directors | AGM | |

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Redwood Park Subdivision - Purisima Creek Redwoods OSP

- Maher property
- Kings Mountain Fire Brigade
- Other protected lands
- Private property

Midpeninsula Regional
Open Space District
(Midpen)
10/23/2024



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.



Midpeninsula Regional
Open Space District

ACCEPTANCE OF LOW VALUE INTEREST IN REAL PROPERTY

Property Name: Maher Gift Parcels

Property Location & APN: Two Maher “Redwood Park” Subdivision parcels, approximately 0.40 miles west of Skyline Blvd., (San Mateo County APN 067-123-080 and 067-123-100)

Preserve: Purisima Creek Redwoods Open Space Preserve

Date: December 5, 2024

REAL PROPERTY MANAGER’S RECOMMENDATIONS

1. Determine that the recommended actions are categorically exempt from the California Environmental Quality Act (CEQA) as set out in this report.
2. Approve the gift of the Maher “Redwood Park” parcels under the General Manager’s authority.
3. Adopt the Preliminary Use and Management Plan as set forth in the report and name the Maher parcels as an addition to Purisima Creek Redwoods Open Space Preserve.

SUMMARY

Midpeninsula Regional Open Space District (District) is proposing to accept two Maher “Redwood Park” non-contiguous parcels containing approximately 0.06-acres each, 0.12-acres combined, commonly referred to as San Mateo County Assessor Parcel Numbers 067-123-080 and 067-123-100 as additions to Purisima Creek Redwoods Open Space Preserve. The following report presents a description of the properties, a Preliminary Use and Management Plan, the environmental review, purchase terms and conditions, and financial considerations.

DISCUSSION

Lilian Miwa Maher and Lisa Mukai Heidenreich have offered the above-listed properties to the District as a gift. It is recommended that these properties be accepted by the District General Manager in accordance with Board Policy 4.06, “Certificates of Acceptance and Acquisition of Interest in Low-Value Real Property by the General Manager.” Policy 4.06 is attached.

On May 13, 2009, the District Board of Directors adopted amendments to the Open Space Use and Management Planning Policy (see Report R-09-61). Section I includes the following statement:

“When the General Manager is authorized to accept a gift of or acquire low value real property, the General Manager is also authorized to approve the Preliminary Use and Management Plan for the property. The Board of Directors shall be notified in writing of any Preliminary Use and Management Plan so approved at the next regular Board meeting following the acquisition.”

Property Description

The properties to be gifted consist of two, non-contiguous assessor parcels, consisting of one undeveloped lot each, totaling 0.12-acres within the Redwood Park “paper” subdivision located in an unincorporated area of San Mateo County. The primary access is off Skyline Boulevard and Madrone Trail to the west. One parcel is surrounded by District land (067-123-080), and the other is adjacent to District land to the north, west, and south (067-123-100). There are no improvements on the properties.

USE AND MANAGEMENT

Planning Considerations

The properties are zoned Resource Management (RM).

Preliminary Use and Management Plan (Next Steps)

The Preliminary Use and Management Plan will take effect at the close of escrow and remain effective until the Plan is amended or a Comprehensive Use and Management Plan or Master Plan is approved for Purisima Creek Redwoods Open Space Preserve. The Preliminary Use and Management Plan represents a status quo approach to management. The properties will be maintained in their current natural condition with no changes anticipated. If changes to land use or the physical environment are proposed in the future, the plan would be subject to further environmental review and public input.

Public Access:	Closed to the public.
Signs and Site Security:	Install Preserve boundary signs where appropriate.
Structures and Improvements:	None.
Resource Management:	Conduct interim invasive plant and animal management activities consistent with the District’s policies and practices.
Agricultural Resources:	None.
Patrol:	Routinely patrol the properties in conjunction with the Redwood Park area of the Purisima Creek Redwoods Open Space Preserve.
Wildfire Fuel Management:	None.
Roads and Trails:	None.
Site Safety Inspection:	No known safety hazards exist on the site.

Name:	Name the properties as an addition to Purisima Creek Redwoods Open Space Preserve.
Dedication:	Withhold from dedication at this time.

CEQA COMPLIANCE

Project Description

The project consists of the acquisition of approximately 0.12 acres of land within the Redwood Park paper subdivision as an addition to the Purisima Creek Redwoods Open Space Preserve, and the adoption of a Preliminary Use and Management Plan for the property. The land will be permanently preserved as open space and maintained in a natural condition.

The District concludes that this project will not have a significant effect on the environment. It is categorically exempt from CEQA (California Environmental Quality Act) under Article 19, Sections 15316, 15317, 15325, and 15061(b)(3) of the CEQA Guidelines as follows:

Section 15316 exempts the acquisition of land in order to create parks if the site is in a natural condition and the management plan proposes to keep the area in a natural condition. The Preliminary Use and Management Plan specifies the property will be operated and maintained in a natural condition and there will be no expansion of use. The property will be closed to the public.

Section 15317 exempts the acceptance of fee interests in order to maintain the open space character of an area. The District will acquire fee interest and maintain the open space character of the area. No development is proposed as part of this project.

Section 15325 exempts transfers of ownership of interests in land in order to preserve open space. This acquisition will transfer fee ownership to the District and ensure it will be preserved as public open space by incorporating it into the Redwood Park Area of Purisima Creek Redwoods Open Space Preserve.

The project qualifies under all three sections. The project is also exempt under Section 15061(b)(3), as there is no possibility the actions may have a significant effect on the environment.

TERMS & CONDITIONS

The current owners propose to gift the properties to the District at no cost. Property transfer will become effective upon acceptance and recordation of the Gift Deed.

BUDGET CONSIDERATIONS

The acceptance of the Maher gift properties and inclusion of the properties into Purisima Creek Redwoods Open Space Preserve is expected to have a nominal impact on the District’s operating budget. The District will cancel San Mateo County property taxes immediately after assuming ownership of the gift properties.

PUBLIC NOTICE

Since no action is being taken by the District Board, this action is not subject to the Brown Act.

NEXT STEPS

The District’s operational departments will manage the Maher properties as an addition to the Purisima Creek Redwoods Open Space Preserve, in accordance with the Preliminary Use and Management Plan.

Attachments:

- Map
- Board Policy 4.06

Prepared by:

Lupe Hernandez, Real Property Agent II

Contact person:

Allen Ishibashi, Real Property Manager

Graphics prepared by:

Nathan Greig, Senior Technologist

Real Property Manager’s Recommendations Accepted by:

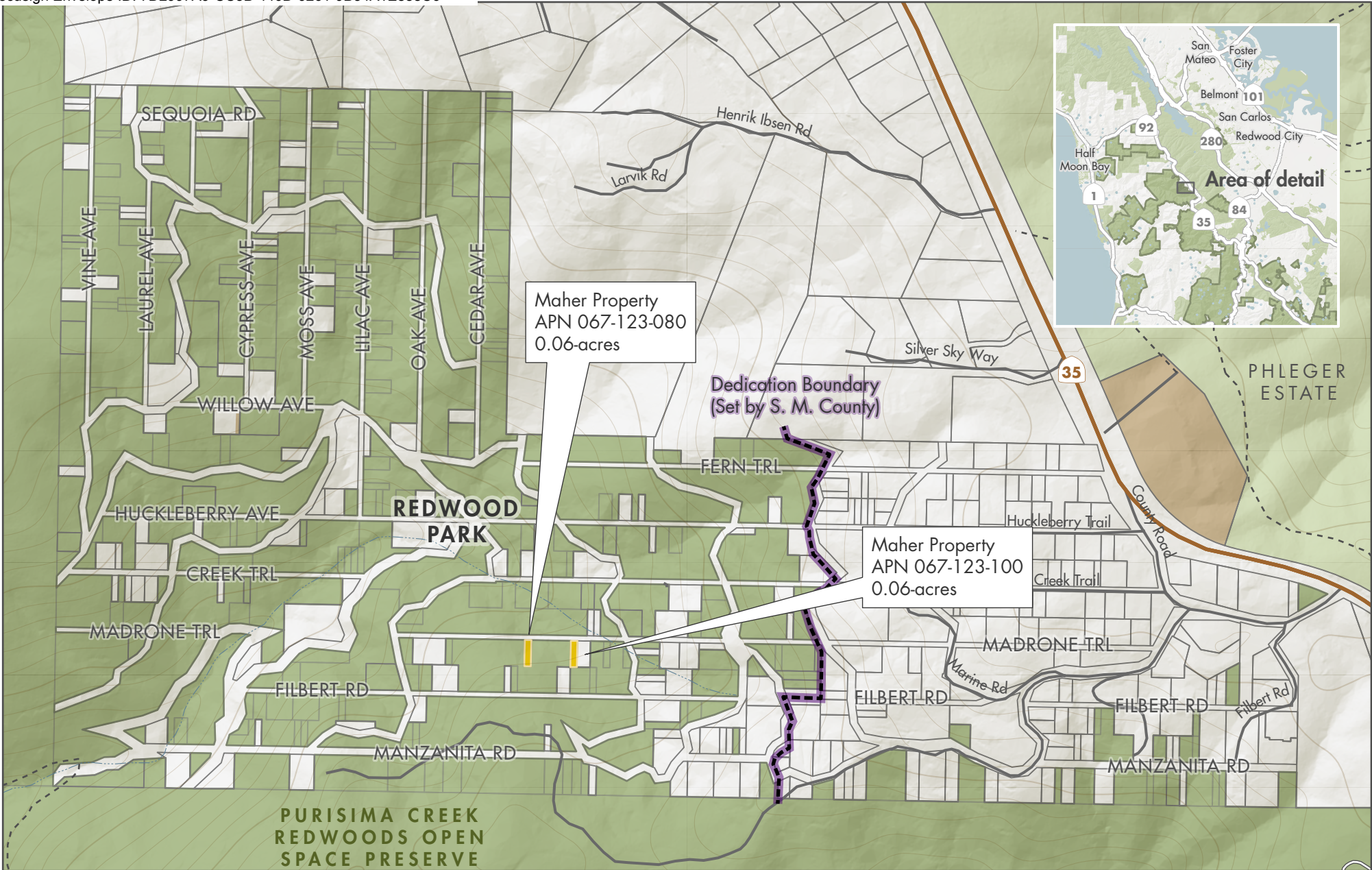
DocuSigned by:

 Ana M. Ruiz, General Manager

12/11/2024
 Date

cc: Board of Directors with Closing Memo as an attachment

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Redwood Park Subdivision - Purisima Creek Redwoods OSP

- Maher property
- Kings Mountain Fire Brigade
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Midpeninsula Regional Open Space District

Board Policy Manual

<p align="center">Certificates of Acceptance and Acquisitions of Interests in Low-Value Real Property by the General Manager</p>	<p align="center">Policy 4.06 Chapter 4 – Acquisition & Maintenance of District Lands</p>
<p>Effective Date: 6/28/91</p>	<p>Revised Date: 11/13/13</p>
<p>Prior Versions: 6/28/91; 10/8/03; 5/13/09</p>	

A. In accordance with Government Code § 27281, Certificates of Acceptance for deeds or grants conveying any interest in or easement upon real estate to the District for public purposes shall be executed as follows:

Certificate of Acceptance. The President of the Board of Directors, or, in his or her absence, the Vice President of the Board of Directors, or the District’s General Manager, are hereby authorized to consent to and accept on behalf of the Midpeninsula Regional Open Space District, deeds or grants conveying any interest in or easement upon real property to the District for public purposes and to execute a Certificate of Acceptance as evidence thereof as required by law.

B. Acquisitions of Interests in Low-Value Real Property by the General Manager. The General Manager is hereby authorized to approve the acquisition of an interest in or easement upon real property, or an option to acquire such an interest or easement, on behalf of the Midpeninsula Regional Open Space District provided the following conditions are met:

1. The General Manager determines that the acquisition of such interest in or easement upon real property is necessary or appropriate in order for the District to effectively acquire, plan, maintain and operate its system of open space preserves, and that such acquisition is consistent with all applicable District regulations and policies concerning acquisition of real property; and
2. The purchase price, option price, or, in the case of a gift, the fair market value of the gift, does not exceed the General Manager’s authority to expend District funds as provided in Section 5549 (b)(2) of the Public Resources Code and as authorized by the Board of the Directors; and
3. Prior to the General Manager’s approval of an acquisition, the District undertakes all acts required by law prior to acquiring real property, including compliance with the California Environmental Quality Act; and
4. After acquisition, the General Manager shall notify the Board of Directors, in writing, of the acquisition or option and place upon the Board of Director’s agenda at its regular meeting a Preliminary Use and Management Plan for the real property so acquired. Pursuant to the District’s Public Notification Policy, the General Manager may determine that such Plan be

presented to the Board for final adoption, in the event no public comments concerning the proposed plan have been received prior to Board action.