



Midpeninsula Regional
Open Space District

R-25-164
Meeting 25-32
December 10, 2025

AGENDA ITEM 8

AGENDA ITEM

Acceptance of a Gift of the Bonner Trust Property located in San Mateo County (Assessor's Parcel Number 083-290-040) as an addition to Russian Ridge Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS *se* *deur*

1. Determine that the recommended actions are categorically exempt from the California Environmental Quality Act (CEQA), as set out in the staff report.
2. Adopt a Resolution authorizing the General Manager or other appropriate officer to accept the Gift Deed of the Bonner Trust Property.
3. Adopt a Preliminary Use and Management Plan, as set out in the staff report.
4. Withhold dedication of the Bonner Trust Property as public open space at this time.

SUMMARY

The General Manager recommends accepting a gift of the 10-acre Bonner Trust Property (Property) as an addition to Russian Ridge Open Space Preserve (Russian Ridge OSP or Preserve). The following report includes a description of the Property, a Preliminary Use and Management Plan, findings of the environmental review, the terms and conditions, and financial considerations.

DISCUSSION

Property Description and Regional Context (see attached map)

The Midpeninsula Regional Open Space District (District) proposes to accept the gift of a 10-acre Property consisting of one legal parcel. The General Manager is already authorized by the Board to accept "low value" gifts of land valued under \$50,000, but due to the value of this Property, the General Manager is requesting Board authorization to accept this gift. The Property is located along Alpine Road in unincorporated San Mateo County, 4 miles west of Skyline Boulevard. The Property is bordered by San Mateo County Sam McDonald Park to the south and the City and County of San Francisco's Log Cabin property to the west and north and private property to the east. The District's 3,765-acre Russian Ridge OSP is a half mile to the northeast. The community of La Honda sits approximately 3 miles to the northwest. This Property gift supports land conservation opportunities by permanently protecting redwood forest and streams within the Upper San Gregorio Creek watershed.

Land Uses and Improvements

The Property is vacant with no utilities and unimproved aside from a steep access road in fair condition crossing the southeast corner of the San Francisco Log Cabin property from Alpine Road. The Property is heavily wooded and undeveloped.

Habitat and Natural Resources Value

The Property includes dense evergreen and deciduous hardwood forests, including redwoods, Douglas fir, oaks and madrones. The Property provides habitat for a number of species associated with the San Gregorio watershed, including deer, coyotes, bobcats, and mountain lions. A wide variety of small mammals, birds, and other species occupy or migrate through it.

Water Resources and Rights

The Property drains into Alpine Creek to the south and is situated between the confluence of Rogers Gulch and Alpine Creek to the east and the confluence of Mindogo and Alpine Creeks to the west. Alpine Creek is a major tributary to the San Gregorio Creek watershed, which supports spawning habitat for the endangered Coho Salmon and threatened steelhead trout.

COASTAL ANNEXATION AREA SERVICE PLAN COMPLIANCE

The Property is within the boundaries of the District's Service Plan for the San Mateo County Coastal Annexation Area (Service Plan). The Service Plan and conditions approved by the San Mateo Local Agency Formation Commission (LAFCo) established policies for the District's Coastsides Protection Program (Program). The Program guides the District's coastal purchases and use and management of open space land within the Service Plan Area. The property is not agricultural land and has not been used for agricultural operations; therefore, a consultation with the Farm Bureau is not needed. In addition, the property owner desires to record the property gift by the end of December 2025 which does not provide time to present this item at a meeting on the coastsides.

USE AND MANAGEMENT**Planning Considerations**

The Property consists of one parcel located in unincorporated San Mateo County with a General Plan designation of Open Space and a zoning designation of Resource Management (RM). Natural resource management, habitat preservation, and low intensity recreation are allowable uses within this land use designation.

If accepted, the Property will be incorporated into the nearby Preserve and the Preliminary Use and Management Plan as set out in this report will be implemented. Subsequent planning and further environmental review for future uses that are consistent with the District's mission and Basic Policy would be conducted in accordance with the District's Service Plan, including consultation with appropriate agencies, organizations, and adjoining landowners.

Preliminary Use and Management Plan

The Preliminary Use and Management Plan (PUMP) establishes a status quo land management approach in the interim between the purchase of a property and the completion of a future long-term plan. The PUMP takes effect at the close of escrow and remains effective until changes warrant an amendment or development of a comprehensive Preserve plan to include this

Property. 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.

Name:	Name the Property as an addition to Russian Ridge Open Space Preserve.
Dedication:	Withhold dedication of the subject Property as open space at this time.
Coastal Service Plan:	Operate and manage the Property in compliance with the District's Service Plan for the Coastal Annexation Area and the mitigation measures adopted pursuant to the Service Plan's Environmental Impact Report.
Public Access:	Designate the Property as closed to public use at this time.
Signs and Site Security:	Install District signage, including boundary and operational signs, as needed.
Fences and Gates:	Upgrade and maintain gates and fencing as necessary to prevent unauthorized entry.
Roads and Trails:	Maintain existing dirt road when needed for access to the parcel in accordance with the District's adopted Resource Management Policies standards and Open Space Maintenance and Restoration program.
Patrol:	Routinely patrol Property using the existing dirt access roads.
Resource Management:	Maintain the Property in its natural condition. Conduct plant and animal management activities consistent with the District's adopted Resource Management Policies, Integrated Pest Management Program Guidance Manual, Open Space Maintenance and Restoration Program, Wildland Fire Resiliency Program, Best Management Practices, and regulatory permits as needed.
Water Resources:	Protect the creeks on the Property consistent with the District's adopted Resource Management Policies and Best Management Practices.
Wildland Fuel Management:	Implement standard District-wide fuel management and defensible space practices consistent with the District's adopted Wildland Fire Resiliency Program.

CEQA COMPLIANCE

Project Description

The project consists of a gift of a 10-acre Property as an addition to the District's open space preserve system, and the concurrent adoption of a PUMP. The adoption of a PUMP establishes a status quo land management approach, with no expansion or changes to the Property's existing use as open space and maintains it in a natural condition. As directed in the proposed PUMP,

maintenance and minor resource management activities will be conducted in accordance with adopted District policies and programs and their associated CEQA documents.

The Property is within the boundaries of the District's Service Plan for the San Mateo County Coastal Annexation Area. The Service Plan and the Service Plan Final Environmental Impact Report (FEIR), certified in 2004, includes policies, guidelines, and mitigations to ensure compatibility with the County General Plan and Local Coastal Program. The actions proposed will be conducted in compliance with the Service Plan and FEIR.

Any minor erosion and sediment control measures, wildland fuel management, and minor resource management activities implemented by the District or tenants as part of the PUMP will be conducted in accordance with the District's approved Resource Management Policies and the mitigation measures adopted as part of the Resource Management Policies' FEIR, and in accordance with applicable regulatory permits. Any invasive species control will be conducted in accordance with the District's adopted Integrated Pest Management Policies and Integrated Pest Management Program Guidance Manual, Best Management Practices, and the mitigation measures adopted as part of the Integrated Pest Management Policies' FEIR.

CEQA Determination

The District concludes that the acceptance of gift of the Property and adoption of the PUMP is categorically exempt from the California Environmental Quality Act (CEQA) under Article 19, Sections 15301, 15316, and 15325 of the CEQA Guidelines as follows:

Section 15301 exempts the repair, maintenance, or minor alteration of existing public or private structures, facilities, or topographical features, involving negligible or no expansion of use beyond the existing uses at the time of the lead agency's determination. The PUMP will maintain the Property as status quo with no expansion or changes to its existing uses as open space lands, complying with the District's adopted Resource Management Policies, Integrated Pest Management Program Guidance Manual, Best Management Practices, and regulatory permits as applicable. The PUMP includes minor site improvements, such as signage and fencing, as needed. The PUMP also includes maintenance of the existing roads as necessary, as well as maintenance of or minor alterations to the property for wildland fuel management and other natural resource management activities in accordance with the District's adopted policies and programs and their associated CEQA documents.

Section 15316 exempts the acquisition of land in order to create parks if the land is in a natural condition, and the management plan proposes to keep the area in a natural condition. The PUMP for the Property specifies that the land will remain in a natural condition and will be designated as an addition to the District's Russian Ridge Open Space Preserve.

Section 15325 exempts transfers of ownership of interests in land to preserve open space. This acquisition will transfer fee ownership of the Property to the District to ensure that the open space will be preserved and incorporated into Russian Ridge Open Space Preserve.

TERMS AND CONDITIONS

The 10-acre Bonner Trust gift property has a fair market value of \$140,000 (\$14,000 per acre) based upon an independent fair market appraisal commissioned by the owner. The District will

obtain title insurance based on the appraised value at an estimated cost of \$2,000. Escrow would close on or before December 30, 2025.

FISCAL IMPACT

Acceptance of the Bonner Trust Property will result in nominal title insurance costs, estimated at approximately \$2,000, as well as ongoing annual Coastside Protection Area compensation obligations as detailed below. The title insurance costs will be funded through Fund 40 (Low-Value Land Fund). No other significant fiscal impacts are anticipated. This recommended action is not funded by Measure AA.

Coastside Protection Area Fiscal Considerations

The Property is located within the service area of San Mateo County Fire (County Fire). Under the terms of the District/County Fire agreement, the District would pay \$65.69 the first year and annually increase the amount by 2%.

Similarly, the Property is located in the service area of the La Honda-Pescadero Unified School District (School) and is subject to a School service fee per an agreement between the District and School. Under the terms of the District/School agreement, the District would pay the School \$398.35 during the first year and annually increase the amount by 2%.

PRIOR BOARD AND COMMITTEE REVIEW

The Real Property Committee did not review the purchase due to the compressed timeline of this gift transaction.

PUBLIC NOTICE

Public notice for this meeting was provided as required by the Brown Act. A copy of the agenda for this meeting was mailed to property owners of land located adjacent to or surrounding the Property, to interested parties, and to those listed on the Coastside Protection Area mailing list.

NEXT STEPS

Upon approval, the General Manager will direct staff to proceed with the close of escrow for the gift of the Property and implement the PUMP. The District's Skyline Field Office will manage the Property as an addition to Russian Ridge Open Space Preserve.

Attachments:

1. Resolution Authorizing the General Manager or Other Officer to Execute Certificates of Acceptance of Gift Deed to District, and Authorizing General Manager or Designee to Execute any and all Other Documents Necessary or Appropriate to Closing of the Transaction (Russian Ridge Open Space Preserve – Lands of Bonner Trust)
2. Bonner Trust Property Location Map

Responsible Department Head:
Allen Ishibashi, Real Property Manager

Prepared by/contact person:

Michael Williams, Senior Real Property Agent

Graphics prepared by:
Nathan Greig, Senior Technologist

RESOLUTION 25-__

RESOLUTION OF THE BOARD OF DIRECTORS OF MIDPENINSULA REGIONAL OPEN SPACE DISTRICT AUTHORIZING GENERAL MANAGER OR OTHER APPROPRIATE OFFICER TO EXECUTE CERTIFICATE OF ACCEPTANCE AND GIFT DEED TO DISTRICT, AND AUTHORIZING GENERAL MANAGER TO EXECUTE ANY AND ALL OTHER DOCUMENTS NECESSARY OR APPROPRIATE TO CLOSING OF THE TRANSACTION (RUSSIAN RIDGE OPEN SPACE PRESERVE - LANDS OF BONNER TRUST, SAN MATEO COUNTY, ASSESSOR'S PARCEL NUMBER 083-290-040)

The Board of Directors of Midpeninsula Regional Open Space District does hereby resolve as follows:

SECTION ONE. The Board of Directors of Midpeninsula Regional Open Space District (District) does hereby accept the Gift Deed (Gift) from Kirk J. Bonner and Marlene M. Bonner, Trustees of The Kirk J. Bonner and Marlene M. Bonner Living Trust dated May 19, 2020, and authorizes the President of the Board of Directors, General Manager, or other appropriate officer to execute the Certificate of Acceptance and all related transactional documents on behalf of the District to acquire the real property described therein, San Mateo County Assessor's Parcel Number 083-290-040 (Bonner Trust Property).

SECTION TWO. The General Manager, President of the Board of Directors, or other appropriate officer is authorized to execute a Certificate of Acceptance and the Gift Deed on behalf of the District.

SECTION THREE. The General Manager or the General Manager's designee (Real Property Manager) is authorized to provide notice of acceptance to the seller, execute all escrow docs, and to extend escrow if necessary.

SECTION FOUR. The General Manager or the General Manager's designee (Real Property Manager) is authorized to expend up to \$2,000.00 to cover the cost of title insurance, escrow fees, survey and miscellaneous costs related to this transaction.

SECTION FIVE. The General Manager and General Counsel are further authorized to approve any technical revisions to the attached Agreement and documents, which do not involve any material change to any term of the Agreement or documents, which are necessary or appropriate to the closing or implementation of this transaction.

* * * * *

PASSED AND ADOPTED by the Board of Directors of the Midpeninsula Regional Open Space District on December 10, 2025, at a regular meeting thereof, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

Zoe Kersteen-Tucker, Secretary
Board of Directors

Jed Cyr, President
Board of Directors

APPROVED AS TO FORM:

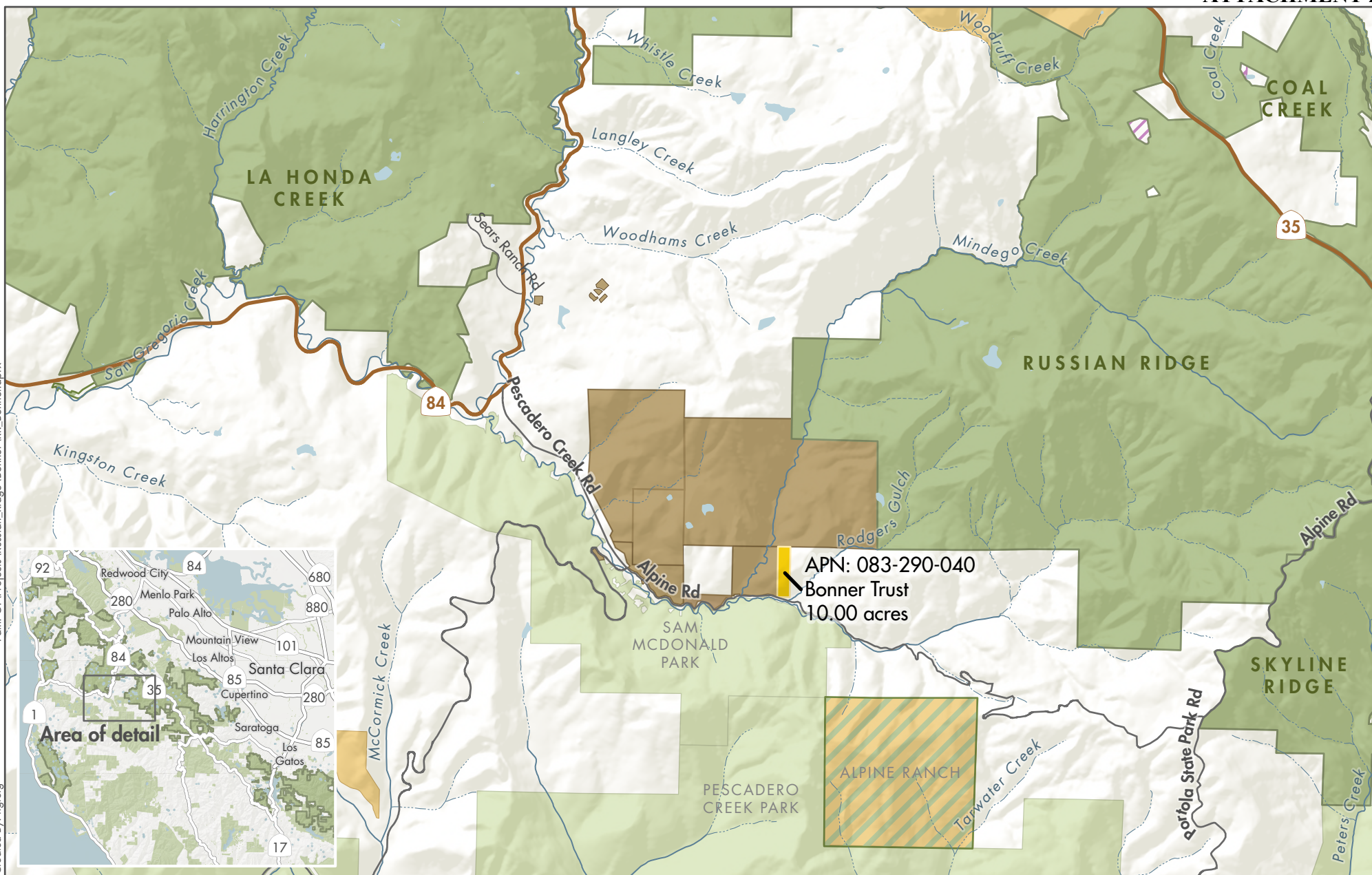
Hilary Stevenson, General Counsel

I, the District Clerk of the Midpeninsula Regional Open Space District, hereby certify that the above is a true and correct copy of a resolution duly adopted by the Board of Directors of the Midpeninsula Regional Open Space District by the above vote at a meeting thereof duly held and called on the above day.

Maria Soria, District Clerk

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Created By: ngreig



Bonner Property

- | | | | |
|---|----------------------------|---|---------------------|
|  | Bonner Property |  | Other public agency |
|  | Midpen preserve |  | Land trust |
|  | Other protected open space |  | Private property |

Midpeninsula Regional
Open Space District
(Midpen)
12/2/2025



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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.