



Midpeninsula Regional
Open Space District

R-24-147
Meeting 24-32
December 11, 2024

AGENDA ITEM 3

AGENDA ITEM

Annual Dedication Report of Certain Lands of the Midpeninsula Regional Open Space District

GENERAL MANAGER'S RECOMMENDATION

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Accept the annual report on the status of dedicated interests in lands of the Midpeninsula Regional Open Space District held for public open space purposes.

SUMMARY

In accordance with the Midpeninsula Regional Open Space District's (District) *Policy for Dedication of District Lands*, adopted in January 1986 (Attachment 1), an annual report of the status of District lands as dedicated or undedicated is prepared each year. To date, 59.59% of District lands are dedicated. Based on an annual, parcel-specific analysis of District property, no additional land is recommended this year for dedication.

BACKGROUND

In accordance with the *Policy for Dedication of District Lands*, the Board of Directors (Board) receives an annual report indicating the status of District lands as dedicated or undedicated as of December 31st of the reporting year. The annual report may also contain recommendations for additional dedication of specific District properties or interests in lands. Upon dedication, those properties effectively become permanently protected, and the District voluntarily eliminates its ability to sell or otherwise convey those dedicated properties without voter consent, except under narrow statutory exceptions. The exceptions are referenced in the District's enabling legislation within Public Resources Code Section 5540. The statutory exceptions only permit the following: (a) exchanges of dedicated land of equal or greater open space value not to exceed a total of 40 acres in a calendar year, or (b) the transfer of land to another government agency upon the condition that the land will continue to be protected as open space in perpetuity.

Undedicated lands within District boundaries are reserved for future dedication to park and/or open space purposes, but only after the necessary planning, boundary adjustments, provision for permanent access, and other changes in configuration, which may involve the disposal or exchange of interests in all or portions of such lands, have been completed. Retaining certain lands in an undedicated status is often in the public's best interest as this affords maximum flexibility to achieve these modifications and secure the rights necessary for priority goals such as wildlife and trail connectivity. In the interim, undedicated District lands may be used for park or open space purposes within the meaning of Section 5540 of the Public Resources Code.

When considering the adoption of a Use and Management Plan for an open space property or preserve, the Board determines whether the underlying land is to be dedicated at the time of the annual report or to be withheld until a later time, such as when comprehensive planning has been completed. Dedication status is also reviewed as part of the regular land use and management planning process, such as approval of a Site Plan, Preserve Plan or Master Plan. When approving such plans, the Board may adopt a motion of intention to dedicate at that time or to withhold dedication until a future time. Another factor for consideration is when a granting agency requires land dedication as a condition of funding support.

DISCUSSION

Dedication Status Summary

The table below provides a summary of the dedication status of District lands. Only those lands for which title has passed to the District on or before November 8 are included in the acreage totals. The interests in land that the District holds, i.e., fee title, easement, or other (lease, management agreement, etc.), are included in the table. Rights of first refusal and/or reversions to the District are not included.

Dedication Status of District Lands

<i>Land Interests of the District</i>		<i>Acres</i>
Fee Title Interests		66,031.96
Lesser Interests		6,435.90
Total District Interests		72,467.86
Lands with lesser interest that prevent dedication*		3,127.56
Total acres of lands with marketable interests		69,340.30
<i>Dedication status of lands with marketable interests</i>		<i>Percentage</i>
Dedicated lands		59.59%**
Undedicated lands		40.41%
Total acres of lands with marketable interests		100.00%
		69,340.30

*Lands with lesser interest include lands protected by District funding contributions and long-term agreements with other agencies.

**Includes all dedicated lands (fee title, easements on public and private lands, leases and CC&Rs). 64.18% of lands held in fee title interest are dedicated.

Open Space Lands Acquired and/or Protected since November 8, 2023

The last annual report was presented to the Board on November 8, 2023 (R-213-03). The table below reports total lands with District interests acquired since November 8, 2023, including those that have closed escrow or been protected through other methods as of December 11, 2024.

Lands with District Interests Acquired and/or Protected since November 8, 2023 that have Closed Escrow as of December 11, 2024

<i>Year</i>	<i>Property Name</i>	<i>Preserve</i>	<i>Interest Type</i>	<i>Acres</i>	<i>Appraised Value</i>	<i>District Expenditure</i>	<i>Partner funds, exchanges, grants or gifts</i>
2024	Boothroyd-Krebs	Purisima Creek Redwoods	Easement	3.7	\$0	\$0	\$0
2024	Dunham	El Sereno	Fee	1.39	\$900,000	\$900,000	\$0
2024	Eberhard	La Honda Creek	Fee	96.77	\$3,290,180	\$2,290,180	\$1,000,000
2024	Edwards	El Sereno	Fee	35.16	\$1,010,000	\$1,207,500	\$0
2024	Fifths	La Honda Creek	Fee	59.28	\$1,000,000	\$1,000,000	\$0
2024	Graf-Scholer	Sierra Azul	Fee	27.63	\$1,000,000	\$1,000,000	\$0
2024	Haley	Purisima Creek Redwoods	Fee	0.13	\$5,000	\$0	\$5,000
2024	Johnston Ranch	Miramontes Ridge	Fee	644	\$5,700,000	\$4,100,000	\$1,600,000
2024	Redwood Park Tax Sale Parcels	Purisima Creek Redwoods	Fee	4.49	\$133,678	\$133,678	\$0
Total				872.55	\$13,038,858	\$10,631,358	\$2,605,000

Dedication Recommendations for 2024

The District annually conducts a parcel-specific analysis to provide dedication recommendations. The analysis includes consideration of criteria identified in the governing policy (Attachment 1). Staff also considers preserve parcel configuration, surrounding land use, pending negotiations for adjacent acquisitions, project coordination with partner agencies, and other relevant factors. Based upon the analysis conducted, there are no lands suitable for dedication at this time.

Recommendations for Later Dedication

Pockets of undedicated lands occur throughout the District, but the majority of undedicated District lands lie within La Honda Creek and Sierra Azul Open Space Preserves (OSP).

At La Honda Creek OSP, 49.2% (3,194.7 acres) of the 6,489.8-acre preserve is undedicated. Development of public access improvements are underway in the Preserve. When the 2012 Master Plan is amended to include property acquired since 2012, and public access improvements are completed, the status of undedicated lands will be reevaluated.

At Sierra Azul OSP, 71.8% (14,007.8 acres) of the 19,506.4-acre preserve is undedicated. Completion of the Sierra Azul OSP Master Plan was deferred to allow for a focused implementation of the Mount Umunhum Public Access and Environmental Restoration Project. When long-term management goals for the entire Preserve are approved, the status of undedicated lands will be reevaluated.

FISCAL IMPACT

Acceptance of the Annual Dedication Report has no immediate fiscal impact.

PRIOR BOARD AND COMMITTEE REVIEW

None

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

This item is not a project subject to the California Environmental Quality Act.

NEXT STEPS

In December 2025, Real Property staff will review with other Departments the District lands that may be suitable for dedication in the future and provide these findings as part of the 2025 Annual Dedication Report.

Attachment(s)

1. Policy for Dedication of District Lands

Responsible Department Head:
Allen Ishibashi, Real Property Manager

Prepared by/Contact person:
Aaron Peth, Real Property Planner, Real Property

RESOLUTION OF THE BOARD OF DIRECTORS OF THE
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT
ADOPTING AN AMENDED POLICY FOR THE DEDICA-
TION OF DISTRICT LANDS

POLICY FOR DEDICATION OF DISTRICT LANDS

WHEREAS, this Board desires to reaffirm and memorialize its policy concerning the status of District lands, now owned or later acquired, with respect to the distinction between dedicated and non-dedicated land:

NOW, THEREFORE, BE IT RESOLVED that the policy of the Midpeninsula Regional Open Space District concerning the status of land it owns or administers is as follows:

1. Dedicated Land. Dedicated land means all real property or interests therein, formally dedicated for park or open space, or both, purposes by resolution of this Board.

2. Undedicated Land. Undedicated land means all real property, or interests therein, that is not "dedicated land" as defined above. Undedicated land shall be considered to be held in a "planning reserve" status and shall not be considered to be dedicated for park or open space, or both, purposes within the meaning of Section 5540 of the Public Resources Code.

Normally, undedicated lands within the District's boundaries will be held for future dedication to park or open space, or both, purposes, but only after the necessary planning, boundary adjustments, provision for permanent access and other changes in configuration, which may involve the disposal or exchange of interests in all or portions of such lands, have been completed. Nevertheless, undedicated land may be used on a limited basis for park or open space, or both, purposes within the meaning of Section 5540 of the Public Resources Code.

At the time of adoption of the Interim Use and Management Plan following acquisition, the Board shall decide by adopted motion whether or not the acquired parcel of land is intended to be dedicated at the time of the annual report described below. The status of each such parcel shall also be reviewed as part of the regular land use and management planning process, and the Board may then adopt a motion of intention to dedicate at the time of the annual report.

An annual report shall be made in December of each year showing which District lands are in planning reserve status. At that time, the Board of Directors will normally dedicate by resolution any lands which it deems appropriate, but may also dedicate lands at any other time.

3. Transfer-Dedicated Land. Dedicated land may not be conveyed except as provided in Section 5540, Section 5540.5 or Section 5540.6 of the Public Resources Code.

4. Transfer-Undedicated Land. Undedicated land may be conveyed, transferred, leased, or disposed of at the sole discretion of the Board of Directors.

5. This resolution supercedes Resolution 79-54.