



COUNTY OF SAN MATEO
Inter-Departmental Correspondence

County Manager's Office

DATE: December 30, 2003

BOARD MEETING DATE: January 13, 2004

TO: Honorable Board of Supervisors
FROM: Steve Alms, Manager, Real Property Services
SUBJECT: Real Property Report for Fiscal Year 2003/2004.

Recommendation Accept this Report on County-owned Real Property.

Background The Board of Supervisors annually reviews all County-owned real property to identify that which is surplus to the County's needs.

Discussion In this Report, County-owned property is grouped into five categories:

- Category 1 – Nine properties not needed for current or future County use that are available for disposal.
- Category 2 – Five properties not required for County use. It is recommended that these properties continue to be retained for the reasons indicated.
- Category 3 – Five properties not currently developed or used. Four of the parcels are part of a larger County property that is in use by the County.
- Category 4 – Four Housing and Community Services parcels; two in East Palo Alto, one in Half Moon Bay and one in Menlo Park. The remnant parcel along Miramontes Point Road in Half Moon Bay, if sold to the adjoining property owners, would add significant value to those parcels. It is recommended that the others be retained.
- Category 5 – County-owned real property currently being used by the County.

The nine properties in Category 1 are not needed by the County and could be sold. The sale of Items 4, 5 and 8 could generate in excess of \$900,000. The other six have only nominal value. Category 1, Item 9 - Newbridge Street in East Palo Alto, was previously held in Category 2.

The unused portions of County-owned properties listed in Categories 2 and 3 could either be held for future County use or developed to produce revenue to help finance needed capital improvement. A resolution has been separately submitted to declare surplus the Oak Farm site (Category 2, Item 5). If adopted, the resolution would make the parcel, previously held in Category 3, available for lease as an affordable housing site.

Vision Alignment

The County Owned Property Report keeps the commitment of responsive, effective and collaborative government and goal number 20. Government decisions are based on careful consideration of future impact, rather than temporary relief or immediate gain. The report contributes to this commitment since careful consideration of future impact, rather than temporary relief or immediate gain are considered by providing information to enable the Board to consider long range impacts on managing and disposing of County owned real property.

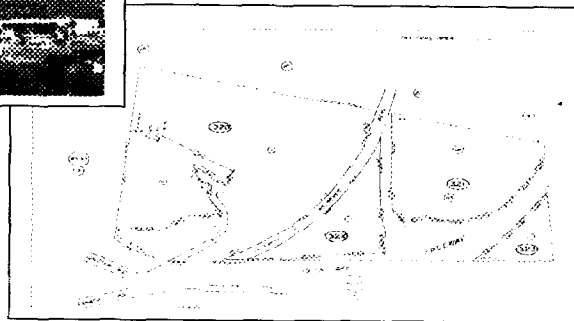
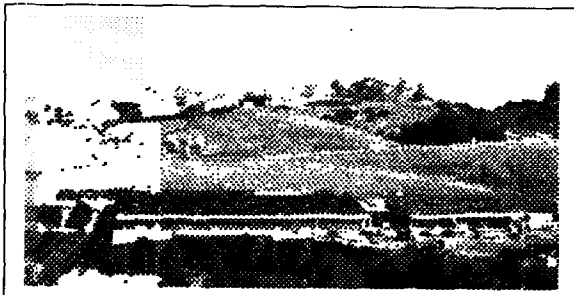
Fiscal Impact

Sale of three of the surplus properties would generate revenue estimated at \$900,000.

- Cc: D. Penny Bennett, Deputy County Counsel
Margaret Taylor, Director, Health Services
Marcia Raines, Director, Environmental Services Agency
Maureen Borland, Director, Human Services Agency
Mary Burns, Director, Parks and Recreation
Neil Cullen, Director, Public Works Department
Steve Alms, Manager, Real Property Services

RECOMMENDED
John A. Smith
COUNTY MANAGER

COUNTY OF SAN MATEO
REAL PROPERTY REPORT
2003 - 2004



Prepared by
Real Property Services Division
January 2004

CATEGORY 1

**SURPLUS PROPERTIES
AVAILABLE FOR DISPOSAL**

Catag.	COP	Property / APN	How Acquired
	0044	Coast Highway & Kano. f Avenue, Montzra	
Item 1		035-041-000	
Size Ac.	0.08		Offer of Dedication

Road Fund property with nominal value.

1	0111	Pine Street, Redwood City	
Item 2		043-156-090	
Size Ac.	0.01		How Acquired NA

This land is adjacent to the railroad tracks. The adjoining railroad owner declined our offer to sell. Nominal value.

1	0156	Pilarzitos Avenue, Half Moon Bay	
Item 3		056-141-150 & 160	
Size Ac.	0.35		How Acquired Tax Collector

This is a Park Fund parcel. Development potential is restricted due to the property's proximity to riparian vegetation which significantly reduces the amount of usable area. Parcel has little market value.

Categ.	COP	Property / APN
1	0468	Vernal and Lake View Way, Emerald Lake
Item	4	068-064-110
Size Ac.	0.18	How Acquired Grant for Library or Playground

This is a single family residential site. The site should sell for more than \$500,000. This is a General Fund parcel. There are issues with title which must be resolved prior to sale. Other than selling at a public auction, options include selling the land for subsidized or market rate housing. Parcel size is substandard. Value would be maximized if it were sold with a clear right to improve the site.

1	0490	Cloverdale Road, Pescadero
Item	5	086-061-020
Size Ac.	3.38	How Acquired Grant for Fire Station Use

The parcel was declared surplus in August 1999 (Resolution No. 63009). Prior to scheduling an auction, Pescadero Municipal Advisory Council requested an opportunity to explore the possibility of using the density credit or water rights in connection with a proposed housing development on Pescadero High School property. The most recent evaluation of the value of the property estimated a value of \$125,000, which represented the estimated value of a density credit in 1999. No further action has been taken since that time.

1	1046	Alder and Corona Streets, Montara (Road # 1121)
Item	6	036-125-010
Size Ac.	0.14	How Acquired Road Fund

Road Fund property with nominal value. Adjacent owners have expressed an interest in purchasing the property. The Highway 1 bypass tunnel may affect the value.

1	1241-1	NS Runnymede Street & Glen Way, East Palo Alto
Item	7	063-199-220
Size Ac.	0.02	How Acquired Road Fund

Road Fund property with nominal value. Adjoining owner is not interested in acquiring.

Categ.	COP	Property /	APN
1	1724	University at Bay	
Item	8	063-111-230	
Size Ac.	0.18	How Acquired	Road Fund

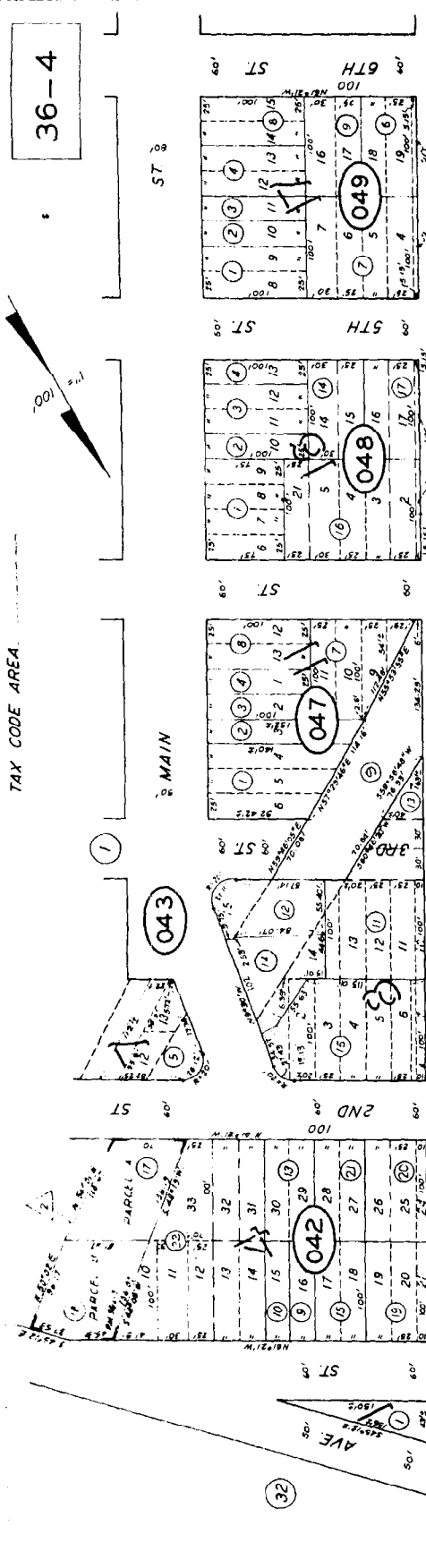
EPA has recently expressed renewed interest in purchasing this parcel for fair market value with the intention of eventually having it incorporated in the development of the adjacent property.

1	2058	Newbridge Street	
Item	9	062-126-030	
Size Ac.	0.07	How Acquired	Road Fund

This is a 25' wide surplus road parcel. The substandard lot is located between an existing 25' substandard lot and a legal (50' wide) building site. If the City is no longer interested the property, it should be offered to the adjoining owners. Prior to offering the property to the adjoining owners it is recommended that County staff consult with E.P.A City officials to determine if the County property should be combined with the adjoining 25' to make that site a standard (legal) building site under City zoning requirements.

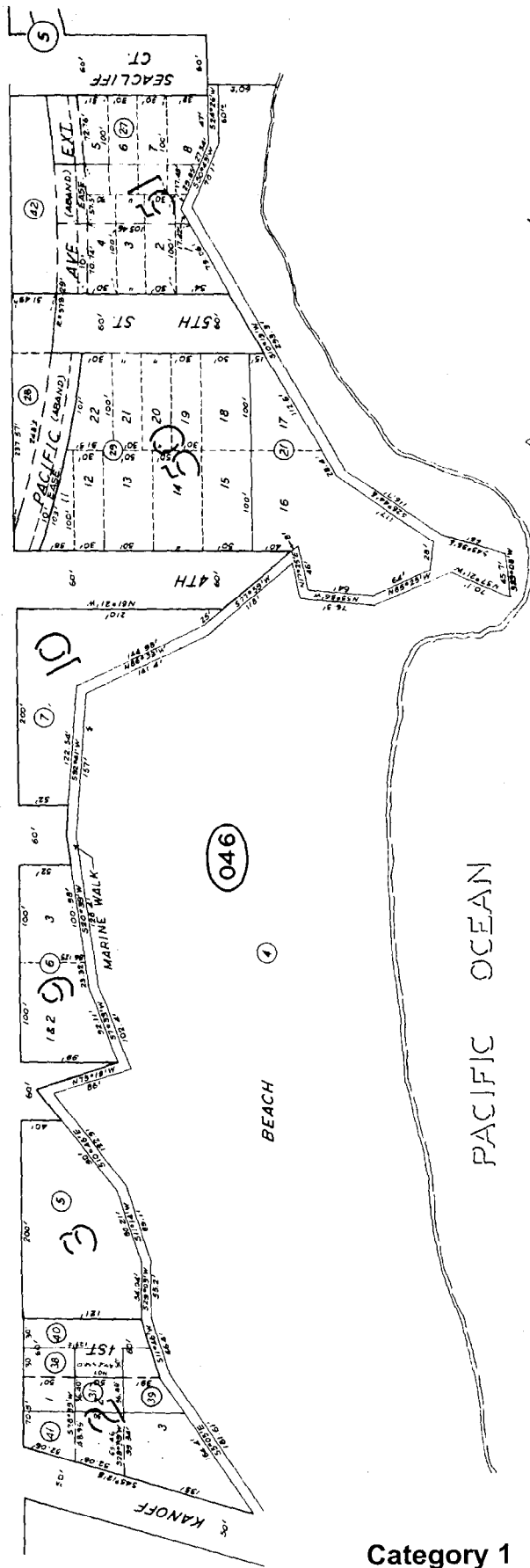
TAX CODE AREA.

36-4



CABRILLO

HIGHWAY



2. PARCEL MAP VOL 38/6-7
 FARALLONE CITY LOTS 45, 46, 47, 48, 49, 50, 51 RSM 6/2

MAP COUNTY OF SAN MATEO, CALIF

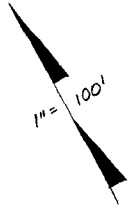
12-14-76

Category 1 Item 1

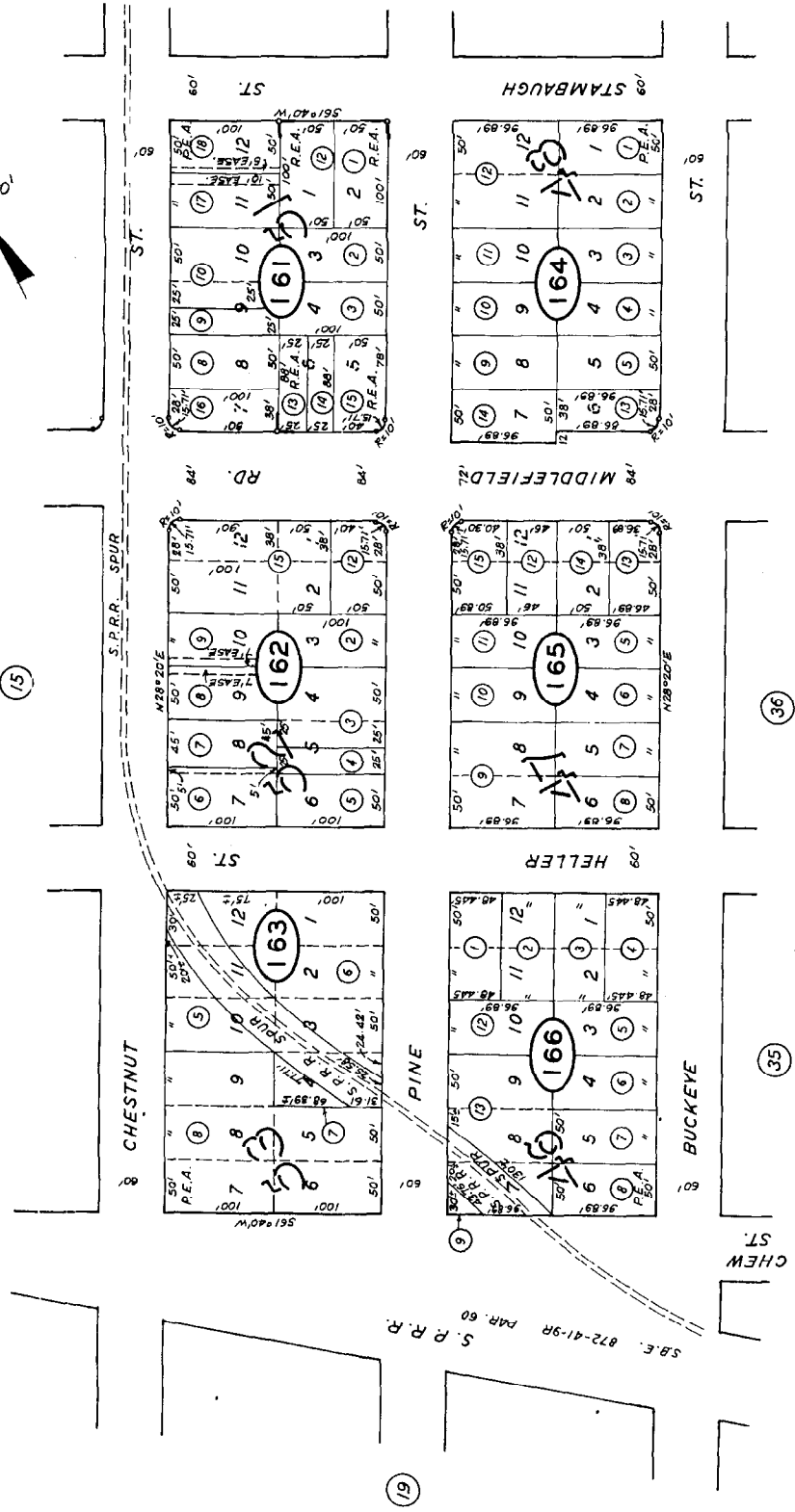
D.M.

53-16

TAX CODE AREA



(15)



△ PTN. OF EASTERN ADDITION RSM 18/6
 △ RESUB. EASTERN ADDITION LOTS 1-6 BLK 51 RSM 8/1

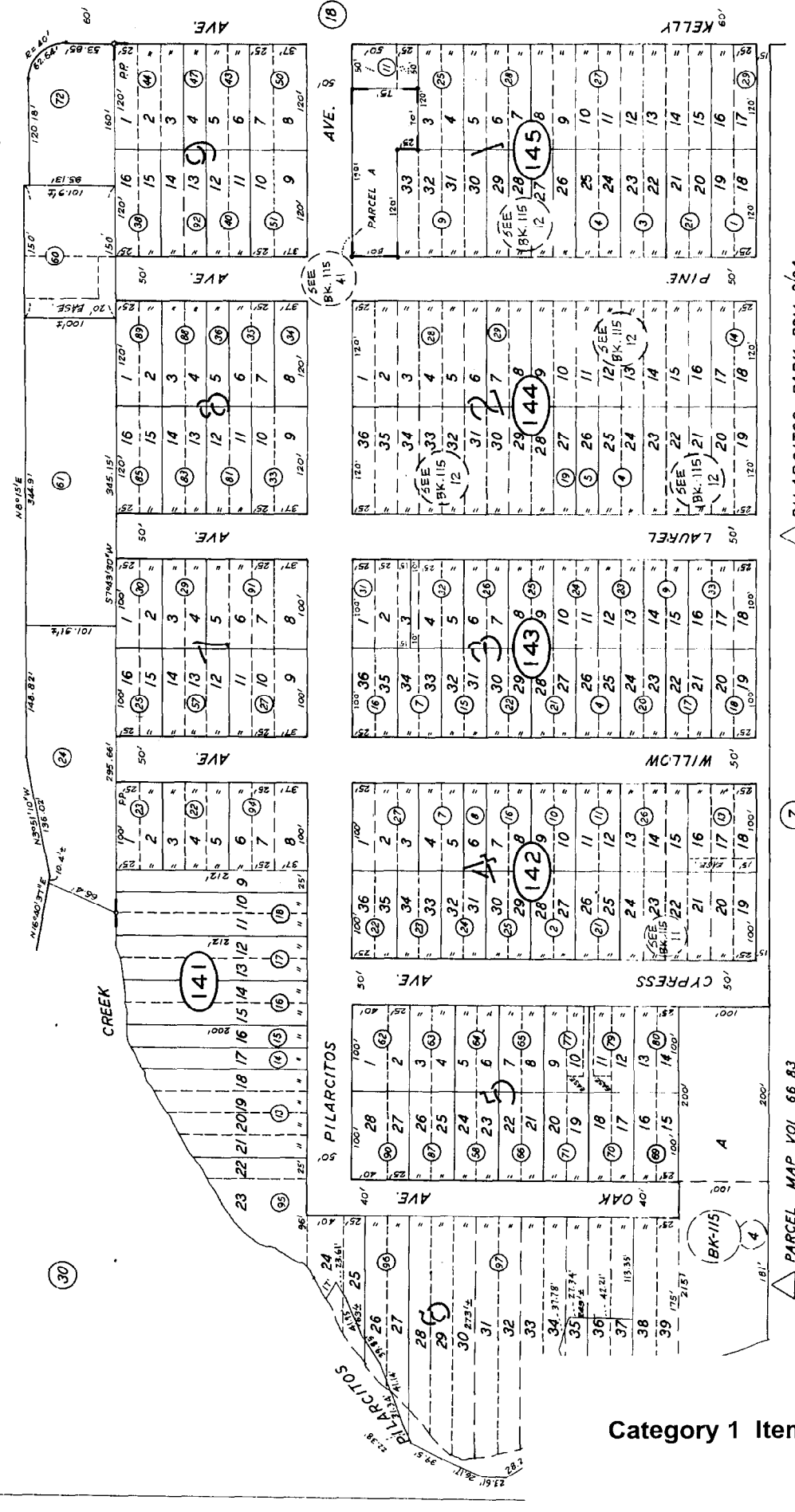
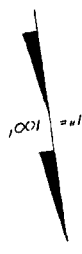
D.M. ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF

2-23-84

56-14

(15) TAX CODE AREA

CABRILLO HWY

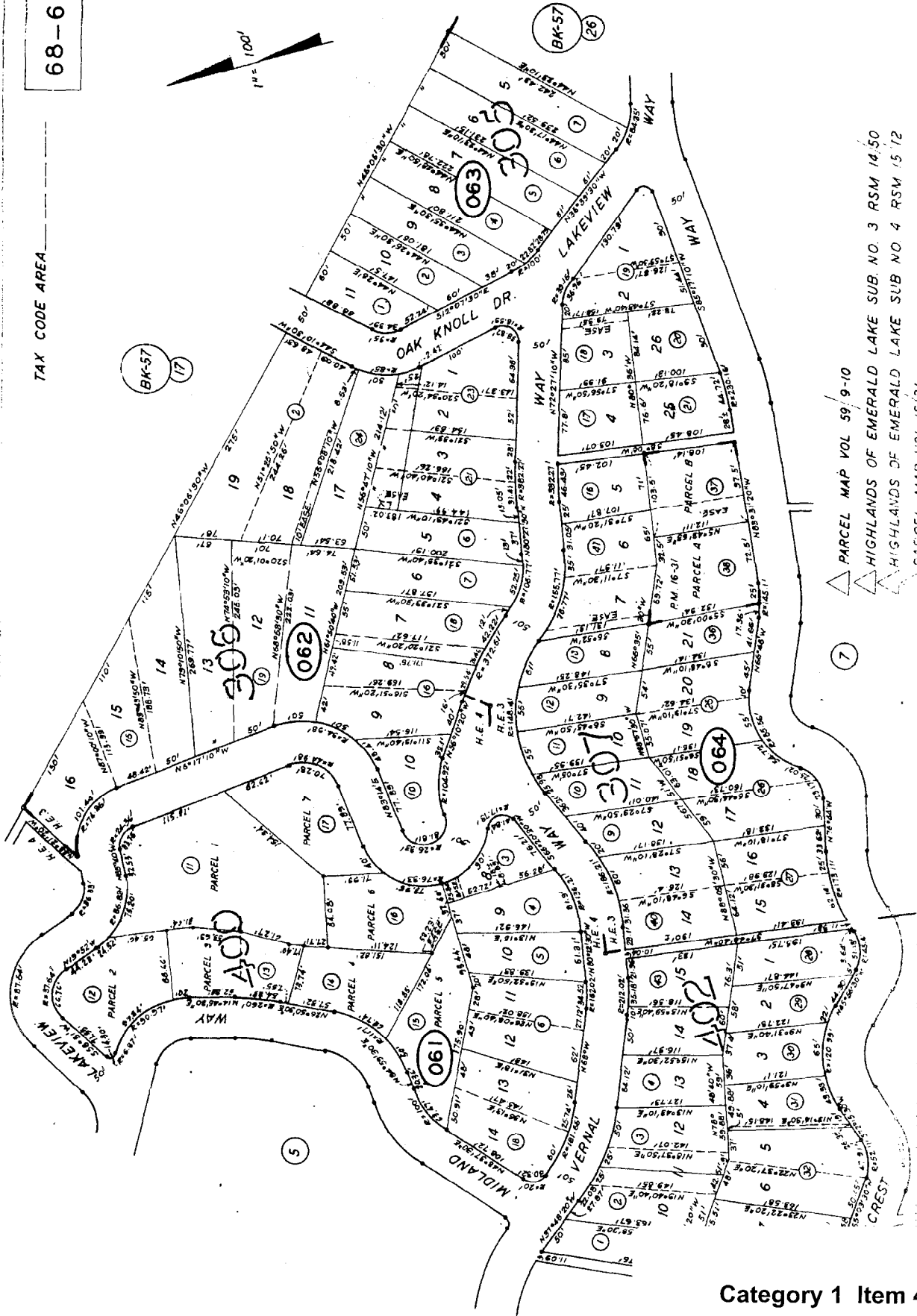
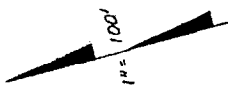


(7) PILARCITOS PARK RSM 3/94

(7) PARCEL MAP VOL 66 83
ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF

Category 1 Item 3

TAX CODE AREA



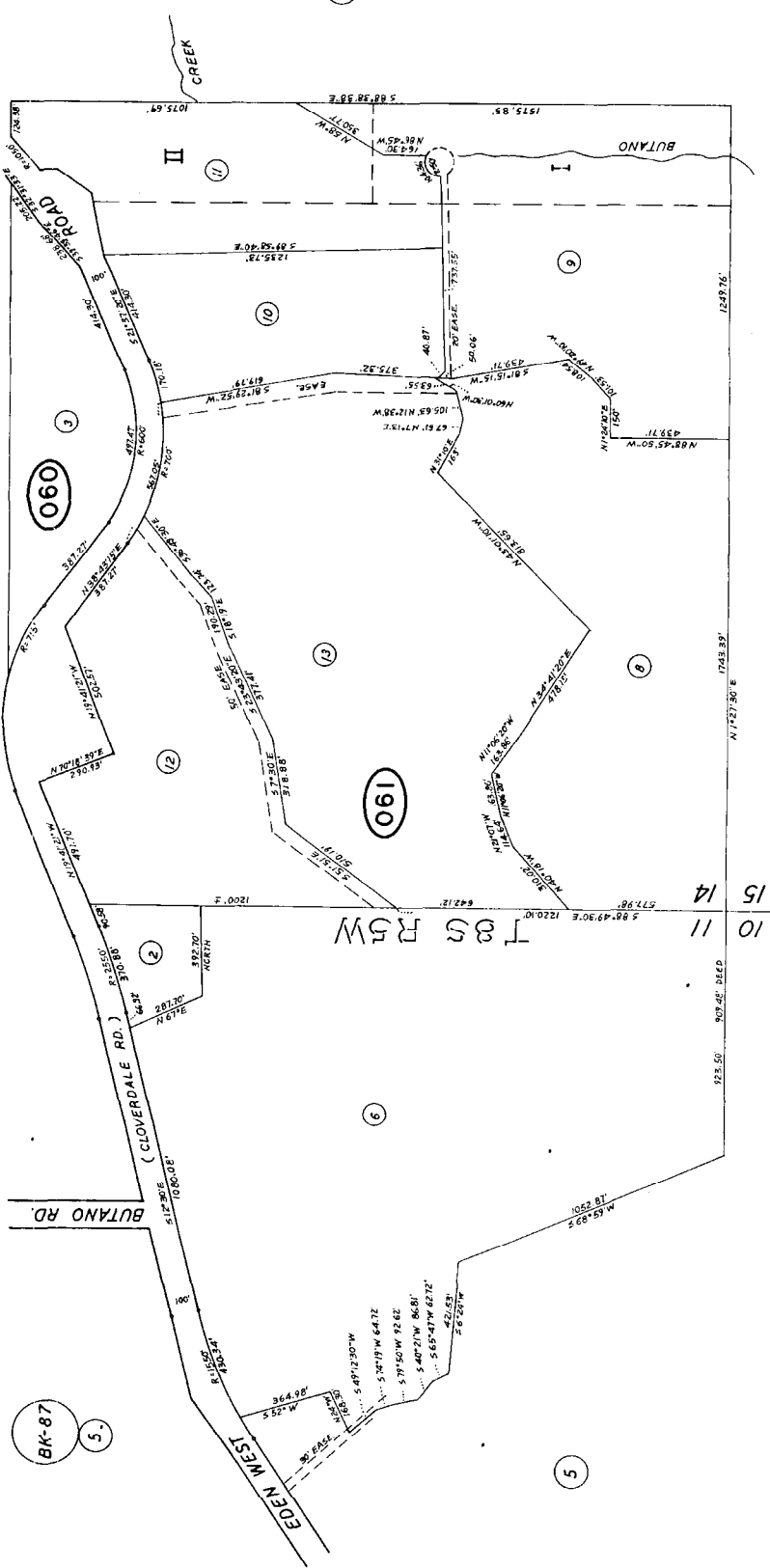
- △ PARCEL MAP VOL 59/9-10
- △ HIGHLANDS OF EMERALD LAKE SUB. NO. 3 RSM 14/50
- △ HIGHLANDS OF EMERALD LAKE SUB NO 4 RSM 15/12
- △ PARCEL MAP VOL 16/3

86-6



TAX CODE AREA

BK-87 8



8

BK-87 5

5

Category 1 Item 5

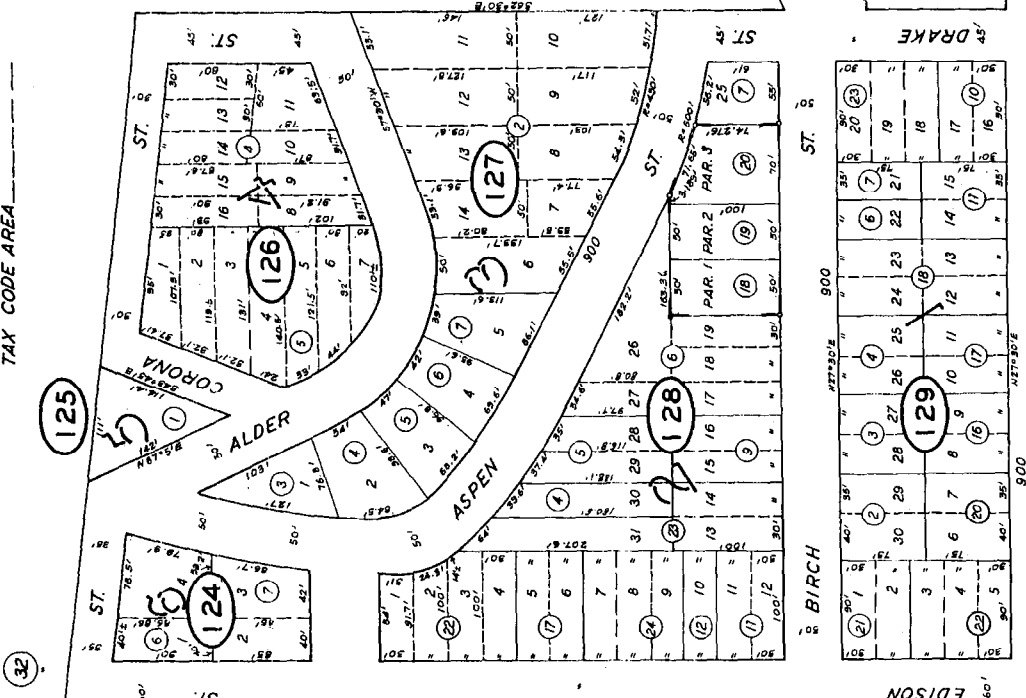
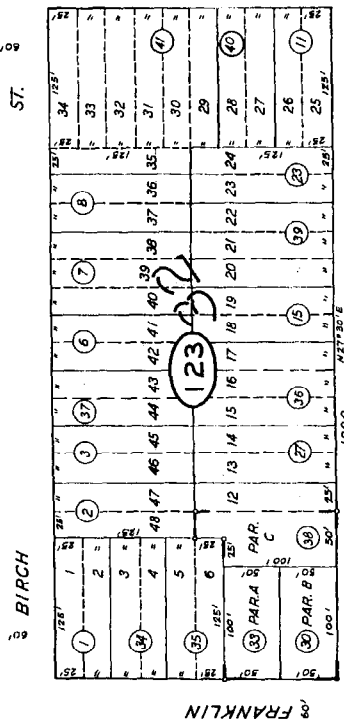
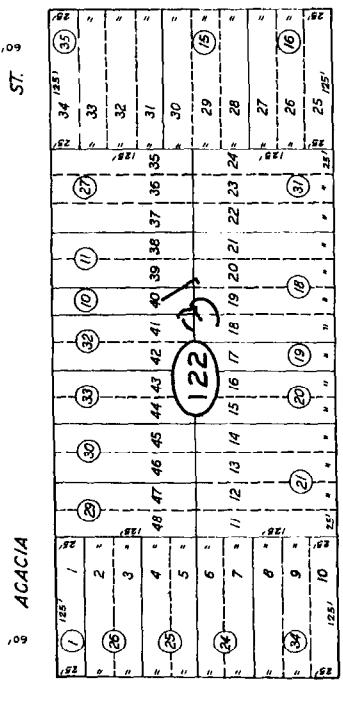
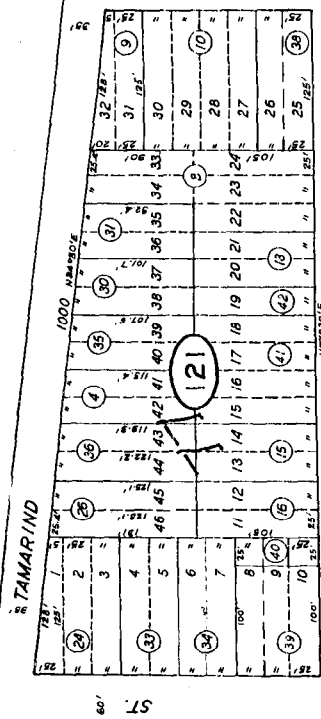
LA HONDA PESCADERO UNIFIED SCHOOL DISTRICT

ASSESSORS MAP COUNTY OF SAN MATEO CA



TAX CODE AREA

32



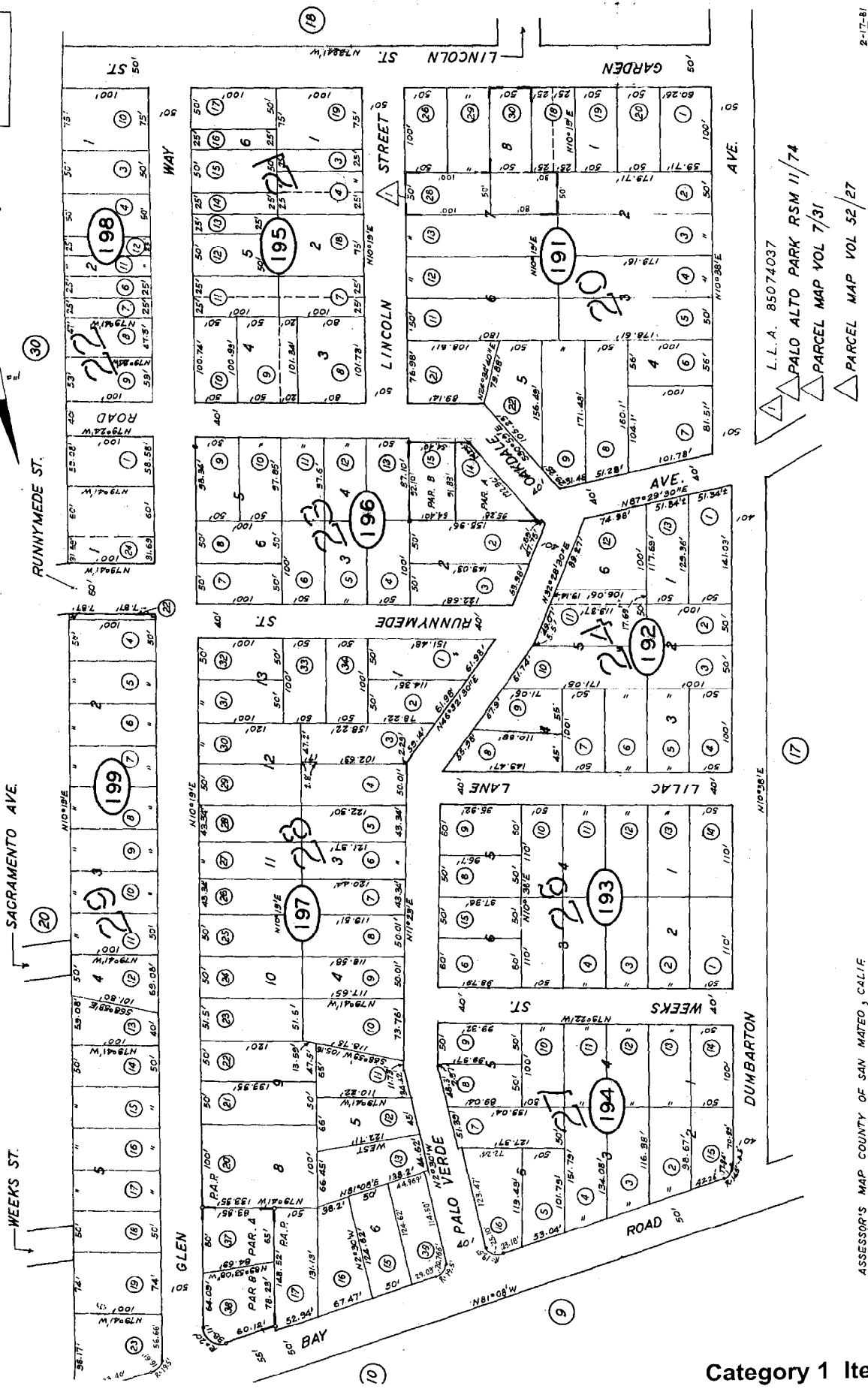
- △ AMEND & SUPP MAP OF MONTARA RSM 5/35
- △ PARCEL MAP VOL. 15/83
- △ PARCEL MAP VOL. 18/36

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF

63-19



TAX CODE AREA

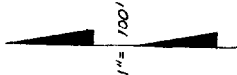


ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

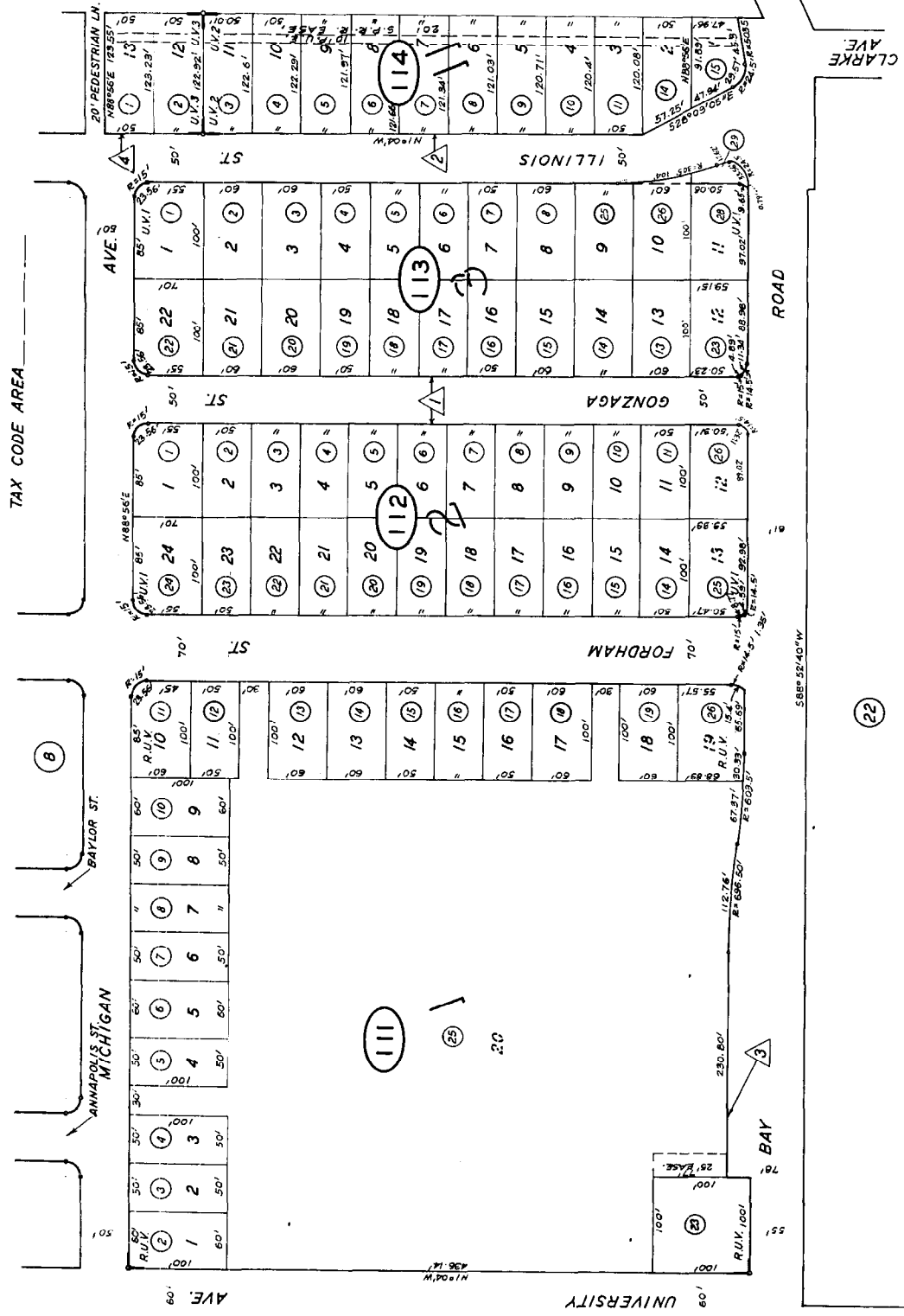
Category 1 Item 7

2-17-81

63-11



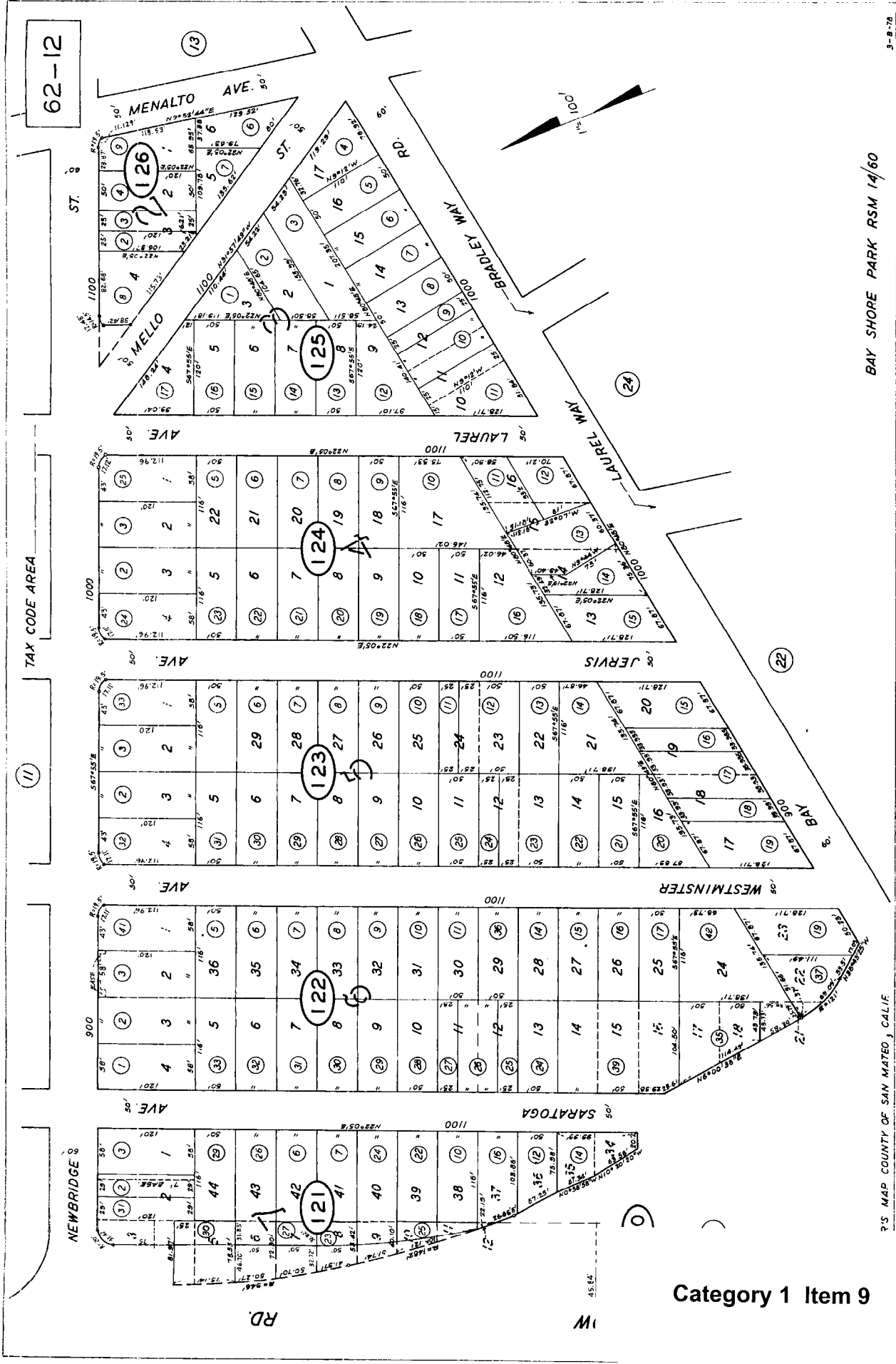
(13)



- 1 UNIVERSITY VILLAGE SUB. NO. 1 RSM 33/18-19
- 2 UNIVERSITY VILLAGE SUB. NO. 2 RSM 34/3-4
- 3 UNIVERSITY VILLAGE SUB. NO. 3 RSM 34/27-30
- 4 RESUB. OF BLK. 1 UNIVERSITY VILLAGE SUB. NO. 1 RSM 34/5

D.M. ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

2-27-81



62-12

BAY SHORE PARK RSM 14/60

P.S. MAP COUNTY OF SAN MATEO, CALIF.

3-8-78

Category 1 Item 9

CATEGORY 2

**SURPLUS PROPERTIES TO BE HELD
FOR POSSIBLE FUTURE DISPOSAL**



Categ.	COP	Property / APN
2	0071	Ptn. of Half Moon Bay Airport
Item 1		037-291-010
Size Ac.	6.27	How Acquired NA

Hold. "Etheldore" site. Proceeds must be spent for IIMB Airport projects approved by the Federal Aviation Agency. Property was leased for agricultural purposes. Potential use of the site for recreation purposes is under evaluation.

2	0202	Wavecrest, Redondo Beach & Ola Vista Lots
Item 2		065-021-030 +
Size Ac.	22.85	How Acquired Various; mostly tax sales

Hold pending determination of logical future use. Comprised of a total of 72 separate Assessor's parcels. All are in the unincorporated area west of Highway 1, north of Ocean Colony and south of Poplar Beach Park. Some parcels are contiguous, but overall the holdings are a random pattern of scattered acquisitions, many of which were purchased by the County subsequent to tax default. Half Moon Bay Open Space Trust (HOST) has expressed interest in acquiring certain Ola Vista Lots, which would supplement adjacent HOST holdings.

2	0266	Redondo Road and Highway 1
Item 3		065-196-220
Size Ac.	0.46	How Acquired NA

Coastside Infant/Toddler Center acquired the balance of this site in December 2001. The remaining portion is at the northwest corner of Highway 1 and Redondo Beach Road. The size and location suggest that the site should be held for future County use. Formerly 065-196-160.

Categ.	COP	Property / APN
2	0815	Pescadero Road
Item 4		083-220-080
Size Ac.	0.78	How Acquired Road Fund

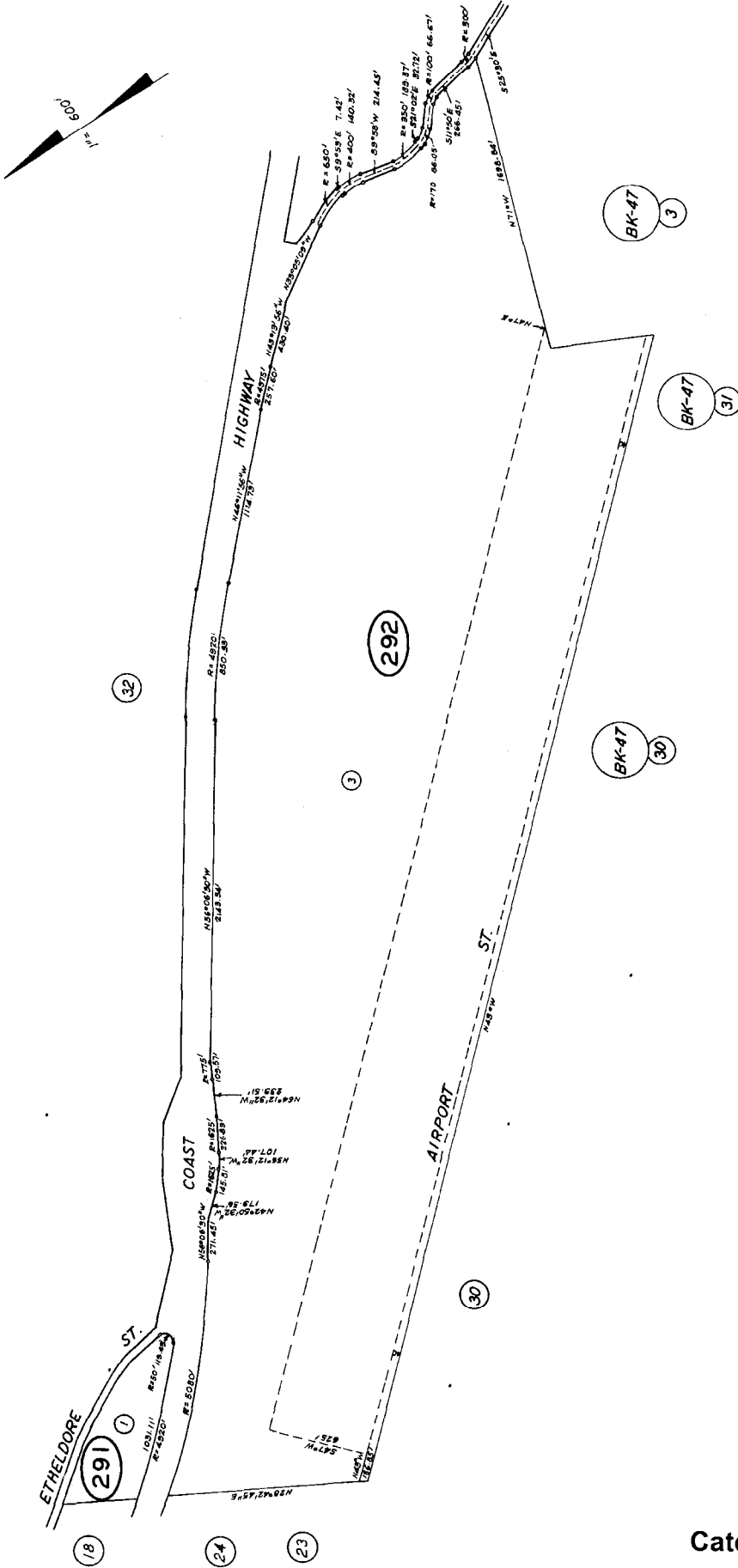
Hold for possible incorporation into Sam McDonald Park.

2	0879	North County Courts
Item 5		011-311-110 ptn 011-311-070
Size Ac.	1.15	How Acquired eminent domain for court expansion

Recommendation: Hold. This property is part of the Mission Road Facilities in South San Francisco. Excess is a portion of APN 011-311-110 and all of 011-311-070. South San Francisco Redevelopment Agency is exploring development of the site as affordable housing. Such a project would necessitate contribution of the site; probably via a nominal rate long-term lease of the land. Previously listed in Category 5 as a part of the Mission Road Facilities.

37-29

TAX CODE AREA



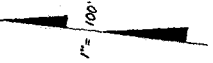
CABRILLO UNIFIED SCHOOL DISTRICT

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

2-28-79

Category 2 Item 1

TAX CODE AREA



HWY

CABRILLO

COASTSIDE SCHOOL DISTRICT

BERNARDO STATION TRACT RSM D/8

ASSESSOR'S MAP COUNTY OF SAN MATEO CA.

61

20

MARINERO

44	43	42	41	40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1												
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AVE

DOLORES

44	43	42	41	40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1														
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BONITA

44	43	42	41	40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1									
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BEACH

BK-669

AVE

48	47	46	45	44	43	42	41	40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1												
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AVE

48	47	46	45	44	43	42	41	40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1											
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AVE

48	47	46	45	44	43	42	41	40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1															
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DR

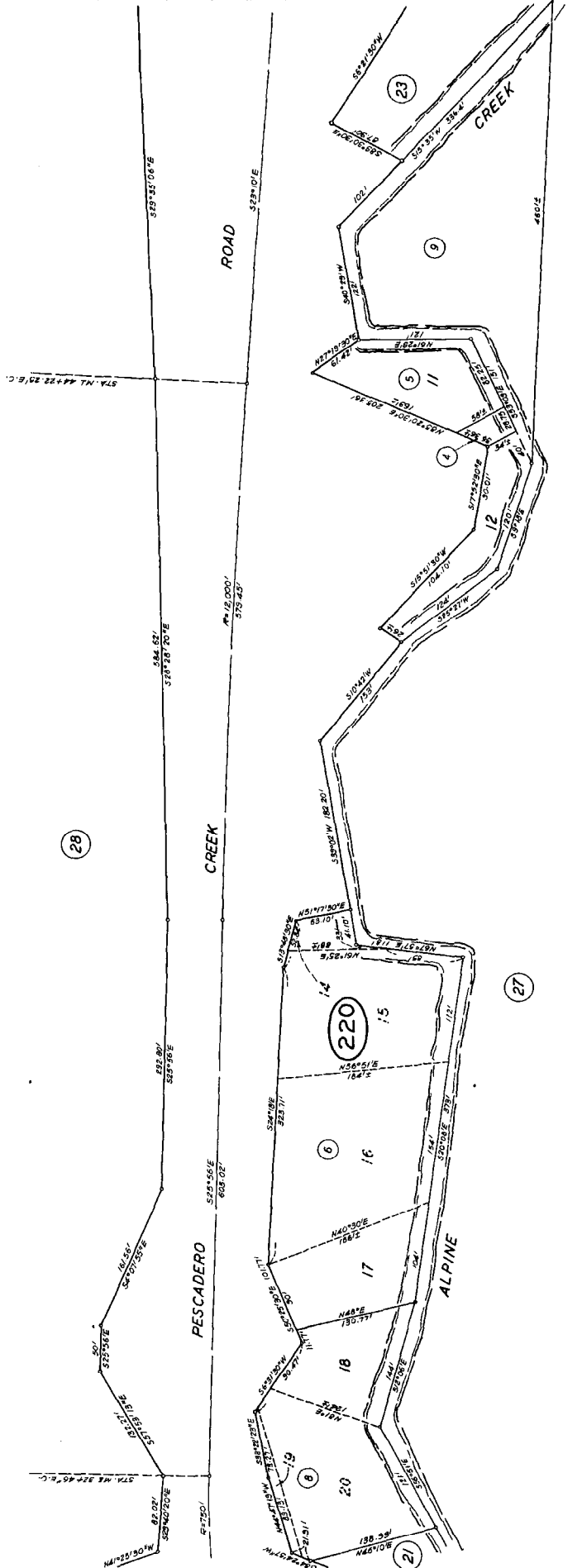
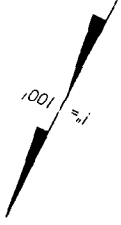
Category 2 Item 3

18

BK-669

83-22

TAX CODE AREA



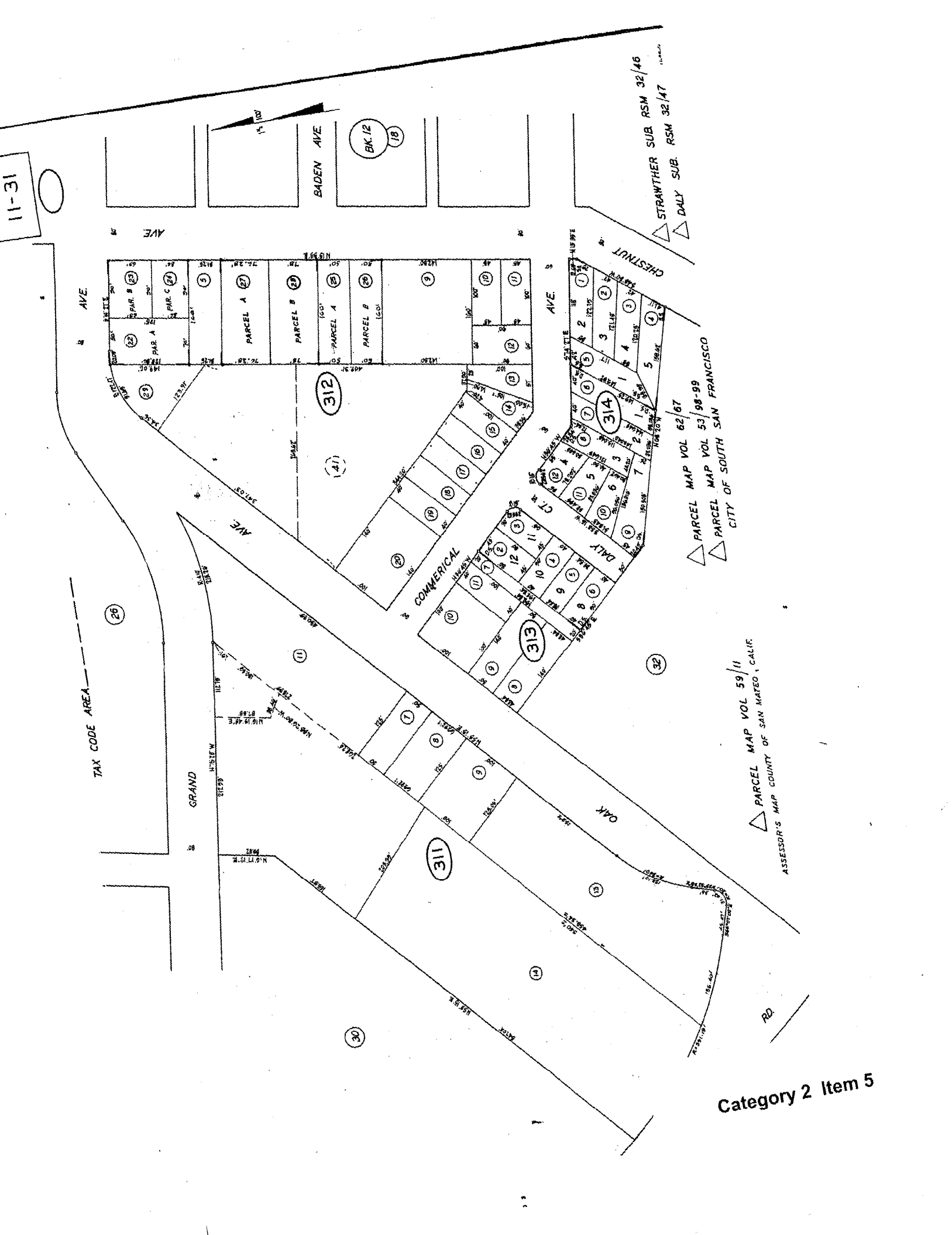
ALPINE CREEK TRACT PTN OF- RSM 10/17

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

1-9-70

Category 2 Item 4

11-31



STRAWATHER SUB RSM 32/46
 DAILY SUB. RSM 32/47

PARCEL MAP VOL 62/67
 PARCEL MAP VOL 53/98-99
 CITY OF SOUTH SAN FRANCISCO

PARCEL MAP VOL 59/11
 ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

Category 2 Item 5

CATEGORY 3

UNUSED PORTIONS OF COUNTY PROPERTY

Categ.	COP	Property / APN
3	0006/000	Pescadero Quarry
Item 1		086-122-020, 086-160-060
Size Ac.	73.00	How Acquired NA

Recommendation: Hold - Private use is generally incompatible with the County's use as transfer station and water supply for Pescadero. ISD is using a portion of the site as a communication facility for the public safety communication system.

3	0076-ptn.	Tower Road
Item 2		041-320-110
Size Ac.	18.00	How Acquired 1876 purchase

Held for development of new Youth Services Center and to meet the future demand for additional County facilities.

3	0080-ptn.	County Medical Center
Item 3		042-130-040
Size Ac.	19.56	How Acquired NA

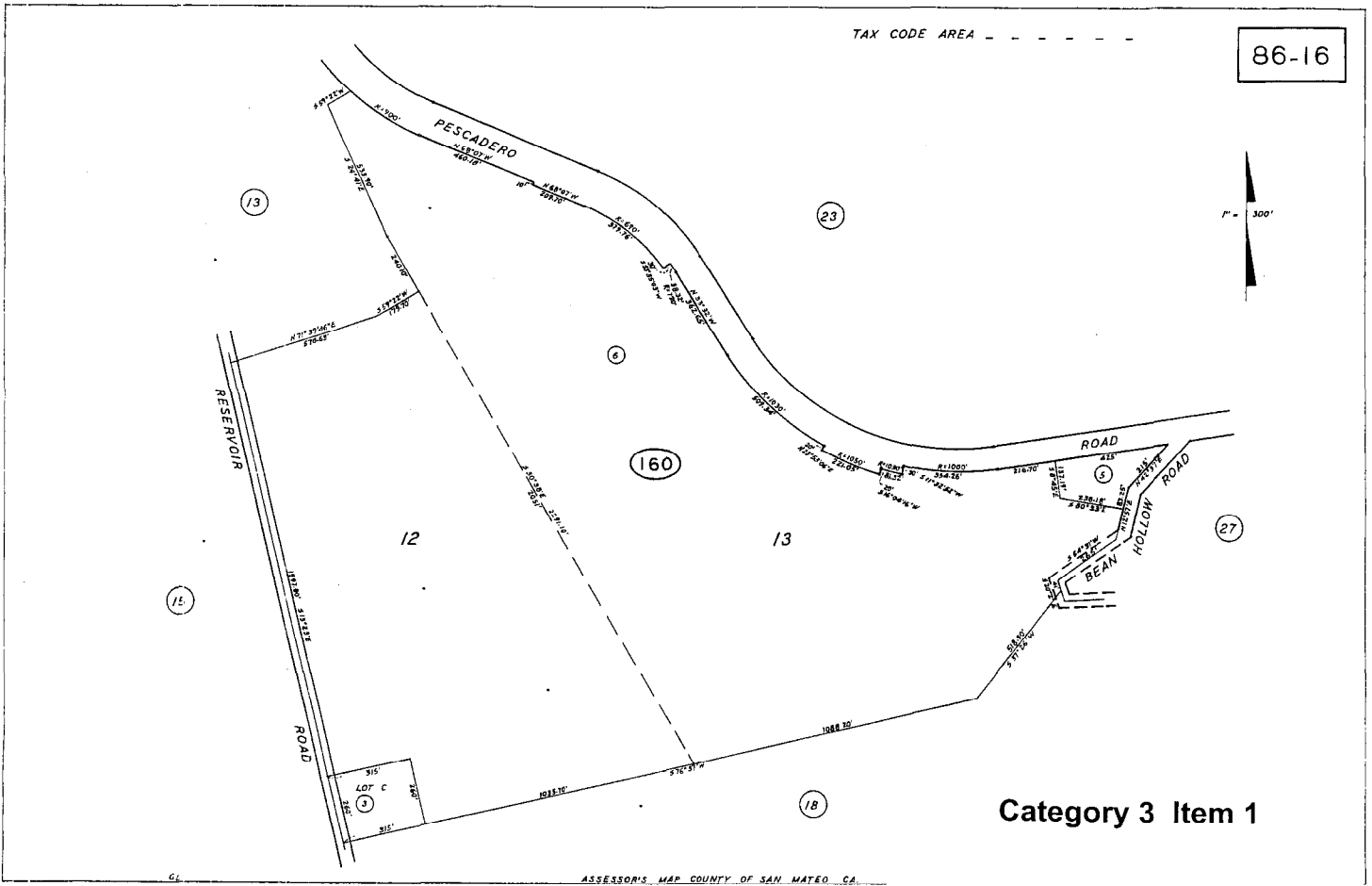
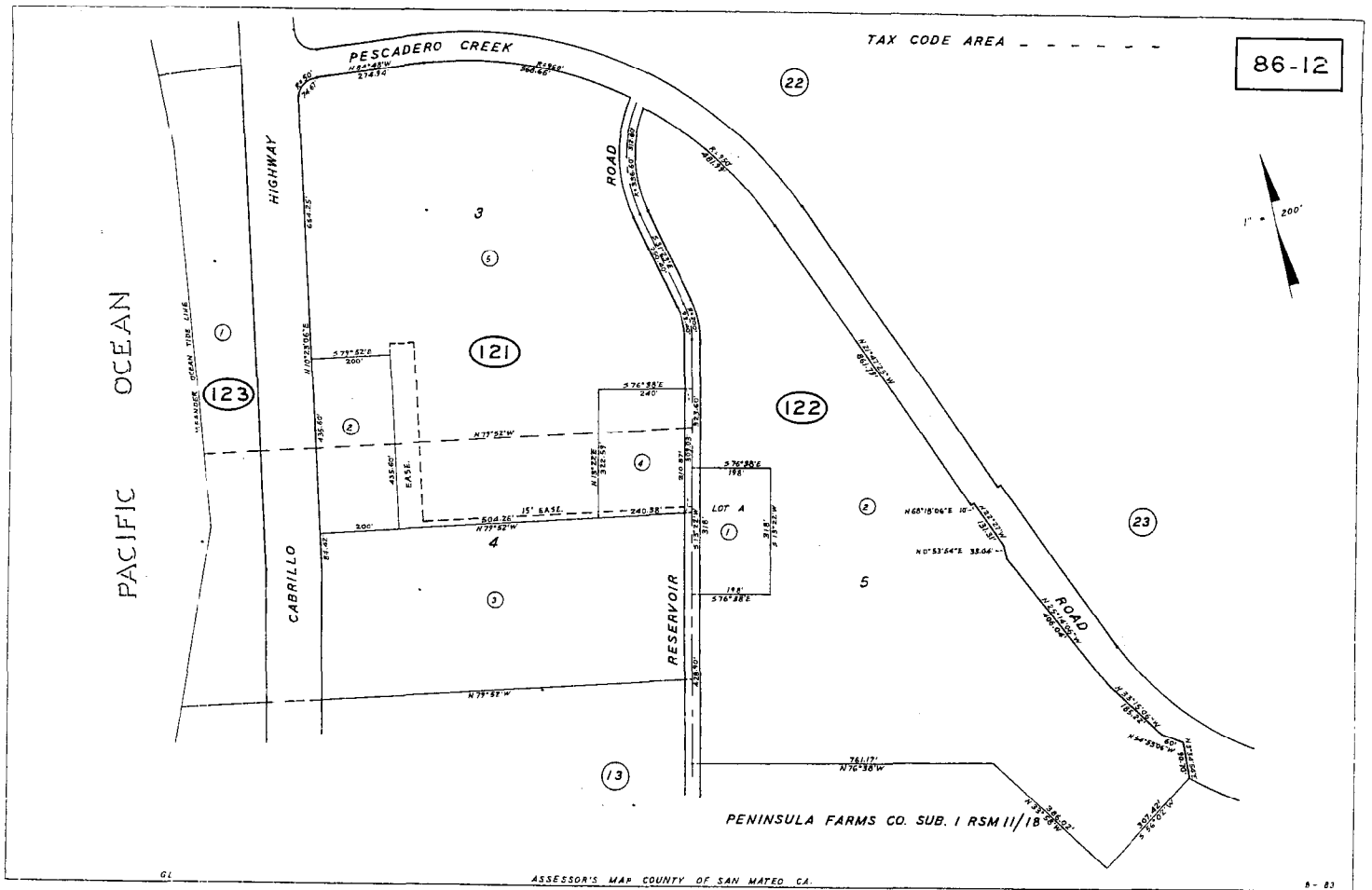
Recommendation: Hold - The Hospital is using most of this site. Staff recommends holding for future County use the vacant portion of the site (39th & Hacienda), including parking, open space or landscaping.

Categ.	COP	Property / APN
3	0107	Highway 101 and Veterans Boulevard
Item 4		052-435-010
Size Ac.	0.76	How Acquired Sewer District

Recommendation: Hold - This site is being used by the Fair Oaks Sewer District as a metering station. Most of the property is encumbered with easements making significant development impractical. A portion of the property is currently configured for parking 53 cars.

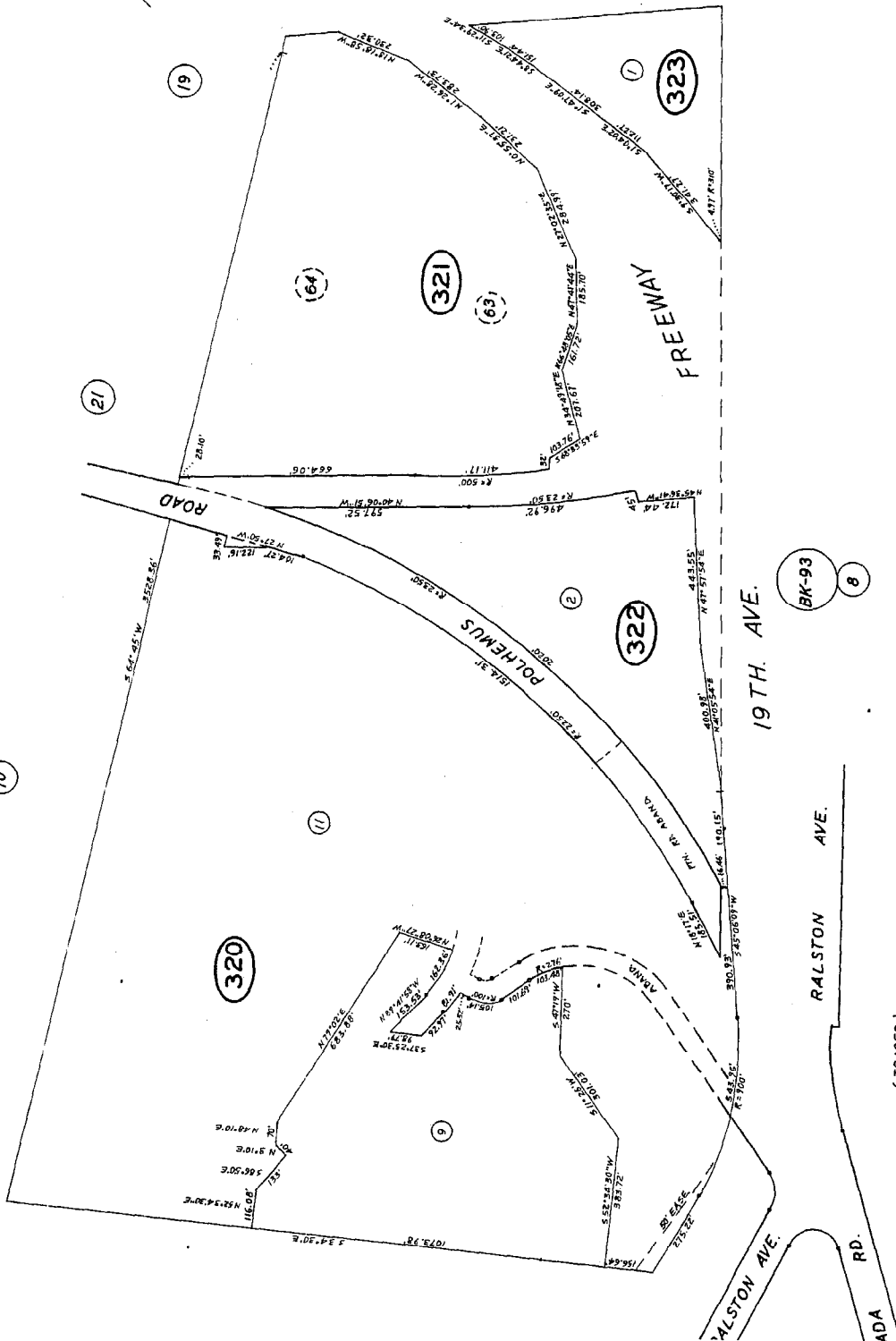
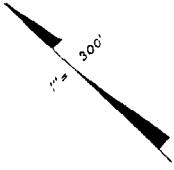
3	1290	San Carlos Airport Clear Zone
Item 5		095-030-210, 095-030-230, 095-220-140, 095-220-140, 095-222-070
Size Ac.	49.00	How Acquired NA

Recommendation: Hold - Property could be available for lease if use is compatible with airport operations. Any use must meet FAA guidelines and satisfy clear zone safety concerns.



41-32

TAX CODE AREA



SAN MATEO SCHOOL DISTRICT

ASSESSOR'S MAP COUNTY OF SAN MATEO CA.

CL

7-81

Category 3 Item 2

42-13

TAX CODE AREA

(11)



37TH ST.

37TH AVE

54

57
COUNTY OF SAN MATEO
(130)

62

37TH

37TH ST.

53

58
CHOPE HOSPITAL
(4)

61

38TH

38TH AVE

(15)

LAURAL

EDISON

8 AVE.

EASTWOOD DRIVE

(14)

(8)

HACIENDA

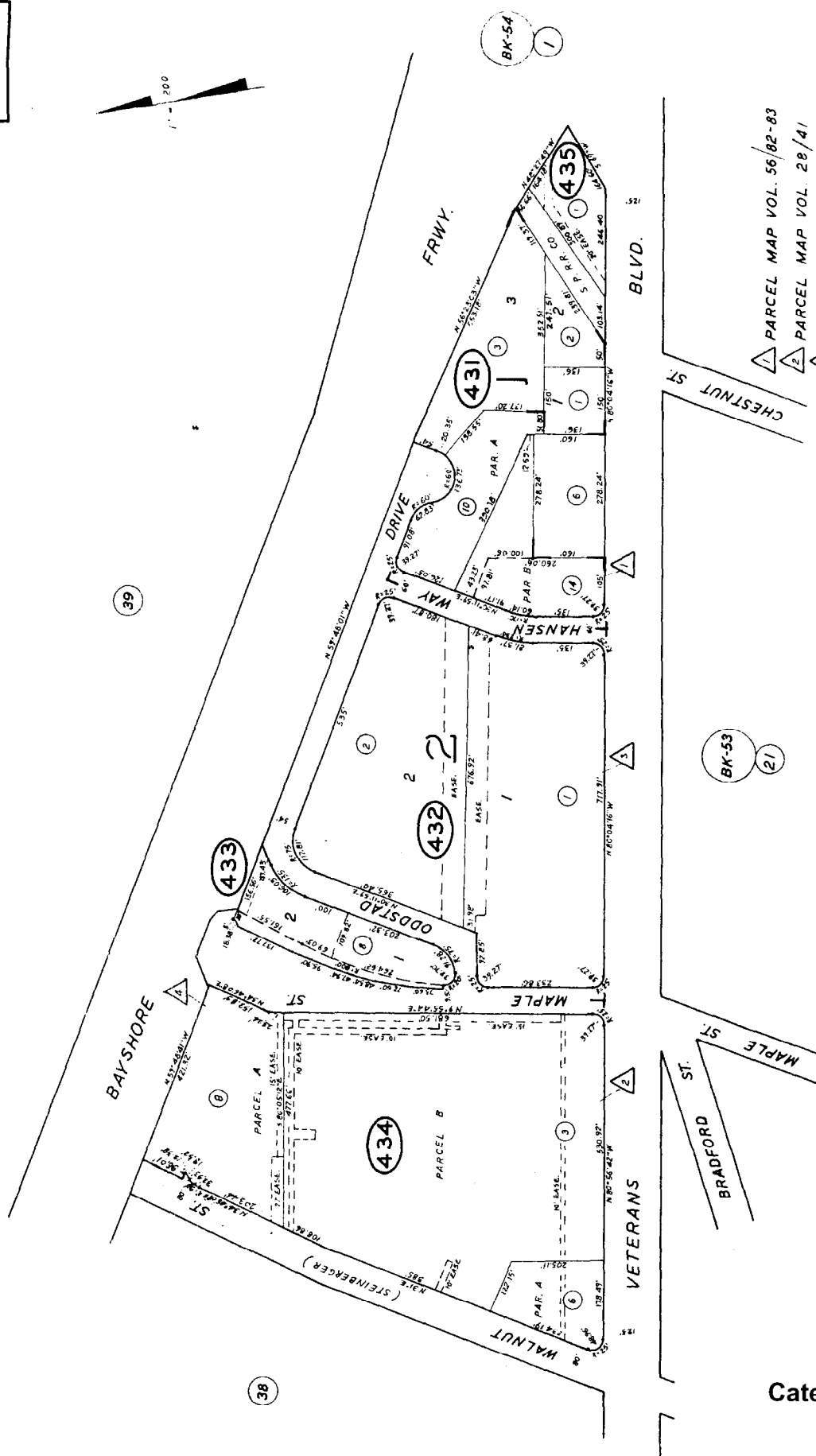
LAUREL CREEK FARM RSM 1/69

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

3-21-76

Category 3 Item 3

TAX CODE AREA - - - - -
52-43

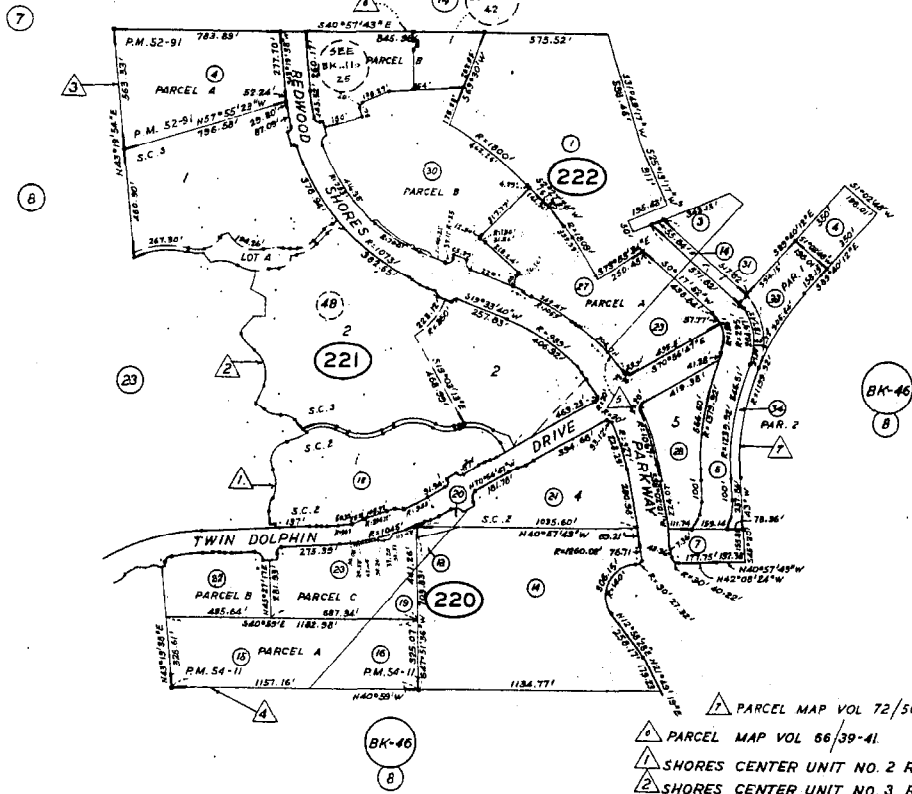


- 1 PARCEL MAP VOL. 56/82-83
- 2 PARCEL MAP VOL. 28/41
- 3 ODDSTAD INDUSTRIAL PARK RSM 51/2

BK-53 (21)

BK-54 (1)

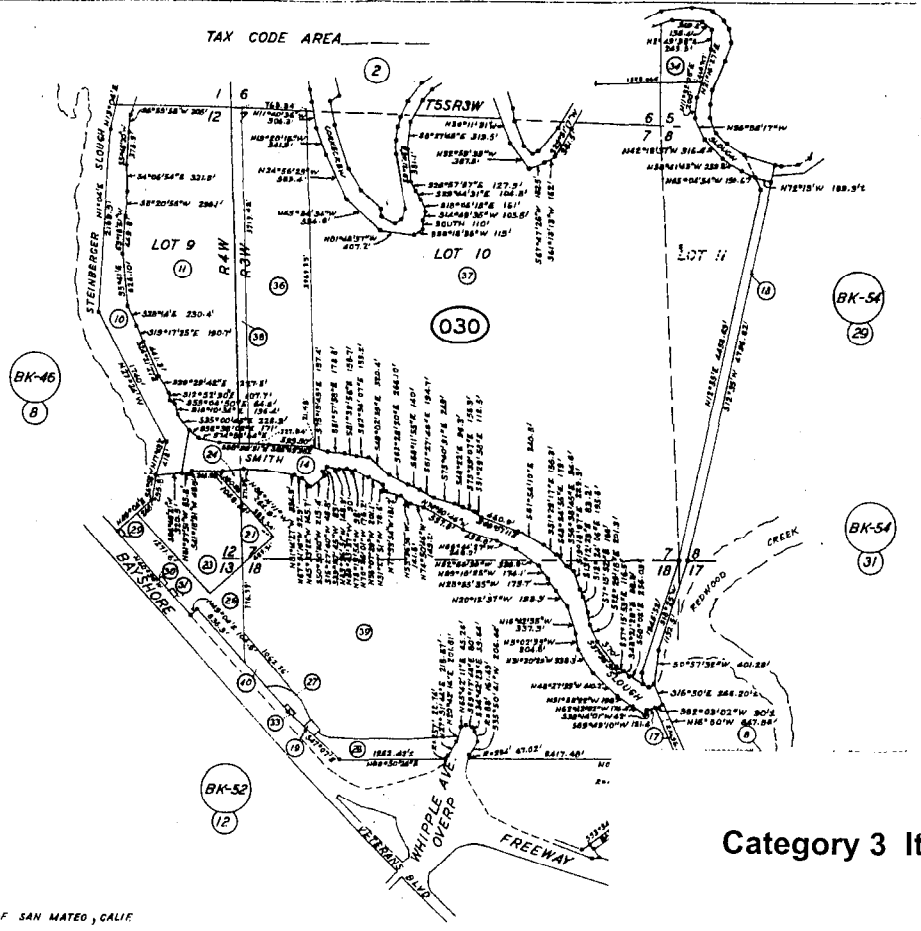
Category 3 Item 4



- ▲ PARCEL MAP VOL 72/56-58
- ▲ PARCEL MAP VOL 66/39-41
- ▲ SHORES CENTER UNIT NO. 2 RSM 112/20-22
- ▲ SHORES CENTER UNIT NO. 3 RSM 112/23-25
- ▲ PARCEL MAP VOL 52/91-92
- ▲ PARCEL MAP VOL. 54/11
- ▲ PARCEL MAP VOL 66/42-44

D.M. ASSESSOR'S MAP COUNTY OF SAN MATEO, CA.

10-56-86



Category 3 Item 5

D.M. ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF

CATEGORY 4

**HOUSING AND COMMUNITY
DEVELOPMENT PROPERTIES**



Categ.	COP	Property / APN
4	0731	East Palo Alto Post Office
Item	1	063-220-010
Size Ac.	0.23	How Acquired Road Fund: Sold to HCD

Recommendation: Hold - Improved as East Palo Alto Post office. Formerly 063-220-540.

4	2531	Beech Street, East Palo Alto
Item	2	063-600-060
Size Ac.	1.85	How Acquired NA

HCD continues to pursue a course that will lead to the development of affordable housing on the site. If sold, reimburse County CDBG program for expenses incurred to date related to development proposals on the site, plus additional costs related to disposition of site. Designate that the proceeds will reimburse the CDBG program to fund an eligible CDBG project in East Palo Alto of the City's choice.

4	2588	Miramontes Point Road Extension at Cabrillo Highway
Item	3	066-082-040
Size Ac.	0.42	How Acquired Settlement in eminent domain

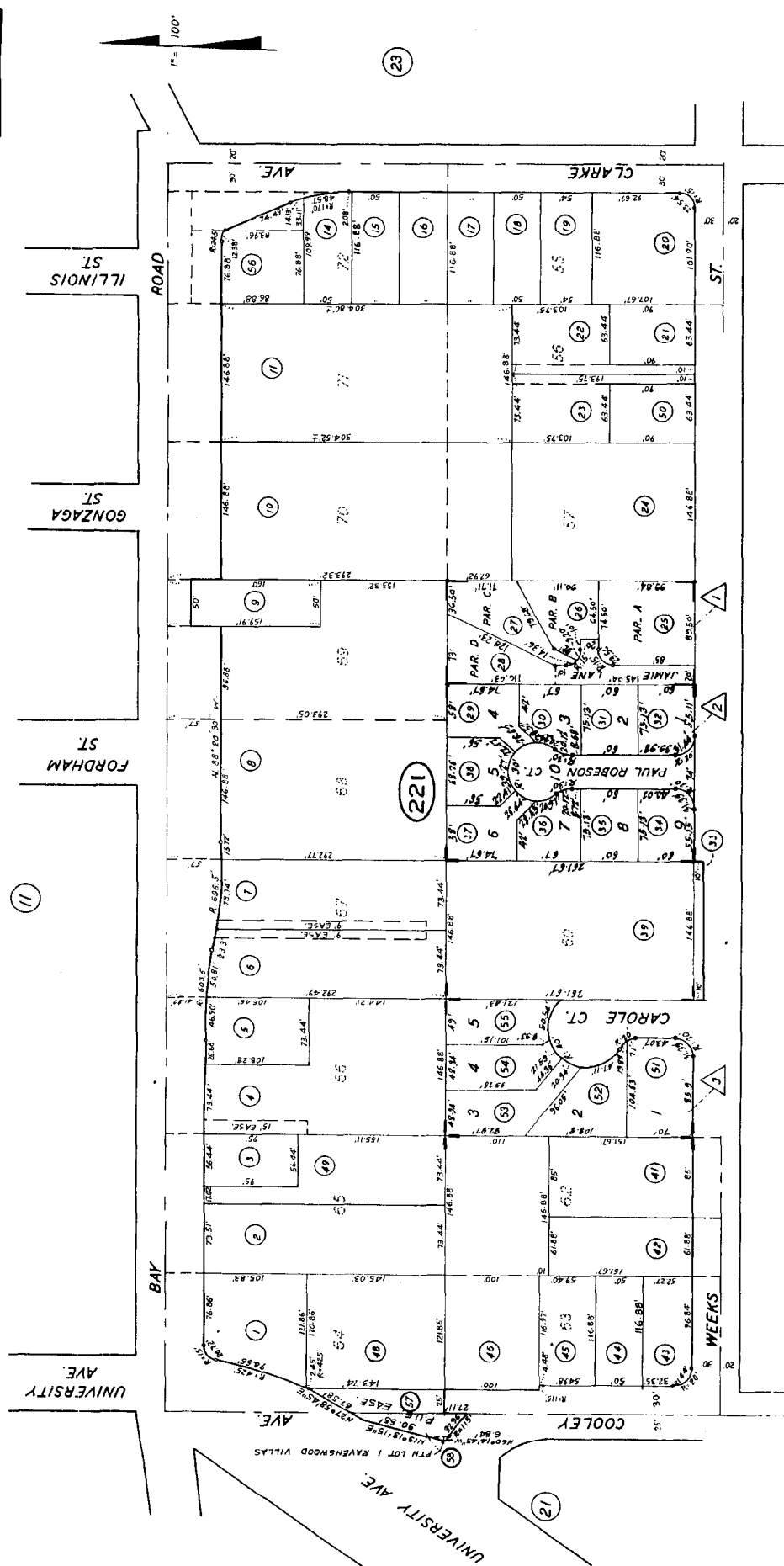
Old APN 066-082-010. Remnant HCD Parcel from Miramontes Point Road extension for Farm Labor Housing. Uneconomic remnant most suited for merger with adjacent parcels (Alves: 16,077 sf and Higaki: 2,382 sf of 18,459 sf total excess parcel). A portion is currently leased to the Ritz Carlton as access to employec parking. Not previously listed.

Categ.	COP	Property /	APN
4	2682	2101 Oakley	
Item	4	074-066-140	
Size Ac.	0.14	How Acquired	Reversion: deed restriction

Improved with a 6 bedroom group home. Re-acquired in 2003 under terms of reversion clause in County financed sale. Originally a Road Fund acquisition, Housing purchased from the Road Fund and sold for development as a group home for developmentally disabled individuals. The deed contained a reversion clause in the event operator failed to provide specified services. Housing intends to make the property available to a new operator under similar terms.

63-22

TAX CODE AREA



- 1 PARCEL MAP VOL 55/100
CHARLES WEEKS POULTRY COLONY UNREC.
- 2 ROBESON COURT HOMES RSM 116/28
- 3 CAROLE COURT RSM 121/95

ASSESSOR'S MAP COUNTY OF SAN MATEO CA.

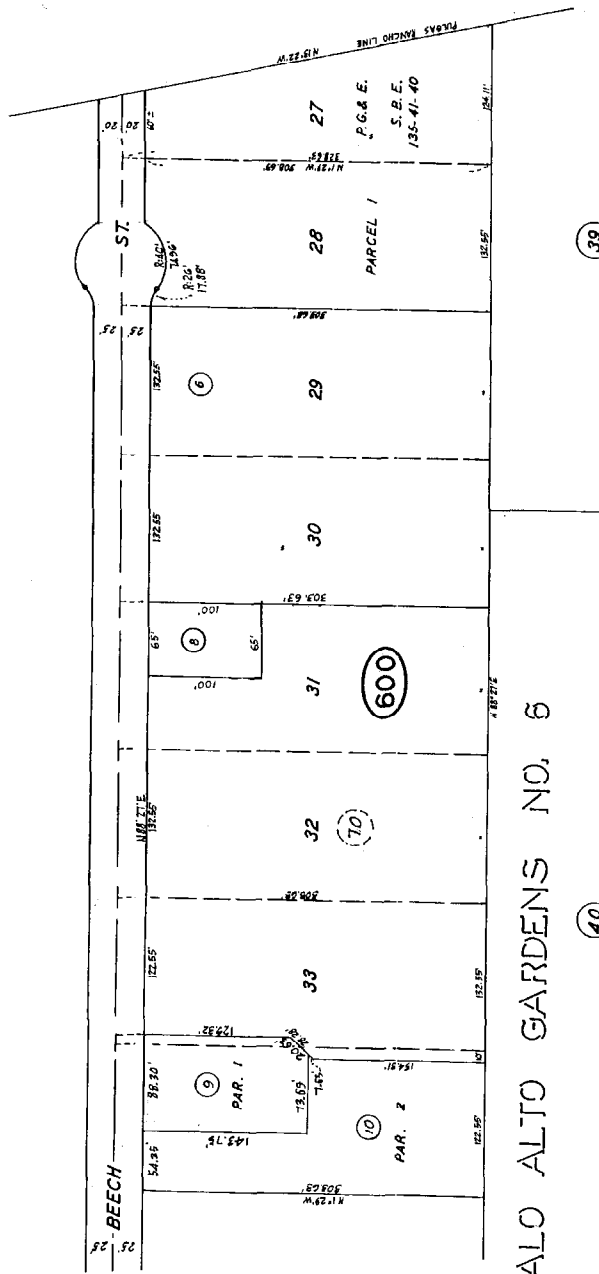
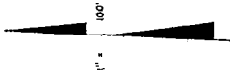
6L

4-81

Category 4 Item 1

63-60

TAX CODE AREA - - - - -

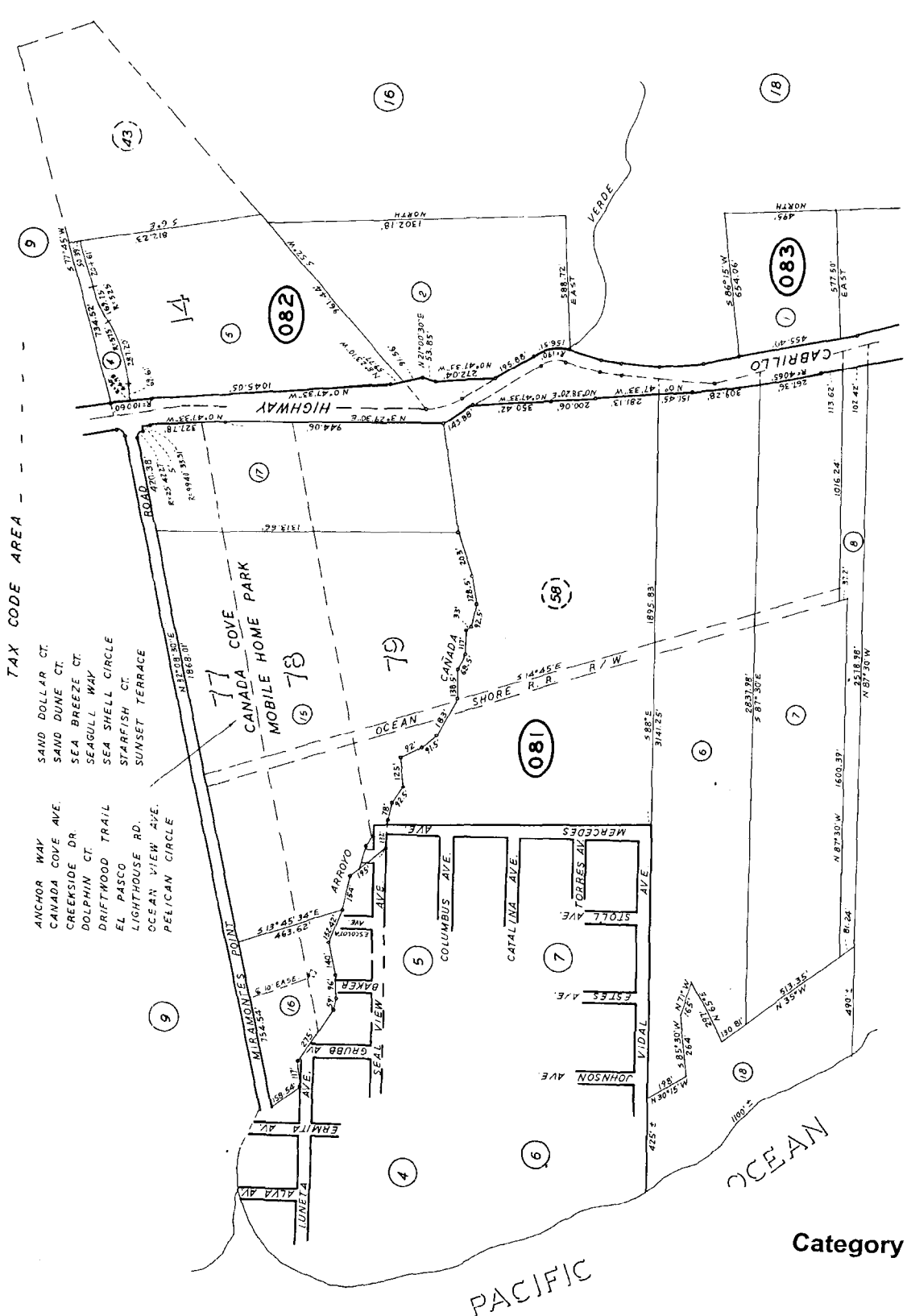


PALO ALTO GARDENS NO. 6

△ PARCEL MAP VOL 74 / 39
FABER SUB. NO. 2 - UNRECORDED

Category 4 Item 2

66-8



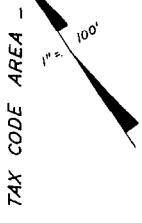
JOHNSTON RANCH RSM 2 / 57

ASSESSOR'S MAP COUNTY OF SAN MATEO CA CABRILLO UNIFIED SCHOOL DISTRICT

3 - 88

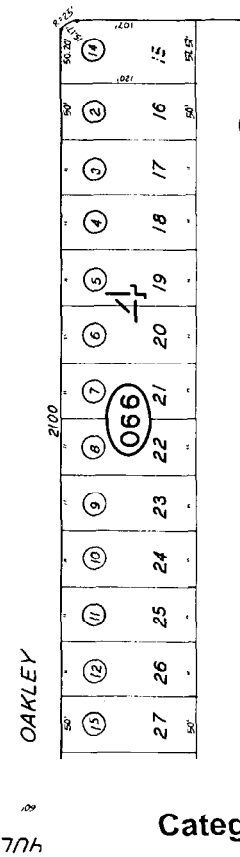
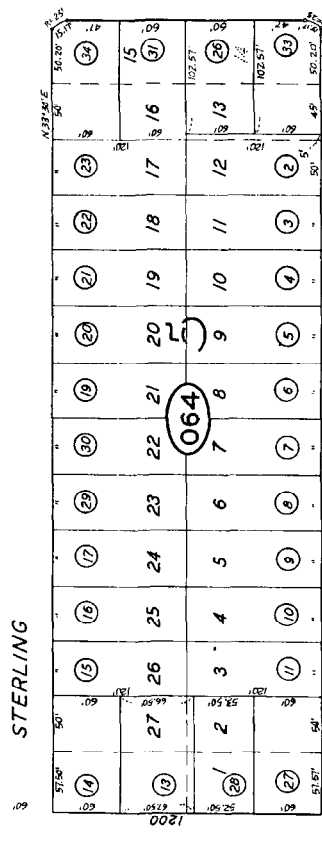
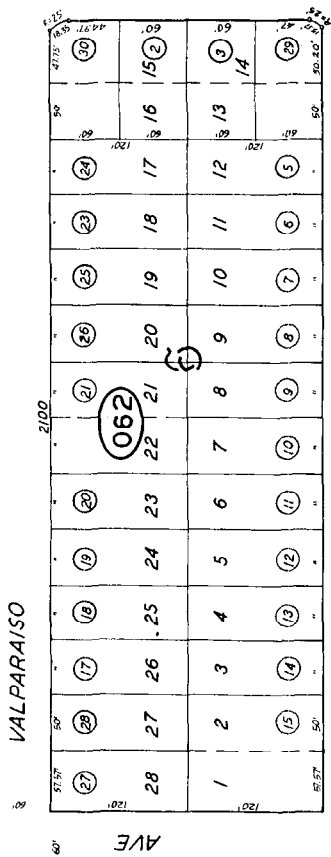
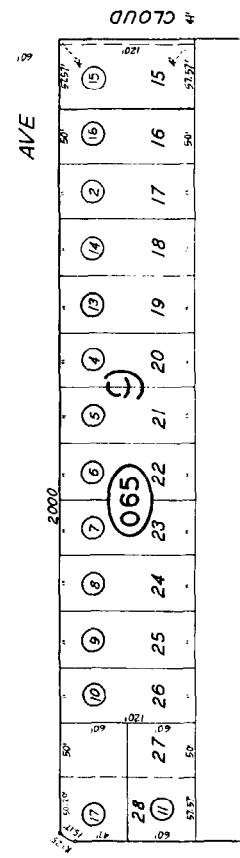
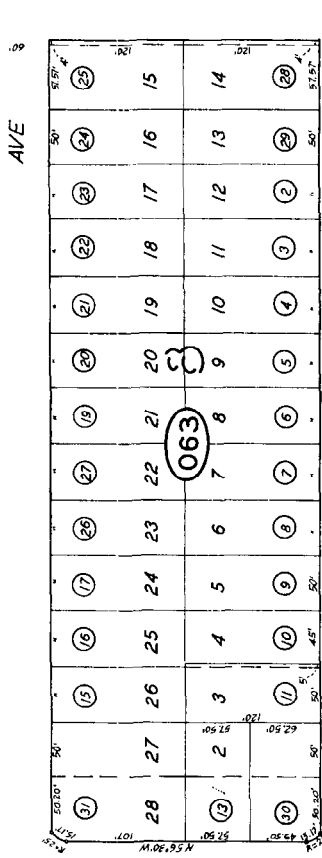
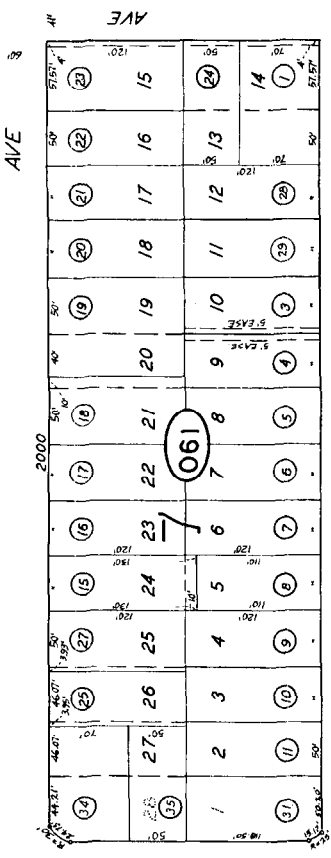
Category 4 Item 3

74-6



TAX CODE AREA

BARNEY AVE



UNIVERSITY HEIGHTS PTN. OF RSM 1/96

ASSESSOR'S MAP COUNTY OF SAN MATEO CALIF.

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Category 4 Item 4

CATEGORY 5

**PROPERTY CURRENTLY USED FOR
COUNTY GOVERNMENT FUNCTIONS**

CATEGORY 5

PROPERTY CURRENTLY USED FOR COUNTY GOVERNMENT FUNCTIONS

<u>Location/Use</u>	<u>Acres</u>
<u>Burlingame</u>	
1. Twenty-Four Hour Day - Child Care Facility	0.80
<u>Daly City</u>	
2. North County Satellite Clinic	0.87
<u>East Palo Alto</u>	
3. Community Services Building	2.39
4. Flood Control	6.42
5. Well Site	0.07
6. Drug Rehabilitation Center	0.91
<u>Half Moon Bay</u>	
7. Half Moon Bay Airport	332.76
8. Public Works Corporation Yard	1.39
<u>La Honda</u>	
9. Public Works Corporation Yard	1.03
10. Camp Glenwood	60.00
11. La Honda Slide - FEMA Project Parcels - Permanent Open Space	3.91
<u>Loma Mar</u>	
12. Loma Mar Slide - FEMA Project Parcel	0.25
<u>Pescadero</u>	
13. Corporation yard, quarry, transfer station water well facilities	258.39
14. Drainage Channel	3.15
15. CDF Fire Station	1.29
16. Honor Camp and Medium Security Facility	160.00

Redwood City

17. Agricultural Commissioner Facility	0.83
18. Cordilleras Center	20.61
19. County Government Center	15.84
20. Grand Corporation Yard	5.68
21. Work Furlough/Women's Jail/Homeless Shelter	2.06
22. Pump Site (Fair Oaks)	0.11
23. Human Services Agency District Office	1.93
24. Group Home	0.10

San Carlos

25. San Carlos Airport	158.84
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San Mateo

26. Health Services/County General Hospital	19.56
27. Central Municipal Court	2.05
28. Fairgrounds/Exposition Center	49.20
29. Tower Road Facilities	90.65
30. Cemetery (Tower Road)	5.37

Skylonda

31. CDF Fire Station	2.06
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South San Francisco

32. Mission Road Facilities	11.57
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Total General Government Acres **1,220**

COUNTY PARK PROPERTY

<u>Property</u>	<u>Acres</u>
1. Coyote Point Park and Yacht Harbor	670.59
2. Edgewood Park	468.00
3. Fishing Pier at Foster City	2.63
4. Fitzgerald Marine Reserve	52.00
5. Flood Park	21.43
6. San McDonald Park/Heritage Grove	1,039.00
7. Huddart Park.....	970.17
8. Junipero Serra Park.....	102.91
9. Mirada Surf	52.00
10. Memorial Park.....	502.63
11. South Coast Beaches at Pescadero.....	14.70
12. Pescadero Creek.....	6,485.90
13. Pillar Point Marsh.....	27.38
14. Princeton-by-the-Sea.....	1.49
15. Ralston Avenue Trail	3.93
16. San Bruno Mountain	2,002.30
17. Sanchez Adobe	5.09
18. San Pedro Valley	631.24
19. Terry Broderick Duel Site.....	2.34
20. Woodside Store	1.18
21. Wunderlich Park	<u>934.35</u>
Total Park Acres	13,991.26