



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
County Manager



Date: April 16, 2014
Board Meeting Date: , May 20, 2014
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Freda Manuel, Real Property Services Division

Subject: Transfer Agreement with Peninsula Open Space Trust

RECOMMENDATION:

Adopt a Resolution authorizing:

- A) The President of the Board of Supervisors to execute a Transfer Agreement with Peninsula Open Space Trust for 160 acres of land known as the Butano Crest East property; and
- B) The County Manager or his designee to execute notices, escrow instructions, amendments, certificate of acceptance, documents and agreements associated with the transfer of the property.

BACKGROUND:

Pursuant to Resolution No. 072918 dated December 10, 2013, the Board authorized the Butano Crest East property to be transferred from the Peninsula Open Space Trust (POST) to the County no later than June 30, 2014. This authorization was given pursuant to a requirement in the Funding Agreement for the acquisition of the 174-acre San Mateo County Office of Education Loma Mar Property. That Funding Agreement stipulated that the County must accept the Butano Crest East property in order to receive funding from POST for the Loma Mar acquisition.

DISCUSSION:

The Butano Crest East property (the "Property") consists of approximately 160 acres of unimproved forest land within the Pescadero Creek park area. Pursuant to this Transfer Agreement with POST, the Property will transfer to the County at no cost. The County will pay all hard costs and expenses associated with the closing up to a maximum of Twenty Five Thousand Dollars (\$25,000).

The Property will be transferred into the County Parks portfolio and will remain in its natural state. Existing permitted non-motorized recreational uses such as walking, dog walking, bicycling and horseback riding will remain.

A Phase I Environmental Site Assessment (ESA) Report was completed on the Property. The findings yielded no evidence of any Recognized Environmental Condition.

County Counsel has reviewed and approved the Resolution, Transfer Agreement and Grant Deed as to form. Planning and Building has approved the Property as to General Plan Conformity. The Director of Parks concurs in this recommendation.

Approval of this Agreement contributes to the Shared Vision 2025 outcome of an Environmentally Conscious Community by allowing the Property to remain in its natural state and offering recreational use to the residents and visitors of the County.

FISCAL IMPACT:

The Property will be transferred at no cost. The County will be responsible for costs associated with deed recording and transfer, not to exceed \$25,000, as well as the maintenance of the Property which is estimated to be \$2,000 per annum.