



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
County Manager's Office



DATE: January 20, 2015
BOARD MEETING DATE: February 24, 2015
SPECIAL NOTICE/HEARING: None
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: John L. Maltbie, County Manager

SUBJECT: Acceptance of donation of undeveloped real property in Daly City, California, known as Daly City Dunes

RECOMMENDATION:

Adopt a Resolution authorizing the:

- A. President of the Board of Supervisors to execute a Donation Agreement for the County to accept ownership of APNs 003-460-280 and 003-404-070 in Daly City; and
- B. County Manager or his designee to execute notices, documents and agreements associated with the acquisition, including, without limitation, escrow instructions and a certificate of acceptance, in order to facilitate the acquisition of the property and to meet the intent of the resolution and the Board.

BACKGROUND:

Richard Elmo Haskins and Arthur Lee Haskins own two parcels of land in Daly City (APNs: 003-460-280 and 003-404-070) that they are considering donating to the County. The parcels are located in an area bounded by Bonnie Street on the south, the San Bruno Mountain State and County park to the east and Thiers Street to the north, in Daly City. These undeveloped parcels have geological and ecological significance and would add 3.23 acres to San Bruno Mountain State and County Park.

DISCUSSION:

In 2012, a water main break caused a debris flow onto the lower portion of one of the parcels (APN 003-460-280). Daly City repaired the water main, stabilized the slope with jute and synthetic netting and straw wattles, and reseeded the parcel. The primary factors impacting slope stability on the parcels are activity and development upslope of the parcels, activity and development downslope of the parcels, and the geology beneath the parcels. There is presently no activity or development either up or downslope of the parcels that would negatively affect their stability. The soils and their parent material are highly erodible, especially in extended periods of rain resulting in runoff or improperly diverted runoff systems (similar to the 2012 main break). The County Parks Department

believes that Daly City properly engineered and provided adequate subsurface drainage below the repair of the 2012 water main break. Further, a Geological Hazards Assessment completed in March of 2014 for the Parks Department found no indication that the conditions upslope and downslope were adverse to the stability of the Property.

The County will need to be prepared to review any potential planning or development activity on parcels both up- and downslope from the parcels under consideration including those directly adjacent. Further, the development of any of the surrounding parcels has the potential to negatively affect the stability of the entire slope and jeopardize the population of the Federally protected San Francisco Lessingia, a food source for sensitive butterfly species.

Acquisition of the Property is categorically exempt under the California Environmental Quality Act (CEQA). County Counsel has reviewed and approved the agreement and resolution as to form. The Director of the Parks Department concurs with this recommendation.

An environmental assessment of the parcels was completed and yielded no concerns. The Department of Parks has physically inspected the property.

On June 5, 2014, the Parks and Recreation Commission approved the acceptance of the donated parcels.

The County contributed \$2,500 toward the owner's appraisal of the parcels. The County is responsible for all costs and expenses associated with closing the transaction.

Approval of this Resolution contributes to the Shared Vision 2025 outcome of an Environmentally Conscious Community as execution of the Donation Agreement and acceptance of the parcels contributes to the goal of preserving natural and ecologically significant landscapes in San Mateo County.

FISCAL IMPACT:

The cost for evaluation and processing the real property transaction will be financed by the Department of Parks. Costs to maintain the property are estimated not to exceed \$500 annually due to volunteer support in the area and will come out of the Parks General Fund.